

LITTLE MARLOW PARISH COUNCIL

Minutes of the Planning Committee held on Monday 27th February 2023 at the Pavilion commencing at 16.00

CONFIRMED

Present: Cllr P Emmett (PE) - Chairman, Cllr V Morton (VM), Cllr S Kershaw (SK), Mrs J Murray, Parish Clerk		
		Members of the public present: Refer to sign in sheet
Minute Ref:	Agenda Item	Action
PC73/23	1. To receive, and consider for approval, apologies for absence and reasons given Cllr S Goss (SG)	
PC74/23	2. Declarations of Interest – personal or prejudicial None	
PC75/22	3. Public participation – maximum 15 minutes None	
PC76/23	4. To approve Planning Committee Meeting minutes of 16th January 2023 The Council RESOLVED to accept the minutes and the Chairman duly signed the minutes.	
PC77/23	<p>5. To consider planning report:</p> <p style="text-align: center;">WEEKLY LIST OF PLANNING APPLICATIONS up to 21.02.2023</p> <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 28th 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 21st 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 21st 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 28th 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 1st 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 please advise on why this is a cert 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 28th 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 28th 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 26th 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 1st February 2023</p>	
PC78/23	6.To consider response to Local Plan for Buckinghamshire request from Buckinghamshire Council The Planning Committee recommended that full council review and feedback.	
PC79/23	7. Items of Note None	
PC80/23	8.Notice of next meeting: 17th April 2023	
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: