LITTLE MARLOW PARISH COUNCIL

Minutes of the Planning Committee held on Monda8 28th February 2022 at the Pavilion commencing at 16.30.

CONFIRMED

Present: Cllr P Emmett (PE) - Chairman, Cllr V Brownridge (VB), Cllr S Kershaw (SK), Cllr Vivien Morton (VM)		
Mrs J Murray, Parish Clerk	Members of the public present: None	
Minute Ref:	**Agenda Item**	**Action**
PC13/22	**1. To receive, and consider for approval, apologies for absence and reasons given** None	
PC14/22	**2. Declarations of Interest – personal or prejudicial** None	
PC15/22	**3. Public participation – maximum 15 minute** None	
PC16/22	**4. To approve Planning Committee Meeting minutes of 8th February 2022** To be distributed following meeting	
	5. To consider planning report **Little Marlow Parish Council** **Planning February 2022 Council Meeting** Planning applications received from Buckinghamshire Council have a deadline date of when consultation comments must be submitted. Should the deadline be before the next Council meeting – comments are submitted. In addition, the Council may discuss additional applications which have been received after the Agenda has been issued, to ensure this deadline has been met. Any queries, please contact the Clerk on 01628 890301. LMPC resolved to apply the following comment to TPO/CTREE applications – The Parish Council has no objection provided the work carried out is under the supervision of the Buckinghamshire Tree Officer. Buckinghamshire Council's planning list can be found at: https://publicaccess.wycombe.gov.uk/idoxpa-web/search.do?action=weeklyList **Buckinghamshire Council** **WEEKLY LIST OF PLANNING APPLICATIONS up to 22.02.2022** Householder application to render the lower part of the existing house and new extension using a smooth render to match the existing upper parts of the house Aspenden The Avenue Bourne End Buckinghamshire SL8 5RD Ref. No: 22/05280/FUL | Received: Thu 03 Feb 2022 | Validated: Thu 03 Feb 2022 | Status: Pending Consideration **LMPC Comment** No objection Listed building consent for construction of subterranean swimming pool and spa pool. Construction of open pool house with associated works including terrace, dwarf brick wall and installation of air source heat pump in pump house The Old Vicarage Church Road Little Marlow Buckinghamshire SL7 3RT Ref. No: 22/05139/LBC | Received: Wed 19 Jan 2022 | Validated: Thu 03 Feb 2022 | Status: Pending Consideration **LMPC Comment** No objection Householder application for construction of subterranean swimming pool and spa pool. Construction of open pool house with associated works including terrace, dwarf brick wall and installation of air source heat pump in pump house The Old Vicarage Church Road Little Marlow Buckinghamshire SL7 3RT	

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Ref. No: 22/05138/FUL | Received: Wed 19 Jan 2022 | Validated: Thu 03 Feb 2022 | Status: Pending Consideration

LMPC Comment No objection

Application for approval of details subject to Conditions 9 (Construction Traffic Management Plan) and 14 (Arboriculture) of planning ref: 21/05297/FUL
Newlands Chapman Lane Bourne End Buckinghamshire SL8 5PB
Ref. No: 22/05122/ADRC | Received: Tue 18 Jan 2022 | Validated: Tue 18 Jan 2022 | Status: Pending Consideration

LMPC Comment No comment

Householder application for construction of single storey rear extension
The Ostlers 5 Spade Oak Farm Coldmoorholme Lane Bourne End Buckinghamshire SL8 5PS
Ref. No: 22/05072/FUL | Received: Wed 12 Jan 2022 | Validated: Tue 15 Feb 2022 | Status: Pending Consideration

LMPC Comment No objection

Crown reduce by 4 metres and pollard sides to maintain shape to 1 x Walnut Tree (T1)
Withy Cottage Lockbridge Road Bourne End Buckinghamshire SL8 5QT
Ref. No: 22/05401/CTREE | Received: Tue 15 Feb 2022 | Validated: Fri 25 Feb 2022 | Status: Pending Consideration

LMPC Comment Tree comment

Fell 4 x Conifers (T1 - T4)
Planning Application
Orchard Cottage The Avenue Bourne End Buckinghamshire SL8 5QY
Ref. No: 22/05419/CTREE | Received: Wed 16 Feb 2022 | Validated: Wed 16 Feb 2022 | Status: Pending Consideration

LMPC Comment Tree comment

Buckinghamshire Council do not produce the Delegated List any longer, but do produce the list below which can be accessed through public access under decided this week:

Proposed non-material amendment to permission householder application for part two storey part single storey front/rear/side extensions. Replacement porch to main entrance, tiled roof to existing conservatory. Replacement detached double garage, construction of front boundary wall, piers, entrance gate and external alterations (alternative scheme to 19/05014/FUL) granted under planning ref: 19/07947/FUL
Aspenden The Avenue Bourne End Buckinghamshire SL8 5RD
Ref. No: 22/05083/MINAMD | Received: Thu 13 Jan 2022 | Validated: Thu 13 Jan 2022 | Status: Application Permitted

Proposed non-material amendment to permission householder application for construction of single storey side and rear extensions, roof alterations including installation of 1 x dormer windows to front roof slope, x 3 roof lights, construction of timber gate,fencing and permeable surface driveway with dropped kerb granted under planning ref: 20/08438/FUL
Conkers Lockbridge Road Bourne End Buckinghamshire SL8 5QT
Ref. No: 22/05063/MINAMD | Received: Tue 11 Jan 2022 | Validated: Tue 11 Jan 2022 | Status: Application Permitted

Application for approval of details subject to Conditions 3 (Contamination), 7 (SUDs

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Scheme), 18 (Tree Protection), 19 (Biological Enhancement Scheme), 23 (New Materials) and 24 (Surfacing Materials) of planning ref: 20/05167/FUL
Hard To Find Farm Heath End Road Flackwell Heath Buckinghamshire HP10 9QH
Ref. No: 21/08763/ADRC | Received: Fri 24 Dec 2021 | Validated: Fri 24 Dec 2021 | Status: Split-detail Reserved by Condition

Proposed non-material amendment to permission conversion of existing farmyard complex: Barns B and C to two dwellinghouses (C3), Barns D and E to B1 office and Barn A to a flexible B1/B8 business unit (including additional mezzanine levels within Barns A and E) together with associated internal access arrangements, parking and landscaping granted under planning ref: 20/05167/FUL
Hard To Find Farm Heath End Road Flackwell Heath Buckinghamshire HP10 9QH
Ref. No: 21/08739/MINAMD | Received: Thu 23 Dec 2021 | Validated: Tue 04 Jan 2022 | Status: Part Allow Part Refuse

Application for approval of details subject to Conditions 6 (Ecology), 9 (Tree Protection Plan) and 12 (Levels) of planning ref: 21/06896/FUL
Mallards Riverside Bourne End Buckinghamshire SL8 5RF
Ref. No: 21/08715/ADRC | Received: Tue 21 Dec 2021 | Validated: Tue 21 Dec 2021 | Status: Permit - detail Reserved by Condition

Reduce 1 x Taxus Baccata (Yew) (T1) by 1.5 metres all over
The Grove Marlow Road Bourne End Buckinghamshire SL8 5NY
Ref. No: 21/08680/CTREE | Received: Thu 16 Dec 2021 | Validated: Fri 31 Dec 2021 | Status: Not to make a Tree Preservation Order

Section fell to 1 x Leyland Cypress (T1)
Strathcona Sailing Club Road Bourne End Buckinghamshire SL8 5QS
Ref. No: 21/08600/CTREE | Received: Wed 08 Dec 2021 | Validated: Wed 08 Dec 2021 | Status: Not to make a Tree Preservation Order

Application for approval of details subject to Conditions 13 (Levels) and 15 (SUDS) of planning ref: 21/05297/FUL
Newlands Chapman Lane Bourne End Buckinghamshire SL8 5PB
Ref. No: 21/08468/ADRC | Received: Thu 25 Nov 2021 | Validated: Thu 25 Nov 2021 | Status: Permit - detail Reserved by Condition

Householder application for construction of two storey side extension following demolition of existing single storey rear extension
Tythe Barn The Drive Bourne End Buckinghamshire SL8 5RE
Ref. No: 21/08177/FUL | Received: Tue 26 Oct 2021 | Validated: Thu 02 Dec 2021 | Status: Application Withdrawn

Householder application for construction of replacement front gate and brick piers
Winchbottom Farm Winchbottom Lane Little Marlow Buckinghamshire HP10 9QF
Ref. No: 21/08098/FUL | Received: Sat 16 Oct 2021 | Validated: Mon 18 Oct 2021 | Status: Application Permitted

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The Planning Committee reviewed planning comments below due to be submitted to Buckinghamshire Council on 3rd March 2022 once planning portal back online following maintenance:

Temporary use of the site for a period of five years for vehicle storage.
Spade Oak Quarry Marlow Road Little Marlow Buckinghamshire SL7 3SB
Ref. No: CM/0046/21 | Received: Tue 09 Nov 2021 | Validated: Thu 27 Jan 2022 | Status: Pending Consideration

Application CM/0046/21

Little Marlow Parish Council objects to the planning application for the following reasons:

- the application violates numerous Planning Policies in the Wycombe District Local Plan adopted in 2019 as well as much of the guidance contained within the NPPF Section 13
- The proposed development fails to comply with the objectives outlined within Policy RUR4 - Little Marlow Country Park of the Wycombe District Local Plan
- The proposed development would prejudice the function of the area for the purposes of the Country Park as it would delay the development of the Little Marlow Country Park by preventing the site's use as a public amenity
- The proposed development is not in keeping with its surroundings
- The site cannot be designated as Brownfield land as the definition of brownfield land excludes land that was previously developed for mineral extraction
- The proposed development represents inappropriate development within the Green Belt as set out in the NPPF
- There are no Very Special Circumstances present which outweigh the significant potential harm this proposed development would cause to the Green Belt
- The justification which the Applicant has presented in support of the proposal is not supported by any genuine evidence.
- The Applications are invalid and are not supported by the relevant supporting information that is required for an application of this nature, such as no sequential flood plan, no design and access statement and as a large scale application should have been treated as a normal planning application and not a Mineral and Waste Application.
- The site is located within a Flood Zone 2 & 3 and it has not been demonstrated that there are no other suitable sites available which are at a lower risk of flooding.
- The applicant has suggested that a S106 agreement could be used to secure improvements for the Country Park but also states that only part of any such funding is to be used for the benefit of the Country Park. Past experience has shown that very little, if any, of the funds generated by leasing this site eg for temporary use as a film set were used for the benefit of the Country Park

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	Continuation of development permitted under planning permission ref: W/97/7079 at variance to conditions 1 (Time Limit) 2 (Approved Drawings) 20 (Approved Restoration Levels) and 21 (Planting) to allow for a delay to restoration to allow for development proposed under planning application CM/0046/21. **Spade Oak Quarry Marlow Road Little Marlow Buckinghamshire SL7 3SB** Ref. No: CC/0045/21 | Received: Mon 08 Nov 2021 | Validated: Tue 01 Feb 2022 | Status: Pending Consideration **Application CC/0045/21** Little Marlow Parish Council objects to the planning application for the following reasons: • The application would continue to delay Buckinghamshire Council's obligation as the owner to restore the site as per plan numbers: N2/11/01 & NMA/97/7079. • Buckinghamshire Council is currently in breach of its own planning obligations including the works carried out in 2018 & 2020 to clear the site and create hard standings and bunds and has failed to enforce on it's three contravention notices served on Mr Hosseni in 2019. • As per Policy 25 of Buckinghamshire Minerals & Waste Local Plan there is no practicable reason to postpone the required restoration for a further 5 years, other than to allow the application for temporary use of the site for a period of 5 years for vehicle storage (Application CM/0046/21) • These applications will reduce the extent and scope of the restoration scheme thereby compromising the future development of the Country Park.	
PC17/22	**6. Items of NOTE** None	
PC18/22	**7. Date of next meeting – 4th April 2022**	
There being no further business to be transacted the meeting was closed at 16.47		

Abbreviations:

LMPC	Little Marlow Parish Council	TfB	Transport for Bucks
BC	Buckinghamshire Council		

Signed: ……
Chairman
Date: ……

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