

Burnham Parish Council

Minutes of the meeting of the Planning Committee held on the 3rd June 2024 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	Cllr Rukhsana Pasha

In attendance:

Officers of the Council: Laiba Malik (Assistant Clerk)

Councillors:

None

Members of public:

None

P23/135 Chair of the Committee

Cllr Marie Hammon was unanimously voted as Chair of the Committee for the 2024-25 municipal year.

P23/136 Vice chair of meeting

Cllr John Carey was unanimously voted as Vice-Chair of the Committee for the 2024-25 municipal year.

P23/137 Apologies

Apologies were received from Cllr Carol Linton and the reason given was accepted.

P23/138 Declarations of Interest

None

P23/139 Public Forum

None

P23/140 Minutes

The Committee **RESOLVED** to approve the minutes as an accurate record of the meeting held on 13th May 2024

P23/141 Decisions

The decisions made by Buckinghamshire Council on applications listed on the 3rd June 2024 agenda were **NOTED**.

P23/142 Planning Applications

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

New vehicular access and erection of a rear conservatory

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

Signed:



Date: 24/6/24

PL/24/1523/FA - Gilbert Cottage 116 Lent Rise Road Burnham Buckinghamshire SL1 7BH
Raising a section of the roof and the existing chimney to allow loft conversion and installation of 2 side dormers with fixed and obscured windows.

The Committee **RESOLVED** to state that they had **NO OBJECTION**, provided that the proposed position of the obscured windows does not overlook neighbouring properties and that the applicant applies for a dropped kerb license to comply with local regulations. The Committee noted that this measure is essential to protect the privacy of the surrounding community. The Committee is also mindful that the development will need to accommodate two car parking spaces on site.

PL/24/1489/FA - 1 Stafford Close Taplow Buckinghamshire SL6 0PY

Proposed new front and side boundary wall and installation of front gates.

The Committee **RESOLVED** to **OBJECT** to the proposed development. The Committee expressed significant safety concerns regarding the proposed front gate at the corner of a junction, as it could create a blind spot for both pedestrians and vehicles. They highlighted that the existing driveway provides a safer environment for traffic and pedestrians. Additionally, properties in Stafford Close are bound by a covenant that prohibits the erection of solid high structures. Consequently, the proposed development is considered out of character with the area and is deemed unacceptable. The Committee concluded that the proposal would not only pose safety risks but also negatively affect the quality of life within the community.

PL/24/1259/EIASR Land at Farnham Common Nursery, Crown Lane, Farnham Royal, SL2 3SF
Integrated Retirement Community

Request for a Screening Opinion under Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) with regard to an Integrated Retirement Community consisting of 177 extra care units, central clubhouse and associated landscaping and parking in Use Class C2.

The committee **RESOLVED** to **OBJECT** to the proposed development. Firstly, it was stated that the scale and size of the proposed development of 177 homes in 3-story buildings would not align with the area's historical identity, which is rooted in agricultural practices. The committee felt that the development would disrupt the area's character and therefore be deemed inappropriate and out-of-character. Furthermore, the committee stated that the development is located within the Metropolitan Green Belt which should be preserved to maintain open space, restrict urban sprawl, and protect the natural environment. The committee also noted that the proposed development would breach a covenant that limits land use exclusively to agriculture.

The committee raised concerns about the potential impact on local infrastructure. They feared that the proposed development could negatively impact existing drainage issues and flooding along Crown Lane, especially considering the lack of adequate measures to address these problems in the development plan. Additionally, the committee raised concerns regarding pedestrian safety and stated that there are insufficient public transportation options. The proposed development is likely to increase traffic, which heightens the concerns related to congestion and road safety.

The committee mentioned that the development is near Burnham Beeches Special Area of Conservation and feared that the development's proximity could harm this ecologically sensitive area, which is home to various rare species of plants and animals. For the reasons stated above, the application should be deemed inappropriate.

Signed: 

Date: 29/6/24

Consultation

The Committee **NOTED** the Department for Energy Security and Net Zero (DESNZ) consultation regarding barriers to community energy projects.

P23/143 Enforcement Updates
None

P23/144 Area Planning Meetings and Strategic Planning Meetings
The Committee **NOTED** the meeting dates.

Meeting Closed at: 17.20pm

Signed:



Date: 29/6/24