

Burnham Parish Council

Minutes of the meeting of the Planning Committee held on the 4th March at 4.30pm in Burnham Park Hall.

Committee members present:

Cllr Marie Hammon (Chairman)

Cllr John Carey (Vice- Chairman)

Cllr Carol Linton

Cllr Pat Bird

Cllr David Pepler

In attendance:

Officers of the Council: Laiba Malik (Assistant Clerk)

Councillors:

0

Members of public:

0

P23/104 Apologies

All Committee members were present.

P23/105 Declarations of Interest

Cllr Carol Linton declared an interest in planning application: **PL/22/1414/FA**

P23/106 Public Forum

None

P23/107 Minutes

The Committee **RESOLVED** to approve the minutes as an accurate record of the meeting held on 12th February 2024

P23/108 Decisions

The decisions made by Buckinghamshire Council on applications listed on the 4th March 2024 agenda were **NOTED**.

P23/109 Planning Applications

PL/22/4433/FA - Burnham Beeches Golf Club, Green Lane, Burnham, Buckinghamshire, SL1 8EG

Erection of eight open sided covered golf practice bays on an existing practice ground

Appeal in Progress

The Committee **RESOLVED to OBJECT**; The proposed development is within Metropolitan Green Belt region which has a presumption against development. The Committee noted that the retrospective plan does not meet the works that have been built onsite. The plans suggest that the car park will extend out to a steep slope down to the artificial reservoir, to which they ask whether the slope stabilized for the weight of vehicles and future adverse weather changes? The Committee supports the trees positioned on the slope as it would improve the appearance and balance out the slope, however, as a condition of approval, the applicant should plant native. In mitigation to laying a hard surface in the Green Belt, the shrub woodland near the area and along the access drive should be managed with dangerous trees removed and expert advice on increasing the ecological value. Similarly, the hedge between the car park and Green Lane needs to be managed to create a refuge for wild life and reduce the urbanisation of a 'green' lane. The Committee state that the drainage plans should be reviewed to ensure that extra rain water does not flow down the access drive and increase the flooding and

damage to the road surface in the valley. It was noted that the site location plan is missing the second hut which is positioned near the road and enriches onto the shrub wood land, therefore, the committee ask that future plans provide notice of the 'second hut'.

PL/24/0354/FA - 6 Bingham Road, Burnham, Buckinghamshire, SL1 7ED

Erection of a terraced 3-bedroom dwelling with associated on-site car parking and 2 new vehicular crossovers.

The Committee **RESOLVED** to state that they had **NO OBJECTION**; provided that the applicant accommodates for on-site parking due to the notable parking issues on Bingham Road. The proposal for 2 new vehicular crossovers would suggest that the hedge would likely need to be cut down. The proposed dropped kerb will result in a loss of two additional road parking spaces. The Committee noted that the original planning application: **PL/23/3412/FA** has been withdrawn.

PL/23/3860/FA - Longmead Cottage, Dorney Wood Road, Burnham, Buckinghamshire, SL1 8EQ
Dorney Wood Road

Addition of a trellis fence on top of existing garden wall.

The Committee **RESOLVED** to **OBJECT**; the committee stated that the trellis fence on top of the existing garden wall is out-of-keeping, unsuitable and resides within the Metropolitan Green Belt region, therefore, the increased height of the boundary wall will further reduce the openness of the Green Belt. It was also noted that the proposal may inflict loss of light and privacy concerns to neighbouring buildings and the use of modern material may not be prevalent in the vicinity, which suggests that the proposal appears to be out-of-character and overdevelopment with its surroundings.

PL/22/3553/FA - 7 Gore Road, Burnham, Buckinghamshire, SL1 8AA

Redevelopment of site to provide 21 apartments and 2 commercial units with undercroft parking.

The Committee **RESOLVED** to **OBJECT** to the high-density redevelopment of site. The proposed plans suggest that the undercroft parking will create a development far larger in scale than a 3-storey build which will appear to overlook the village but also neighbouring amenity areas and cause a disturbance for emergency services on-site. The Committee noted the Housing contribution letter states that there is currently no Neighbourhood Plan for the Burnham area, which is incorrect, The Committee have previously mentioned that the land is noted within Burnham Parish Council's emerging Neighbourhood Development Plan, therefore the statement should be redacted. It was noted that the committee are willing to approve a dense development that aligns with the emerging NDP however, the current proposal still remains unsuitable and overdevelopment.

PL/23/2230/FA - Grenville Lodge, Hawthorn Lane, Burnham, Buckinghamshire, SL2 3TE

The replacement of two existing structures with the erection of two detached dwellinghouses, each with a detached garage.

The Committee **RESOLVED** to **OBJECT**; to the above stated application. The proposed development is considered overdevelopment with the potential of two high-density houses on site. The Committee stated that the applicant fails to provide existing plans to evaluate the change in building appearance. The Committee noted that 2 mobile homes currently reside on the land and ask whether they are used for accommodation or commercial purposes?

On the condition that, the proposed developed is approved, the Committee state that the applicant shall only build on the existing footprint to not constitute greater harm to the openness of the Green Belt. The proposed application is within 10m the Beeches with a presumption against development of additional dwelling units. Any development within the Metropolitan Green Belt should be on the existing footprint of building with planning permission (The committee previously noted the unplanned concrete bases recently installed). For the reasons stated above, the proposed is deemed unsuitable.

PL/23/1014/OA - Land to The Rear Of 16 and 18 Wymers Wood Road, Burnham, Buckinghamshire, SL1 8JJ

Outline application for the erection of 3 dwellings with parking (matters to be considered at this stage: access, layout and scale)

The Committee **RESOLVED** to **OBJECT**; The redevelopment of site will result in site intensification. The site under consideration is deemed to be out-of-keeping and intrude to compliment neighbouring properties. The proposed semi-rural development will evidently present site intensification, which will alter the exterior infrastructure. The committee also noted on-site vehicle and amenities accessibility concerns for the proposed development, As the development fails to remain compatible with surrounding buildings and may intensify the street use. The committee fear that the development may set a precedent for other likeminded activities take place on Wymers Wood Road. The committee ask whether the applicant has considered suitable waste and emergency access route on site?

PL/24/0484/FA - 3 Conway Road, Burnham, Buckinghamshire, SL6 0LB

Garage conversion to habitable space with replacement of the existing roof, to be raised to match internal ceiling height, with new pyramid skylight and window to replace garage door

The Committee **RESOLVED** to state that they had **NO OBJECTIONS**.

P23/110 Enforcement Updates

The Committee noted that Burnham Football Club Gym Planning Application: **PL/22/1414/FA** had been withdrawn.

P23/111 Area Planning Meetings and Strategic Planning Meetings

The Committee **NOTED** the meeting dates.

Meeting Closed at: 18.45pm