

Burnham Parish Council

Minutes of the meeting of the Planning Committee held on the 7th August 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:

Cllr Lindsey Chatralia

Members of public:

3

P23/027 Apologies

All members were present.

P23/028 Declarations of Interest

None

P23/029 Public Forum

On behalf of Cllr Graham Mummery, Cllr Lindsey Chatralia stated the councillors' concerns related to planning application: **PL/23/2365/FA**. It was felt that the proposed formation of vehicular access and driveway would compromise the general appearance of the green. It was noted that the green is fondly utilised as a children play area, and that the proposal may create health and safety implications. The proposed driveway would significantly alter the appearance of Bayley Crescent and may set a precedent for other formations to occur. The Committee noted the several objection letters presented.

Residents of Bayley Crescent attended the planning meeting in relation to application:

PL/23/2365/FA declaring their concerns related to the proposed development on 'The Green' which is commonly used as a children's play area. It was stated by the members of public that the proposed vehicular access will significantly erode the amenity space available and cause several health and safety concerns. The Committee were asked to take all concerns stated into consideration.

P23/030 Minutes

The Committee **RESOLVED** to approve the minutes as an accurate record of the meeting held on 17th July 2023

P23/031 Decisions

The decisions made by Buckinghamshire Council on applications listed on the 7th August 2023 agenda were **NOTED**.

P23/032 Planning Applications

Signed: 

Date:

4-9-23

PL/23/2154/FA - 8 Wymers Close Burnham Buckinghamshire SL1 8JR

Part single/part double storey rear extension, extension to side of garage and changes to windows
The Committee **RESOLVED** to state that they had **NO OBJECTIONS**; on the condition that the proposed development shall not overlook neighbouring properties.

PL/23/1892/FA - Land Adjacent To 801 Bath Road Burnham Buckinghamshire SL6 OPR

Construction of a detached building comprising 8 affordable flats with associated parking and landscaping.

The Committee **RESOLVED** to **OBJECT**; The Committee recognised that the proposed high-density development is located within the Metropolitan Green Belt there is no proof that these flats would be affordable in the true sense of being subsidized in some way. The proposed plans suggest that the floorplan will be small and over-crowded with inadequate parking and amenity space. The Committee question whether the materials used in the construction of the external surfaces of development will match those of existing buildings to align with the overall character. The Committee ask that the applicant reconsider the allocated parking plans as 1 limited space for each apartment remains unsuitable due to the notable parking issue. It was also questioned whether emergency and amenity service access had been considered? The Committee fear that if the application is approved it may set a precedent in the area for further intensification. The Committee also supports Lead Local Flood Authority (LLFA) objection to the proposed development due to insufficient information regarding the proposed surface water drainage scheme. For all the reasons stated above, the committee state the application is to remain an unsuitable development.

PL/23/2210/VRC - 22 Hag Hill Lane Burnham Buckinghamshire SL6 0JW

Variation of Condition 4 (First floor side windows) of Planning Permission PL/23/1500/FA (Part single, part double storey rear extension) to allow for clear glass and opening

The Committee **RESOLVED** to **OBJECT**; The proposed plans suggests that windows positioned on the rear appears to directly overlook and encroach onto neighbouring properties. The Committee are mindful of comment previously made by the committee: PL/23/0700/FA.

PL/23/1455/FA - 40 Chiltern Road Burnham Buckinghamshire SL1 7NH

Proposed single storey front extension, part single/part double storey side/rear extension following demolition of existing conservatory and garage and extension of existing dropped kerb to provide enlarged parking area.

The Committee **RESOLVED** to state that they had **NO OBJECTIONS**; however, the Committee ask that proposed dropped kerb is constructed with minimal alteration to minimise danger and obstruction to highway users.

PL/23/2239/FA - Woodview Crow Piece Lane Burnham Buckinghamshire SL2 3TH

Conversion of existing detached games / exercise room & sauna complex to create an annexe ancillary to the main dwellinghouse.

The Committee **RESOLVED** to **OBJECT**; to the proposed separate dwelling. The proposed dwelling is within 500m of the Beeches with a presumption against development of additional dwelling units. The Committee ask whether the annexe would be used for monetary gains? As the use of annexe may change from leisure to business related purposes. The Committee identified that the access to the annex is without any interference from the main building, which would suggest a separate property. The Committee is mindful that the proposal remains in close proximity to Burnham Beeches, therefore should be considered inappropriate.

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Date:

4-9-23

PL/23/2230/FA - Grenville Lodge Hawthorn Lane Burnham Buckinghamshire SL2 3TE

The replacement of two existing structures with the erection of two detached dwellinghouses, each with a detached garage.

The Committee **RESOLVED** to **OBJECT**; to the above stated application. The proposed development is deemed overdevelopment with the potential of two high-density houses on site. The Committee stated that the applicant fails to provide existing plans to evaluate the change in building appearance. On the condition that, the proposed developed is approved, the Committee state that the applicant shall only build on the existing footprint to not constitute greater harm to the openness of the Green Belt. The proposed application is within 10m the Beeches with a presumption against development of additional dwelling units. Any development within the Metropolitan Green Belt should be on the existing footprint of building with planning permission (There are unplanned concrete bases recently installed).

PL/23/2230/FA - Grenville Lodge Hawthorn Lane Burnham Buckinghamshire SL2 3TE

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PL/23/2276/FA - 17 Almond Road, Burnham, Buckinghamshire, SL1 8HX

Single storey rear extension and loft conversion with dormer roof extension.

The Committee **RESOLVED** to **OBJECT**; The Committee stated the clear parking congestion on Almond Road, which deems the application out-of-keeping, overdevelopment and site intensification. The Committee question whether the proposed extension will be able to provide two appropriate parking spaces? The local plan requires 2 parking spaces for 3 bedrooms. There are no off-street parking spaces available. On street parking is already an issue for emergency vehicles and buses. The potential window layout seems to directly look into neighbouring properties which is deemed to be a breach of privacy.

PL/23/2289/FA - 40 Grenville Close, Burnham, Buckinghamshire, SL1 8HQ

Part single/part two storey rear extension and detached outbuilding

The Committee **RESOLVED** to state that they had **NO OBJECTIONS**; on the condition that a non-residential clause is set for the detached outbuilding.

PL/23/2124/FA - Seven Elms, 206 Lent Rise Road, Burnham, Buckinghamshire, SL1 7AB

Single storey rear extension

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

PL/23/2299/FA - Two Trees, 11 Hazelhurst Road, Burnham, Buckinghamshire, SL1 8EE

Part single/part two storey side and rear extension, relocation of front door, porch canopy and rear outbuilding.

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

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Date:

2/9/23

PL/23/2300/FA - 40 Grenville Close, Burnham, Buckinghamshire, SL1 8HQ

Part single/part first floor/part two storey side/rear extension and detached outbuilding.

The Committee **RESOLVED** to state that they had **NO OBJECTIONS**; the Committee acknowledged the above proposal along with planning application: PL/23/2289/FA.

PL/23/2338/FA - 11 Pink Lane, Burnham, Buckinghamshire, SL1 8JP

Demolition of existing conservatory and erection of part two, part single storey rear, single storey side extensions, conversion of loft with the addition of side dormer window and three side rooflights, alterations to fenestration and the addition of additional windows to the side elevations

The Committee **RESOLVED** to **OBJECT**; the proposed development appears to be overdevelopment.

The plans suggest that the windows to the side elevation appears to overlook and cause a lack of privacy to adjacent properties, which may deter light distribution. Subject to the approval of application, the committee ask that the design and materials are in-keeping with the external appearance of Pink Lane. The Committee is mindful that the proposed 5-bedroom will need to allocate four sizeable parking spaces.

PL/23/2340/FA - 6 Hazelhurst Road Burnham Buckinghamshire SL1 8EE

Part two, part single storey rear extension, porch extension, additional window to front elevation and alterations/changes to some windows and doors.

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

PL/23/2343/FA - 61 Huntercombe Lane North Burnham Buckinghamshire SL1 6DX

Single storey rear extension following the demolition of existing glass conservatory

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

PL/23/2293/FA - 12 Green Lane, Burnham, Buckinghamshire, SL1 8DR

New entrance covered porch area, with a raised rear garden patio, with a new boundary wall driveway entrance reconfiguration

The Committee **RESOLVED** to **OBJECT**; it was felt that the removal of the hedges would appear to overlook adjoining properties which may reduce privacy and cause obstruction. In addition to the objection of the front wall, raising the patio by some 1.5 meters or so, reduces the privacy of neighbours. The Committee noted that the proposal may set a precedent alongside Green Lane which can alter the street character. The Committee support the objection letter presented.

PL/23/2322/CONDA - 25 Green Lane Burnham Buckinghamshire SL1 8DZ

Approval of condition 6 (biodiversity features) of planning permission PL/22/3834/FA - Part single and part two storey rear and side extensions

The Committee **RESOLVED** to **OBJECT**; unsatisfactory response to condition 6, the committee uphold previous objection.

PL/23/2365/FA - 5 Bayley Crescent Burnham Buckinghamshire SL1 7EF

Formation of vehicular access and driveway

The Committee **RESOLVED** to **OBJECT**; to the formation of vehicular access and driveway. The Committee identified that 'The Green' is a communal area which is a traffic free area described as a children's play and community area. Cllr Marie Hammon quoted a similar experience on The Green off Burlington Road and the importance of preserving the green as a protected community area. The Green, off Burlington Road, is a protected 'amenity space' named on the Local Plan. Bayley Crescent is also a similar amenity space that children frequently use. The proposed access and driveway will cause a number of vehicular manoeuvrability concerns and pose threat to the safety and wellbeing of children within Bayley Crescent. It is advised that this application is refused to preserve the open

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4/9/23

space and remain in-keeping within the village. The Committee support all the objection letters presented.

PL/23/2465/FA - 49 Conway Road Burnham Buckinghamshire SL6 0LB

Part two-part single storey side and rear extensions, conversion of the existing garage and erection of a front porch.

The Committee **RESOLVED** to **OBJECT**; the proposed development fails to present four equal parking spaces on site. The Committee ask that additional access information is provided to determine the accessibility onsite.

P23/033 Enforcement Updates

The Committee received an update on planning application: **PL/23/1884/VRC** & **PL/20/0135/FA**

P23/034 Area Planning Meetings and Strategic Planning Meetings

The Committee **NOTED** the meeting dates.

Meeting Closed at: 6.40pm

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Date:

4/9/23