

Burnham Parish Council

Minutes of the meeting of the Planning Committee held on the 3rd March 2025 at 4.30pm in Burnham Park Hall.

Committee members present:

Cllr Marie Hammon (Chairman) Cllr John Carey (Vice-Chairman) Cllr Pat Bird
Cllr David Pepler Cllr Rukhsana Pasha
Cllr Carol Linton

In attendance:

Officers of the Council: Laiba Malik (Assistant Clerk)

Councillors:

None

Members of public:

2

P2425/94 Apologies

None

P2425/95 Declarations of Interest

None

P2425/96 Public Forum

Two members of the public who live on Cambridge Avenue attended the planning meeting to update the committee on the activities happening at 15 Cambridge Avenue. They expressed concerns about several dangers affecting the quality of life for neighbouring properties. Cllr Hammon offered several avenues through which the residents could raise their concerns, such as contacting the building inspection and enforcement offices. The committee also advised the residents to raise all their concerns, as the current condition of the property is noted to be dangerous and considered an emergency. The committee also stated that they would send a letter to enforcement and building control to relay all the concerns brought forward, with the hope that an inspector can assess the site on behalf of the affected residents.

P2425/97 Minutes

The Committee **RESOLVED** to approve the minutes as an accurate record of the meeting held on 10th February 2025.

P2425/98 Decisions

The decisions made by Buckinghamshire Council on applications listed on the 3rd of March 2025 agenda were **NOTED**.

P2425/99 Planning Applications

PL/25/0228/FA - 3 Rochford Way, Burnham, Buckinghamshire, SL6 0PU Two storey front and side extensions, link extension between main house and annexe, amended roof to single storey element and changes to windows and doors.

The Committee would like to reiterate their original comments and have **RESOLVED** to

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OBJECT to the proposal. The committee stated that they have concerns that the high-density development would result in overdevelopment as the property has already reached its maximum size and potential. The Committee also stated that the proposal could affect the privacy of the site or block light to nearby properties. Furthermore, the Committee questions whether proper water drainage plans have been considered. The committee also mentioned that the lack of parking and the absence of an emergency access route also contribute to the concerns about overdevelopment. For these reasons, the Committee considers the proposal inappropriate.

PL/24/3040/FA - 3 Green Close, Burnham, Buckinghamshire, SL6 0LL Two storey side extension and single storey front porch extension (Appeal in Progress)

The committee has **RESOLVED** to **OBJECT** to the proposed two-storey side extension and would like to revert to their original comments as their concerns remain unchanged. The committee stated that the development extends directly to the boundary line, which could be considered overdevelopment and infilling. Furthermore, the two-storey extension does not comply with the requirement to maintain a minimum 1-metre gap from the property boundary at first-floor level. The committee also raised concerns regarding the potential impact on parking, as the new bedroom may create a need for additional parking spaces. Additionally, there are concerns that the extension may overshadow neighbouring single-storey properties, affecting their privacy and natural light. The committee **NOTED** Buckinghamshire Council's objection, which was based on the extension's overshadowing and obtrusiveness, the loss of light to neighbouring properties, non-compliance with local policies, inadequate parking provision, and potential impact on public and highway safety.

PL/25/0213/FA - 41 Orchardville, Burnham, Buckinghamshire, SL1 7BD Part two, part single storey rear extension, part two, part single and part first floor side elevation, new roof and front porch extension.

The committee **RESOLVED** to state that they had **NO OBJECTIONS**, provided that adequate parking is available on-site.

PL/25/0332/FA - 3 Oxford Avenue, Burnham, Buckinghamshire, SL1 8HR Construction of new dormer to rear of property.

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

PL/24/2850/FA - Land To The East Of Wymers Wood Road, Burnham, Buckinghamshire Detached two storey and single storey, 5-bedroom self-build dwelling house and associated works including vehicular access, parking, integral garage and landscaping. (Appeal in Progress)

The Committee **RESOLVED** to **OBJECT** to the proposed development. The committee stated that the proposal is within the Metropolitan Green Belt, which should be preserved rather than used for an ultramodern dwelling. The committee expressed concerns that the proposal constitutes overdevelopment and is out of character with the surrounding area. The committee also stated that the development would harm the woodland and necessitate the removal of existing trees. The proposed 5-bedroom house, with its size and scale, further exacerbates concerns about overdevelopment. The

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Committee would like to maintain its original decision to object to the proposal. The committee also supports the concerns expressed by Buckinghamshire Council.

PL/25/0391/FA - 2 Cambridge Avenue, Burnham, Buckinghamshire, SL1 8HP Single storey rear extension, single storey side extension to garage, garage conversion, porch extension, changes to windows/doors and render external finish to maintain thermal efficiency.

The Committee **RESOLVED** to state that they had **NO OBJECTIONS**. However, the committee **NOTED** that the proposed plans indicate two parking spaces; however, the Committee feels there is insufficient vehicular movement on site and therefore considers the parking allocation inadequate.

PL/25/0419/TP - Burnham Lodge Parliament Lane, Taplow, Buckinghamshire, SL1 8NU T1 lime - cut to a safe height 2m, T2 oak - cut to a safe height of 5m. (TPO 1999/43).

The committee **RESOLVED** to state that they had **NO OBJECTIONS**, provided the arborist approves the proposed works.

PL/24/3949/FA - Elm Gables Poyle Lane, Burnham, Buckinghamshire, SL1 8JZ Demolition and replacement of an existing dwelling and the erection of two new dwellings with associated landscaping and highway works.

The committee **RESOLVED** to state that they had **NO OBJECTIONS** to the proposal however highlighted concerns regarding the drainage issues and the narrow drive. The committee also requested the input of a tree survey specialist to assess the potential impact of the proposed development on the trees.

P2425/100 Other Items

Crown Inn, Burnham Beeches - Tourist sign request

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

P2425/101 Enforcement Updates

Cllr Hammon reported issues concerning 48 The Green. The committee noted that she had observed a large building being constructed in the garden, with another already built further back. While photos were taken, they were unclear. Pictures were provided by Cllr Hammon and sent to the enforcement team for further investigation into the work that had been done.

Cllr Hammon and Cllr Carey also updated the committee on their recent visit to Burnham Beeches Golf Club. The club provided information regarding concerns raised by the committee, and the committee offered pre-application advice for a planning application the club intends to submit soon.

P2425/102 Area Planning Meetings and Strategic Planning Meetings

The Committee **NOTED** the meeting dates.

Meeting Closed at: 6.02pm

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Date: 29-3-25