

## Burnham Parish Council

Minutes of the meeting of the Planning Committee held on the 20<sup>th</sup> November 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:

0

Members of public:

1

**P23/069**      Apologies

All Committee members were present.

**P23/070**      Declarations of Interest

None

**P23/071**      Public Forum

A resident of Cambridge Avenue attended the planning meeting in relation to planning application(s): **PL/23/3304/FA** & **PL/23/1884/VRC**. The resident stated that the original application had failed to provide accurate calculations to determine the proposed extension, as inaccuracy appear to be shown within **PL/23/1884/VRC**. The resident explained that the retrospective application will not reflect what is being built, which has resulted to several breaches of conditions. The committee noted and offered an appropriate suggestion for the concerns mentioned.

**P23/072**      Minutes

The Committee **RESOLVED** to approve the minutes as an accurate record of the meeting held on 30<sup>th</sup> October 2023

**P23/073**      Decisions

The decisions made by Buckinghamshire Council on applications listed on the 20<sup>th</sup> November 2023 agenda were **NOTED**.

**P23/074**      Planning Applications

**PL/22/3553/FA** - 7 Gore Road Burnham Buckinghamshire SL1 8AA

Redevelopment of site to provide 25 apartments and 2 commercial units with undercroft parking. Conversion of one existing building to offices (the remainder to be demolished).

The Committee **RESOLVED** to **OBJECT** to the high-density redevelopment of site. The proposed plans suggest that the undercroft 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 concerns for emergency services on-site. The committee state that they are willing to approve a dense development that will be in-keeping with Burnham Parish Council's emerging NDP, however the current proposal is considered unsuitable and overdevelopment.

Date:

11/12/23

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**PL/23/3304/FA** - 15 Cambridge Avenue Burnham Buckinghamshire SL1 8HP

Single storey rear and side extensions, loft conversion including raising ridge, front and rear dormers and 5 side skylight windows, new front porch, parking arrangements and new vehicular access and outbuilding (Part retrospective amendment to planning permission PL/20/0135/FA)

The Committee **RESOLVED** to **OBJECT**; The original drawing (**PL/23/1884/FA**) underestimates the depth and loss of light calculations which exceeds the maximum development, suggesting that any further extension within the retrospective application (**PL/23/3304/FA**) will conclude inaccuracy. The rain water tank may not be utilised for its full potential, which may lead to a breeding ground for pathogens. The Committee ask that a hygiene standard officer investigate the potential dangers that may arise from the water tank. The Committee support the original comments made to **PL/23/1884/FA** and ask that the applicant revise plans to meet the requirement of planning, as the current retrospective application does not even reflect what has been built.

**PL/23/3333/FA** – 3 Conway Road, Burnham, Buckinghamshire, SL6 0LB

Demolition of the existing rear conservatory, erection of a single storey wraparound extension, with 6 rooflights, existing storage room to be made habitable space. Addition of new iron gates to the front and side of property.

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

**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.

The Committee **RESOLVED** to **OBJECT**; The proposed development is within Metropolitan Green Belt region which has a presumption against development. The Committee noted that the retrospective plan does not meet the works that have been built onsite. The plans suggest that the car park will extend out to a steep slope down to the artificial reservoir, to which they ask whether the slope stabilized for the weight of vehicles and future adverse weather changes? The Committee support the trees positioned on the slope as it would improve the appearance and balance out the slope, however, as a condition of approval, the applicant should plant native. In mitigation to laying a hard surface in the Green Belt, the shrub woodland near the area and along the access drive should be managed with dangerous trees removed and expert advice on increasing the ecological value. Similarly, the hedge between the car park and Green Lane needs to be managed to create a refuge for wild life and reduce the urbanisation of a 'green' lane. The Committee state that the drainage plans should be reviewed to ensure that extra rain water does not flow down the access drive and increase the flooding and damage to the road surface in the valley. It was noted that the site location plan is missing the second hut which is positioned near the road and enriches onto the shrub wood land, therefore, The committee ask that future plans provide notice of the 'second hut'.

**PL/23/3319/FA** - 57 Maypole Road Burnham Buckinghamshire SL6 0NA

Single storey side garage with accommodation in loft, rear dormer and front rooflights (approved under PL/23/2604/FA) and single storey rear infill extension.

The Committee **RESOLVED** to state that they had **NO OBJECTION** to the rear infill extension; on the condition that a secondary vehicular access route is not requested, which is anticipated to be highly dangerous, the committee suggest that the current access way should serve as the only defined route onto/off 57, Maypole Road.

**PL/23/3433/FA** - 21 Dawes East Road, Burnham, Buckinghamshire, SL1 8BT

Part two, part single storey rear extension, front elevation infill porch extension, additional windows to the side elevation and external floor mounted air conditioning condenser and addition of a

Date:

11/12/23

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rooflight to the front elevation

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

**PL/23/3483/FA** - Paddock Bungalow, Huntswood Lane, Taplow, Buckinghamshire, SL6 OJE  
Erection of one detached dwellinghouse, following the demolition of one existing barn and two associated structures.

The Committee **RESOLVED** to **OBJECT**; The proposal detached dwellinghouse is located within the Metropolitan Green Belt and is proposed to replace a barn and outbuilding which will increase footprint. The development may set a precedent in Huntswood Lane as the erection will interfere with the existing footprint which may cause detriment to the wider environment. The Committee state that the proposed development should not be used for housing, or any intense activities. For the reasons stated above, the proposal should be deemed inappropriate and overdevelopment.

**PL/23/3411/FA** - Aspem 27 Lake End Road, Burnham, Buckinghamshire, SL6 OPN  
Detached dwelling and associated on site car parking.

The Committee **RESOLVED** to state that they had **NO OBJECTIONS**; however, ask that the applicant remains mindful that the proposed dwelling does not become overbearing, intrusive or reduce loss of light to adjoining properties.

**PL/23/3412/FA** - 6 Bingham Road, Burnham, Buckinghamshire, SL1 7ED  
Erection of an end terrace 3-bedroom dwelling with associated on site car parking and 2 new vehicular crossovers.

The Committee **RESOLVED** to state that they had **NO OBJECTION**; provided that the applicant accommodates for on-site parking due to the notable parking issues on Bingham Road. The proposal for 2 new vehicular crossovers would suggest that the hedge would likely need to be cut down. The proposed dropped kerb will result in a loss of two additional road parking spaces.

**PL/23/2691/VRC** - 18 Barrs Road, Burnham, Buckinghamshire, SL6 OLE  
Variation of condition 12 (drawings) of planning permission PL/22/3782/FA (Subdivision of plot and erection of 2 semidetached dwellings) to allow for replacement of approved plans with new attached plans including relocation of parking bays to plots A and B and relocation of detached garage and parking bay to no 18 and approval of conditions 2 (schedule of materials), 3 (hard standing materials), 6 (landscaping) and 8 (finished floor levels) of PL/22/3782/FA

The Committee **RESOLVED** to **OBJECT** to the proposed high density development. The proposal is deemed overbearing and overdevelopment. The Committee noted that condition 12 of the approval of planning application **PL/22/3782/FA** mentions that the development shall be undertaken solely in accordance with drawing No.(s): **4973/2/7/E**, **4897/1/0** and **4973/2/6/B**, however, the applicant has failed to meet condition 12. The Committee support the original comments declared.

#### **P23/076** Enforcement Updates

The Committee received an update to planning application(s): **PL/23/1884/VRC** & **PL/22/3782/FA**. Cllr Marie Hammon informed the committee on the recent progression of the L&Q containers on the 'green space' on Grenvillie Close and The Green. The Committee noted the response from enforcement and the date of removal.

#### **P23/077** Area Planning Meetings and Strategic Planning Meetings

The Committee **NOTED** the meeting dates.

**Meeting Closed at: 6.40 pm**

Date:

11/12/23

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