

Burnham Parish Council

Minutes of the meeting of the Planning Committee held on the 10th of February 2025 at 4.30pm in Burnham Park Hall.

Committee members present:

Cllr Marie Hammon (Chairman) Cllr John Carey (Vice-Chairman) Cllr Pat Bird
Cllr David Pepler Cllr Rukhsana Pasha

In attendance:

Officers of the Council: Laiba Malik (Assistant Clerk)

Councillors:

None

Members of public:

None

P2425/86 Apologies

Apologies were received from Cllr Linton.

P2425/87 Declarations of Interest

None

P2425/88 Public Forum

None

P2425/89 Minutes

The Committee **RESOLVED** to approve the minutes as an accurate record of the meeting held on 13th January 2025.

P2425/90 Decisions

The decisions made by Buckinghamshire Council on applications listed on the 10th of February 2025 agenda were **NOTED**.

P2425/91 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)

The committee **RESOLVED** to **OBJECT** to the proposed building. The committee supports Buckinghamshire's decision, stating that the building's size, design, and location would dominate the street scene of Cheveley Gardens and appear cramped next to 1 Cheveley Gardens. The committee noted that this would negatively affect the character of the area, conflicting with Policies CP8, EP3, H9, the Residential Design Guide, and the National Planning Policy Framework. The committee also felt that the development would increase disturbance at the Burnham Beeches Special Area of Conservation without adequate measures to address these impacts, in violation of Core Policy 9 and the Burnham Beeches Strategic Access Management and Monitoring Strategy. The committee also inquired about the possibility of a covenant on the site. The

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committee supports all the objection letters received and therefore, feel that the appeal should be rejected.

PL/24/3828/FA - 25 Green Lane, Burnham, Buckinghamshire, SL1 8DZ

New vehicular access, front driveway and new brick walls/piers with metal gates.

The committee **RESOLVED** to state that they had **NO OBJECTIONS** but raised a few concerns. The committee felt the proposed change wasn't intrusive, as it was set back from the road and aligned with the opening on the opposite side of Green Lane. The committee considered the objection letters and noted a similar gateway nearby. Since the original driveway served two properties, the new opening would not increase vehicle traffic. It was also noted that the property has a disabled resident who would benefit from the added security and support the new opening would provide. However, the committee expressed concern about road safety, particularly regarding the new fence along the side lane, which could obstruct visibility of traffic from the left. A shorter fence, not extending to Green Lane, would improve visibility. The committee also acknowledged the safety aspects of the proposed changes and asked the planner to consider the aesthetic impact, especially given the proximity to Burnham Beeches.

PL/24/3867/FA - Horse Harness Cottage, 100 Dropmore Road, Burnham, Buckinghamshire, SL1 8NB

First floor rear/side infill extension following part demolition of existing detached garage. The committee **NOTED** that the decision on the application has already been made.

PL/24/3915/FA - 21 Dawes East Road Burnham Buckinghamshire SL1 8BT

Front elevation dormer first floor extension.

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

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.

The committee **RESOLVED** to **OBJECT**. The committee noted that this is the third application for the site, with each proposal increasing the number of dwellings. The committee noted that there are only 2 parking spaces per dwelling and each dwelling having at least 4 bedrooms. The committee stated that the narrow approach road and the unclear provision for bin placement are also points of concern as the proposed entrance is alongside the entrance to Foxley Grove. The three-story development would overlook the bungalow in The Fairway. The committee felt that that the proposed developments do not provide appropriately designed or sized dwellings for the site and therefore will have a negative impact on the site and on the surrounding locality. The 9 proposed units, including 8 three story high terraced houses and a small, detached bungalow, are not in keeping with the style of development seen in Green Lane, The Fairway, and Foxley Grove. The committee also stated that the terraced houses also lack front gardens, with the limited amenity space being taken up by hardstanding and parking spaces, which barely meet TR5 parking standards. The committee stated that the development will be incompatible with the character of the area. The committee also noted that the proposal lies on the edge of the green belt and near Burnham Beeches.

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The committee support all objection letters made. For the reasons stated above, the committee deem the proposal inappropriate.

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

PL/24/3171/HB - 22 High Street, Burnham, Buckinghamshire, SL1 7JH Listed building consent for the reversion of the shopfront back to former aesthetic. The committee **RESOLVED** to state that they had **NO OBJECTIONS**.

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)

The Committee **RESOLVED** to **OBJECT**. The proposed development is within the Metropolitan Green Belt, The Committee stated that their original concerns remain, as the retrospective plan does not reflect the work already completed onsite. The plans show that the car park will extend onto a steep slope leading down to the artificial reservoir. The Committee queried whether the slope has been stabilised to support the weight of vehicles and withstand future adverse weather conditions. The Committee supports the trees on the slope, as they would enhance the appearance and balance of the area. However, the committee emphasised that native plants should be used if approval is granted. To reduce the impact of laying a hard surface in the Green Belt, the Committee suggested that the nearby shrub woodland and access drive should be properly managed. Dangerous trees should be removed, and expert advice should be considered to increase the ecological value of the area. The hedge between the car park and Green Lane should also be managed to provide a refuge for wildlife and reduce the urbanisation of the area. The Committee noted that the drainage plans should be reviewed to ensure that additional rainwater does not flow down the access drive and cause flooding or damage to the road surface in that area. The Committee pointed out that the site location plan is missing the second hut, which is situated near the road and extends into the shrub woodland. They stated that the additional plans should show the location of the 'second hut.

The Committee **NOTED** that the Council has arranged to meet with the golf club to address the concerns of the Committee.

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.

The committee **RESOLVED** to **OBJECT** to the proposed dwelling and changes to the layout. Members felt that the development would be out of character with the area, lead to overcrowding, and set an undesirable precedent for nearby properties. They also noted that the adjacent house had recently been extended, which has made the character of The Green more urban. Concerns were raised about the loss of amenity space and the impact on the area's overall character. With the area's semi-rural feel and existing parking issues, the committee considered the proposal unsuitable.

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P2425/92 Enforcement Updates

The committee **NOTED** the appeal against the refusal of tree works at 76 Clonmel Way, Burnham, Buckinghamshire (SL1 7DB), which proposed a pollard of a Lime tree at 12 meters from ground level, under Tree Preservation Order TPO/SBDC/2006/18.

The committee also **NOTED** that Cllr Hammon and Cllr Carey are scheduled to meet with the Burnham Beeches Golf Club to discuss concerns related to the club.

P2425/93 Area Planning Meetings and Strategic Planning Meetings

The Committee **NOTED** the meeting dates.

Meeting Closed at: 17:58pm

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