

**LITTLE MARLOW PARISH COUNCIL**

**Minutes** of the Planning Committee held on Monday 17<sup>th</sup> April 2023 at the Pavilion commencing at 16.00

**CONFIRMED**

<b>Present:</b> Cllr P Emmett (PE) - Chairman, Cllr V Morton (VM), Cllr S Kershaw (SK), Cllr S Goss (SG)		
Mrs J Murray, Parish Clerk		Members of the public present: Refer to sign in sheet
Minute Ref:	Agenda Item	Action
PC73/22	1. <b>To receive, and consider for approval, apologies for absence and reasons given</b> Cllr S Goss (SG)	
PC74/22	2. <b>Declarations of Interest – personal or prejudicial</b> None	
PC75/22	3. <b>Public participation – maximum 15 minutes</b> None	
PC76/22	4. <b>To approve Planning Committee Meeting minutes of 16th January 2023</b> The Council <b>RESOLVED</b> to accept the minutes and the Chairman duly signed the minutes.	
PC77/22	5. <b>To consider planning report:</b>  <div style="text-align: center;"><b>WEEKLY LIST OF PLANNING APPLICATIONS up to 21.02.2023</b></div> <p>Remove 1 limb which was damaged in storm to 1 x Cedar (T1) The Poplars Farm Road Bourne End Buckinghamshire SL8 5RB Ref. No: 23/05406/CTREE   Received: Fri 10 Feb 2023   Validated: Fri 10 Feb 2023   Status: Pending Consideration <u>LMPC Comment</u> Tree comment Submitted 28<sup>th</sup> February 2023</p> <p>Fell x 2 Ash Corner House The Avenue Bourne End Buckinghamshire SL8 5RD Ref. No: 23/05319/CTREE   Received: Fri 03 Feb 2023   Validated: Wed 08 Feb 2023   Status: Pending Consideration <u>LMPC Comment</u> Tree comment Submitted 21<sup>st</sup> February 2023</p> <p>Reduce the height and spread on the north side of the tree by up to 2m x 1 Common Horse Chestnut (T1) Well End Farm Marlow Road Bourne End Buckinghamshire SL8 5PJ Ref. No: 23/05253/CTREE   Received: Fri 27 Jan 2023   Validated: Fri 27 Jan 2023   Status: Pending Consideration <u>LMPC Comment</u> Tree comment Submitted 21<sup>st</sup> February 2023</p> <p>Application for approval of details subject to conditions 11 (renewable technologies), 15 (external lighting) and 21 (means of enclosure) of planning approval ref: 20/05167/FUL Hard To Find Farm Heath End Road Flackwell Heath Buckinghamshire HP10</p>	

9QH

Ref. No: 23/05210/ADRC | Received: Tue 24 Jan 2023 | Validated: Tue 24 Jan 2023 | Status: Pending Consideration

**LMPC Comment** LMPC has no objection Submitted 28<sup>th</sup> February 2023

Fell to ground level x 2 Ash (T1 & T3) and x 1 Oak (T2)

1 The Abbey The Avenue Bourne End Buckinghamshire SL8 5QX

Ref. No: 23/05205/CTREE | Received: Tue 24 Jan 2023 | Validated: Wed 25 Jan 2023 | Status: Pending Consideration

**LMPC Comment** Tree comment Submitted 1<sup>st</sup> February 2023

Certificate of lawfulness for proposed construction of single storey side and rear extensions

1 Fairfield Close Bourne End Buckinghamshire SL8 5PX

Ref. No: 23/05103/CLP | Received: Fri 13 Jan 2023 | Validated: Fri 13 Jan 2023 | Status: Pending Consideration

**LMPC Comment** The Clerk was requested to ask Buckinghamshire Planning Team to please advise on why this is a certificate of lawfulness, rather than planning application

Display of illuminated and non-illuminated signs to the exterior of the building comprising of 1 x new signwritten house name illuminated by 1 x trough light, 1 x new amenity board with A2 lockable postercase, 1 x new amenity board with chalkboard panel, 3 x new black acrylic horseshoes, 3 x new LED floodlights, 2 x new amenity boards with chalkboard panels, 1 x new brass lantern, 1 x new signwritten set, 2 x new trough lights to free standing V sign and 4 x new brass up/down lights

Three Horseshoes Wycombe Road Marlow Buckinghamshire SL7 3RA

Ref. No: 23/05302/ADV | Received: Thu 02 Feb 2023 | Validated: Thu 02 Feb 2023 | Status: Pending Consideration

**LMPC Comment** LMPC has no objection Submitted 28<sup>th</sup> February 2023

Householder application for erection of single storey front and single storey side extensions, extension to roof with insertion of 2 x front rooflights and 2 x rear dormers and insertion of 2 x rear dormers to garage roof.

Quoins The Close Bourne End Buckinghamshire SL8 5PE

Ref. No: 23/05286/FUL | Received: Tue 31 Jan 2023 | Validated: Thu 23 Feb 2023 | Status: Pending Consideration

**LMPC Comment** LMPC has no objection Submitted 28<sup>th</sup> February 2023

**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:**

Orchard Cottage The Avenue Bourne End Buckinghamshire SL8 5QY

Ref. No: 23/05024/CTREE | Received: Tue 03 Jan 2023 | Validated: Wed 04 Jan 2023 | Status: Not to make a Tree Preservation Order  
 Fell to ground level due to poor tree health x 1 Horse Chestnut Tree  
 The Sanctuary Abbotsbrook Bourne End Buckinghamshire SL8 5QS  
 Ref. No: 23/05001/TPO | Received: Sun 01 Jan 2023 | Validated: Tue 03 Jan 2023 | Status: Application Refused  
 See proposed tree works as per schedule  
 Westhorpe House Westhorpe Park Little Marlow Buckinghamshire  
 Ref. No: 22/08159/TPO | Received: Fri 25 Nov 2022 | Validated: Mon 12 Dec 2022 | Status: Application Permitted  
 Certificate of Lawfulness for proposed single storey rear extension with roof lantern  
 Westhorpe Cottage Westhorpe Farm Lane Little Marlow Buckinghamshire SL7 3RQ  
 Ref. No: 22/08146/CLP | Received: Thu 24 Nov 2022 | Validated: Mon 05 Dec 2022 | Status: Grant Certificate – Proposed Development  
 Certificate of lawfulness for proposed erection of 2m high wooden fence to boundary to replace existing conifer hedge  
 10 Burroughs Crescent Bourne End Buckinghamshire SL8 5NR  
 Ref. No: 22/07915/CLP | Received: Mon 31 Oct 2022 | Validated: Mon 28 Nov 2022 | Status: Refuse Certificate of Proposed Use  
 Householder application for construction of front porch  
 The Stables Well End Farm Marlow Road Bourne End Buckinghamshire SL8 5PJ  
 Ref. No: 22/07113/FUL | Received: Sat 30 Jul 2022 | Validated: Wed 31 Aug 2022 | Status: Application Withdrawn

To Note from Planning Committee Meeting 26<sup>th</sup> January 2023  
 Retention of Little Marlow Athletics Track including associated structures and car parking, and change of use from land formerly used for gravel extraction to 5 x grass football pitches

Wycombe District Athletics Complex Marlow Road Little Marlow Buckinghamshire SL7 3RS

Ref. No: 22/08176/FUL | Received: Tue 29 Nov 2022 | Validated: Fri 06 Jan 2023 | Status: Pending Consideration

**LMPC Comment** This council objects to this application primarily because it is incomplete but also for the following reasons:

1. Contrary to NPPF regulations for protection of Green Belt Land:
  - a) No evidence has been provided that the proposed football pitches will be available to local teams or even that any have been consulted.
  - b) The pitches shown are primarily for adult teams which would require changing and toilet facilities to meet Football Association regulations, juniors require smaller pitches of 30 x 40m to 50 x 75m.
  - c) No guarantees are offered to ensure the site will not be limited in future to private use only, for this reason we would like to see a legal agreement tying the facility to a local club.

	<p>d) No evidence is provided to prove the viability of this project.</p> <p>2. Totally inadequate assessment of traffic and travel:</p> <p>a) No travel assessment has been provided.</p> <p>b) No parking assessment provided.</p> <p>c) Pedestrian and cycle access from Marlow requires crossing the dangerous Westhorpe interchange.</p> <p>d) There are no public transport links to the site.</p> <p>3. Ecology and Trees checklist has been completed incorrectly:</p> <p>a) The checklist fails to mention that ground-nesting birds (including some red listed), badgers, bats and reptiles are found on the site.</p> <p>b) No Preliminary Ecological Appraisal or Phase 1 Habitat Survey have been included with the documentation for the application.</p> <p>4. The BNG calculation document does not include the relevant habitat condition assessments and is based on a September 2021 document that is now out of date.</p> <p>5. Some of the planning obligations associated with the Athletics Track application have still not been fulfilled and should be completed before considering further development including:</p> <p>a) Provision of network of permissive paths and cycleways.</p> <p>b) Car parking and toilets available to visitors to the Country Park.</p> <p>c) Creation of wildflower meadow to South of running track.</p> <p>Finally, Little Marlow Parish Council requests that this application be “called in” to committee for decision. Submitted 1<sup>st</sup> February 2023</p>	
<b>PC78/22</b>	<b>6.To consider response to Local Plan for Buckinghamshire request from Buckinghamshire Council</b> The Planning Committee recommended that full council review and feedback.	
<b>PC79/22</b>	<b>7. Items of Note</b> None	
<b>PC80/22</b>	<b>8.Notice of next meeting: 17<sup>th</sup> April 2023</b>	
There being no further business to be transacted the meeting was closed at 17.17		

**Abbreviations:**

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

Signed: .....  
Chairman  
Date: .....