

Council Offices:

Burnham Park, Windsor Lane

Burnham, Bucks SL1 7HR

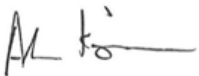
Tel: +44 (0)1628 661381 • Fax: +44 (0)1628 666025

18th September 2024

To: Members of the Planning Committee, and all other Burnham Parish Councillors for information.

You are hereby summoned to attend a **meeting of the Planning Committee** to be held at Burnham Park Hall, Windsor Lane, Burnham, SL1 7HR on **Monday 23rd September 2024 at 4:30pm.**

Apologies for absence should be sent to the Clerk at the above address.



Adam Killea
Clerk to the Council
clerk@burnhamparish.gov.uk

2nd September 2024 4.30pm

AGENDA

1. Apologies

To accept apologies for absence.

2. Declarations of interest

Members are asked to declare any personal interest and the nature of that interest which they may have in any of the items under consideration at this meeting.

3. Public forum

An opportunity for members of the public to address the Committee on matters of concern relating to the Planning Committee.

4. Minutes

To approve Minutes from Planning Committee meeting on 2nd September 2024.

5. Decisions

PL/24/1408/FA - 8 Taplow Road Burnham Buckinghamshire SL6 0JL

New vehicular access and erection of a rear conservatory

Burnham Parish Council: No Objection

Buckinghamshire Council: Approved (Conditional)

PL/24/2355/FA - 6 Dawes East Road Burnham Buckinghamshire SL1 8BT

Erection of an outbuilding

Burnham Parish Council: **Objection**

The Committee **RESOLVED** to **OBJECT** to the proposed outbuilding. The committee felt that the development constitutes overdevelopment, as it appears larger than necessary for its stated purpose as a gym or playroom. The committee is also concerned that the outbuilding could be converted into a living space, which would not be appropriate. Furthermore, the potential noise generated by the gym could disturb nearby properties and negatively affect the quality of life for local residents. The Committee also have noted that the proposed outbuilding may be situated too close to the nearby footpath which may cause further concerns.

Buckinghamshire Council: **Approved** (Conditional)

Schedule of conditions and reasons relating to this permission.

1. The development to which this permission relates must be begun not later than the expiration of three years beginning from the date of this decision notice. (SS01) To comply with the provisions of Section 91(1) (a) of the Town and Country Planning Act 1990 (or any statutory amendment or re-enactment thereof).
2. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building. (SM03) To safeguard the visual amenities of the area. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.

3. The development hereby permitted shall be used solely for purposes entirely ancillary and incidental to the enjoyment of the dwellinghouse at 6 Dawes East Road, Burnham, Buckinghamshire, SL1 8BT and, in particular, shall not be used for any business purpose. (SD01) To ensure that no separate use commences without prior consideration of the planning issues by the District Planning Authority, in the interests of safeguarding the amenities of the locality. (Policy EP3 of the South Bucks District Local Plan (consolidated Feb 2011) refers.)

PL/24/2237/FA - 3 Green Close Burnham Buckinghamshire SL6 0LL

Two storey side extension and single storey front porch extension

Burnham Parish Council: **Objection**

The committee **RESOLVED** to **OBJECT** to the two-storey side extension. The committee noted that the proposed development extends directly on the boundary line and may be considered overdevelopment and infilling; also, the two-storey extension is on the boundary line, thus failing to adhere to the requirement of maintaining a minimum 1 - metre gap from the property boundary at the first-floor level. The committee raised concerns about the impact on parking as the proposed new bedroom may require additional car parking space. The committee stated that the extension may overshadow neighbouring single-storey properties, impacting their privacy and light.

Buckinghamshire Council: **Objection** (Refused permission)

PL/24/2159/FA - 15 Pink Lane Burnham Buckinghamshire SL1 8JP

Conversion of garage to living room/office, first floor side and front porch extensions

Burnham Parish Council: **Objection**

The committee **RESOLVED** to **OBJECT** to the proposed first floor side extension, the committee raised concerns over the close proximity to the neighbouring property, which could lead to overdevelopment and reduce natural light for the adjacent residence. The committee stated that the extension fails to adhere to the requirement of maintaining a minimum 1-metre gap from the property boundary at the first-floor level. The committee noted that the existing 1-metre gap is situated on the neighbouring property and not on the applicant's side and therefore, the proposed development will not provide a sufficient separation between the buildings.

Buckinghamshire Council: **Objection** (Refused permission)

PL/24/1713/FA - 57 Maypole Road Burnham Buckinghamshire SL6 0NA

Two storey side extension and single storey rear extension (amendment to planning permission PL/23/3319/FA).

Burnham Parish Council: **No Objection**

Buckinghamshire Council: **Objection** (Refused Permission)

Reasoning: The proposed development by virtue of its proximity to the southern boundary, significant height, scale, form and massing would fail to integrate and harmonise with the appearance of the existing property. The extension would be oversized, poorly designed and sited on a prominent corner such that it would result in an obtrusive, discordant and incongruous form of development which would fail to respect the vernacular and scale of the existing dwelling and locality in general and would be beyond the limits of acceptable development. The extension represents a poor form of development that would not reflect the scale or form of buildings in the vicinity and would therefore result in harm, would detract from the character, appearance, be at odds with the surrounding environment. As such, the proposal is contrary to saved policies EP3 and H11 and the guidance set out within Appendix 8 of the South Bucks District Local Plan (adopted March 1999, Consolidated September 2007 and February 2011), Policy CP8 of the South Bucks District Core Strategy, is contrary to the Townscape Character Study and fails to comply with C1 of the National Design Guide and the requirements of National Planning Policy Framework.

6. Planning Applications

PL/24/2602/FA - 580 Bath Road Burnham Buckinghamshire SL6 0PE
Proposed single storey rear, side and front extension

PL/24/2626/HB - 32 High Street Burnham Buckinghamshire SL1 7JP
Listed building consent for the refurbishment of the front bay window.

PL/24/2651/FA - 38 Eastfield Road Burnham Buckinghamshire SL1 7PE
Proposed single storey rear infill extension

PL/24/2684/FA - 62 Lent Green Lane Burnham Buckinghamshire SL1 7AP
Addition of insulation to the external walls and render.

PL/24/2726/FA - Lamont 85 The Fairway Burnham Buckinghamshire SL1 8DY
Single storey rear extension

PL/24/2467/FA - 28 Tockley Road Burnham Buckinghamshire SL1 7DH
Single storey side and rear extensions

PL/24/2761/MDLA - Land South Of Institute Road Taplow Buckinghamshire
Application to amend the Section 106 agreement relating to planning permission 15/00656/FUL
(Development of site to provide 17 dwellinghouses)

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PL/24/2611/FA - 26-48 North Burnham Close (even Numbers) Burnham Buckinghamshire SL1 8HT
Replacement of UPVC windows and doors with new UPVC windows and doors, replacement of roof like for like, and replacement of finlock gutters with UPVC gutters

7. Enforcement Updates

Public Inquiry -Land West of Lake End Road, SL4 6QS also known as Orchard Herbs

8. Other items

To note the changes made to the RAF Halton SPD Adoption Statement

Date of next meeting: Monday 14th October 2024