

Council Offices:

Burnham Park, Windsor Lane

Burnham, Bucks SL1 7HR

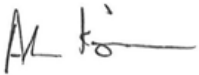
Tel: +44 (0)1628 661381 • Fax: +44 (0)1628 666025

4th February 2025

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 10th February 2025**

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



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

10th February 2025 4.30pm

AGENDA



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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 13th January 2025

5. Decisions

PL/23/2807/FA - 7 Dawes East Road, Burnham, Buckinghamshire, SL1 8BT

Demolition of lean-to roof and removal of main roof; construction of main roof with habitable roof space, side extensions and rear dormer; and single storey front/side/rear extension.

Burnham Parish Council: 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 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)

Reasoning

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 roof area of the single storey extension hereby permitted shall not be used as a balcony, roof garden, sitting out area or similar amenity area without the grant of further specific permission from the Local Planning Authority. (SD11) To preserve the privacy and amenities of the adjacent property occupiers. (Policies EP3 and H11 of the South Bucks District Local Plan (adopted March 1999) refer.)

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.

Burnham Parish Council: The Committee **RESOLVED** to **OBJECT** to the high-density redevelopment of site. The proposed plans suggest that the undercrofthhhhhhh 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

Buckinghamshire Council: Approved (Conditional)

1. Prior to the laying of any hard surfacing, a specification of all finishing materials to be used in any hard surfacing of the application site shall be submitted to and approved by the Local Planning Authority in writing. Thereafter the development shall be constructed using the approved materials. Reason: To ensure that the appearance of the development is not detrimental to the character or appearance of the area in accordance with Policies EP3 of the South Bucks Consolidated Local Plan (Feb 2011) and Policy CP8 of the South Bucks Local Development Framework Core Strategy (adopted February 2011).
2. Notwithstanding any indications illustrated on drawings already submitted, prior to the occupation of the development hereby permitted, there shall be submitted to and approved by the Local Planning Authority in writing a scheme of landscaping which shall include details of all new planting and indications of all existing trees, shrubs and hedgerows on the site and details, including crown spreads, of those to be retained To ensure satisfactory landscaping of the site in the interests of visual amenity. (Policies EP3 and EP4 of the South Bucks District Local Plan (adopted March 1999) refer.)
3. Notwithstanding any indications illustrated on drawings already submitted, prior to the occupation of the development hereby permitted, there shall be submitted to and approved by the Local Planning Authority in writing a scheme of landscaping which shall include details of all new planting and indications of all existing trees, shrubs and hedgerows on the site and details, including crown spreads, of those to be retained. To ensure satisfactory landscaping of the site in the interests of visual amenity. (Policies EP3 and EP4 of the South Bucks District Local Plan (adopted March 1999) refer.)

6. Planning Applications

PL/24/2616/FA - 1 Cheveley Gardens, Burnham, Buckinghamshire, SL1 8AX
Erection of 3 bedroom detached dwelling family home with associated parking spaces
(Appeal in progress)

PL/24/3828/FA - 25 Green Lane, Burnham, Buckinghamshire, SL1 8DZ
New vehicular access, front driveway and new brick walls/piers with metal gates.

PL/24/3867/FA - Horse Harness Cottage, 100 Dropmore Road, Burnham, Buckinghamshire, SL1 8NB
First floor rear/side infill extension following part demotion of existing detached garage

PL/24/3915/FA - 21 Dawes East Road Burnham Buckinghamshire SL1 8BT
Front elevation dormer first floor extension.

PL/24/3903/FA - 19 and 19A Green Lane, Burnham, Buckinghamshire, SL1 8DZ
Removal of existing dwellings and erection of 8 dwellings with integral garages. Conversion of existing coach house to dwelling. Associated access, car parking, gardens and landscaping

PL/24/3968/FA - Lustleigh Poyle Lane, Burnham, Buckinghamshire, SL1 8LA
Single storey rear extension and replace existing fence with a 2 metre high brick wall

PL/24/3171/HB - 22 High Street, Burnham, Buckinghamshire, SL1 7JH
Listed building consent for the reversion of the shopfront back to former aesthetic.

PL/23/3348/FA - Burnham Beeches Golf Club Green Lane Burnham Buckinghamshire SL1 8EG
Retrospective planning application for the construction of an overflow car park and associated landscaping.
(Appeal in progress)

PL/24/3436/FA - 47 The Green, Burnham, Buckinghamshire, SL1 7BG
Attached dwelling with parking and alterations to existing dwelling including changes to windows, doors and layout.

PL/25/0053/FA - Bryony House 3 - 5 Church Street, Burnham, Buckinghamshire, SL1 7HX
Proposed conversion of loft to accommodate 3no. HMO units including, 3no. rear facing dormer windows and 1no. dormer window on the front roof slope with alterations.

7. Enforcement Updates

Appeal Decision - 76 Clonmel Way Burnham Buckinghamshire SL1 7DB
Proposal: T1 Lime - new pollard at 12 metres from ground level. (TPO/SBDC/2006/18)

Date of next meeting: Monday 3rd March 2025