

Burnham Parish Council

Minutes of the meeting of the Planning Committee held on the 25th September 2023 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:

None

Members of public:

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P23/043 Apologies

All members were present.

P23/044 Declarations of Interest

None

P23/045 Public Forum

A resident of Grenville Close attended the planning meeting to discuss concerns related to large L&Q containers installed on 'The green space' and the unauthorised use of land. The Committee state that 'The green space' at Grenville Close should only be maintained by L&Q and used as a diverse amenity area for the community. The resident provided evidence to suggest that the land is used for an office base which facilitates home improvement materials. The Committee support that the unauthorised use of 'the green space' is causing determinantal impact to children, elderly and animals. The Committee noted that no planning application has been registered therefore, enforcement have been informed to investigate the matter further. The Committee resolved to send an email to enforcement to review the matters raised effectively.

P23/046 Minutes

The Committee **RESOLVED** to approve the minutes as an accurate record of the meeting held on 4th September 2023

P23/047 Decisions

The decisions made by Buckinghamshire Council on applications listed on the 25th September 2023 agenda were **NOTED**.

P23/048 Planning Applications

PL/23/2808/OA - Land Adjacent To 2A Wymers Wood Road, Burnham, Buckinghamshire

Outline application for a development of 3 houses with associated parking, amenity areas and vehicular access (matters to be considered at this stage: access, appearance, layout and scale)
The Committee **RESOLVED** to **OBJECT**; The committee consider the application out-of-keeping and incongruous. The proposed high density residential three, two-bedroom houses with associated parking are inappropriate to be built in the car park of Burnham Football Club, the development will create a loss of privacy and create further congestion to adjacent and surrounding properties. The

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9-10-2023

Committee ask that the applicant utilise the car park for its sole purpose and deter from deliberating damage and destruction to the community land. It was asked that the proposed development is considered unsuitable to prevent other noise generating activities taking place on site. In addition, the proposed development will cause inadequate access for emergency and amenity services. The Committee support all objection letters presented and noted the application has been called in.

PL/23/2839/VRC – 3 Rochford Way, Burnham, Buckinghamshire, SL6 0PU

Variation of condition 5 (approved plans) of planning permission PL/23/1560/FA (Erection of single storey side infill extension between the main house and annexe, along with approved two storey right side extension scheme (PL/22/3852/VRC) and approved two storey left side extension scheme (PL/23/0344/FA). Repositioning and enlargement of two storey front projection, along with internal alterations) to allow amended roof to single storey element

The Committee **RESOLVED** to **OBJECT**; on the grounds that the high-density property falls under overdevelopment as the property has reached its optimum size and potential. The committee have concerns that the application can invade site privacy or block light to close proximity properties. The Committee question whether the applicant had considerate water drainage operations? The Committee highlighted the proposed enlargement constitutes overdevelopment of the site with regard to the absence of parking and the lack of emergency access route available. For the reasons mentioned, the proposal should be determined inappropriate.

PL/23/2727/FA - Malt Cottage Thompkins Lane, Farnham Royal, Buckinghamshire, SL2 3TP

Single storey rear extension with living space in roof; extension to existing dormer window; changes to side porch, doors and windows; internal alterations. Two detached garden outbuildings and patio. The Committee **RESOLVED** to **OBJECT**; The proposed development, by virtue of its size and appearance would fail to properly integrate with the original layout, in addition the extension will significantly increase over its original footprint onto the Metropolitan Green Belt region which is intended to be maintained as an area of forestry and agriculture. The Committee noted that the proposed development is situated within 500m of Burnham Beeches, with a presumption against development of additional dwelling units. The Committee also asked that on-site parking plans are revised.

PL/23/2865/FA - 5 Bayley Crescent, Burnham, Buckinghamshire, SL1 7EF

Two storey side and part two, part single storey front and rear extensions

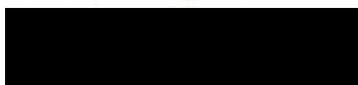
The Committee **RESOLVED** to **OBJECT**; The Committee deemed the proposal overdevelopment. The Committee recognised the high influx of parking congestion on Bayley Crescent and asked whether the applicant had considered appropriate parking provision? On street parking was noted as an issue for emergency access and amenity vehicles. The committee are mindful that the enlargement of the development fails comply with the character of neighbouring properties and appears to be out-of-keeping. For the reasons stated above, the application should be considered an inappropriate development.

PL/23/2868/FA - 22 Green Lane Burnham Buckinghamshire SL1 8DX

Part two storey/part single storey rear extension, single storey side extension, front porch extension, addition of a rear balcony, roof extension with rear dormers and alterations to windows and doors

The Committee **RESOLVED** to state that they had **NO OBJECTIONS**, however the Committee are mindful whether the proposed balcony may overlook neighbouring properties?

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Date: 9/10/2023

PL/22/2257/FA - Land to The Rear Of 68 and 70 Dropmore Road Burnham Buckinghamshire SL1 8AR
Six four-bedroom terraced dwellings with access, car parking and landscaping (Appeal in progress)
The Committee **RESOLVED** to **OBJECT**; over the concerns of the proposed development is perceived to be overdevelopment for the site location, which is considered to be out of keeping with neighbouring properties. The houses to the rear of 68 and 70 Dropmore Road are raised above the landscape increasing the impact of the 3 floored development. The proposed three floored terraced development that creates a 'block' of properties which will be overbearing to the immediate neighbourhood. The application will create a large influx of additional traffic, reducing the peace and desired character of the village, damaging neighbouring property's privacy, which limits amenities space. The proposal onto Dropmore Road is suggested to create a hazardous 'blind' turn which is already subject to existing speeding traffic and highway safety concerns, limiting speed to 30mph. The application also presents inadequate parking spaces, As stated, each four beds will provide three spaces however, only two allocated parking spaces are available. Therefore, there would be no room for emergency and utility services to enter the residential area, creating concerns for newly built vehicles with insufficient space for three wheelie bins, plus paper and food bins. Which would increase road traffic onto Dromore Road. There is no turning space, so delivery trucks would have to reverse out onto Dropmore Road. The area is subject to potential flooding hazards impacting several sites located nearby. It is also noted that neighbouring properties have larger amenity spaces considering that they are detached properties, which aligns with the original layout for the location, Therefore, a high-density housing in a semi-rural location will be considered as an inappropriate development.

P23/049 Enforcement Updates

The Committee acknowledged the enforcement updates.

P23/050 Area Planning Meetings and Strategic Planning Meetings

The Committee **NOTED** the meeting dates.

Meeting Closed at: 5.56pm

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Date:

9/10/2023