

**Council Offices:**

Burnham Park, Windsor Lane

Burnham, Bucks SL1 7HR

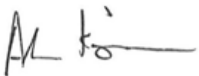
Tel: +44 (0)1628 661381 • Fax: +44 (0)1628 666025

31<sup>st</sup> July 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 5<sup>th</sup> August 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

**5<sup>th</sup> August 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 15<sup>th</sup> July 2024

**5. Decisions**

**PL/24/1954/RM** - Land at Huntercombe Farm Huntercombe Lane South Burnham Buckinghamshire

Application to determine if prior approval is required for the Installation of a new sharable 25m lattice mast collocated with 1 existing compound approximately 63m south of site and 1 existing compound approximately 119m south of site. Development will include 2 headframes, 12 antennas, 2.4m high palisade fencing, 6 operator cabinets, 1 electrical meter cabinet secure compound and upgraded power supply

Burnham Parish Council: The Committee **RESOLVED** to **NOTE** the application

Buckinghamshire Council: **Withdrawn**

**PL/24/1630/FA** - 7 Shenstone Drive Burnham Buckinghamshire SL1 7HJ

Garage conversion to a habitable room with external alterations and single storey side extension.

Burnham Parish Council: **No Objection**

Buckinghamshire Council: **Approved** (Conditional)

**PL/24/1693/KA** - Huntercombe Farm House Huntercombe Lane South Burnham Buckinghamshire SL6 0PQ

T1 poplar - monolith to first union from ground, T2 fir - monolith to safe height, T3 oak - remove stems overhanging shed; T4 silver birch - crown lift 4 branches, T5 magnolia - fell. (Conservation Area: Huntercombe).

Burnham Parish Council: The Committee **RESOLVED** to state that they had **NO OBJECTIONS**; on the condition that the application is supported by a qualified tree specialist.

Buckinghamshire Council: **OBJECTION**

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## REASONS FOR REFUSAL

1. The proposed development by virtue of its overall scale, bulk, mass, dominant three storey rear gable element and box-like design of the side dormers, would not integrate or harmonise with the proportions or appearance of the dwelling and would be beyond the limits of acceptable development. The resultant dwelling would appear visually obtrusive, alien and as a discordant form of development and would be detrimental to the character and appearance of the locality. 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.
2. Circular 06/2005 states that it is essential that the presence or otherwise of protected species, and the extent that they may be affected by proposed development, is established before planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. The proposed development would result in the substantial alteration of the existing roof and likely impact upon multiple features capable of supporting biodiversity. No ecology statement has been submitted which would appropriately address or compensate biodiversity loss. As such, the application is contrary to policy CP9 of the South Bucks Core Strategy (adopted February 2011) and the requirements of the NPPF.

**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.

Burnham Parish Council: The Committee **RESOLVED** to state that they had **NO OBJECTION**, provided that the proposed position of the obscured window 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.

Buckinghamshire Council: **OBJECTION**

**PL/24/1489/FA** - 1 Stafford Close Taplow Buckinghamshire SL6 0PY  
Proposed new front and side boundary wall and installation of front gates  
Burnham Parish Council: **OBJECTION**  
Buckinghamshire Council: **OBJECTION**

### REASONS FOR REFUSAL

1. The proposed development would be out of keeping with the open character of the area due to its height, scale and level of enclosure resulting in a development that would be visually dominant and out of character when seen in the context of the street scene which is comprised of low and open boundary treatments. The proposal has not demonstrated full regard of the to the relevant Chiltern and South Bucks Townscape Character Study guidelines and consequently fails to preserve the character of the area. As such, the proposed development would not be in accordance with NPPF guidance nor would it comply with C1 of the National Design Guide, and is contrary Policy EP3 of the South Bucks District Local Plan (adopted March 1999).
2. The proposed gate is located at an inadequate distance back from Hurstfield Drive. As a result, vehicles would have to remain stationary on the carriageway whilst waiting for this feature to be opened. Such instances would consequently lead to danger and inconvenience to people using it and to highway users in general. The development is therefore contrary to the National Planning Policy Framework, Buckinghamshire Council Local Transport Plan 4 (adopted April 2016) and the Buckinghamshire Council Highways Development Management Guidance document (adopted July 2018).

### 6. Planning Applications

**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

**PL/24/2146/FA** - 33A High Street Burnham Buckinghamshire SL1 7JD  
To divide an existing two-bedroom flat into two smaller flats, new external side stairs and changes to windows including a new front window

**PL/24/2237/FA** - 3 Green Close Burnham Buckinghamshire SL6 0LL  
Two storey side extension and single storey front porch extension

**PL/24/2246/FA** - 1 Green Way Burnham Buckinghamshire SL1 8HN  
Demolition of existing side extension and sheds, erection of a front porch and single storey side and rear wrap around extensions.

### 7 Planning Surgery

To nominate a representative for Buckinghamshire Planning Surgery; to act as a spokesperson for the Parish regarding all relevant planning concerns.

8. **Enforcement Updates**  
None

**Date of next meeting: Monday 2<sup>nd</sup> September 2024**