

LITTLE MARLOW PARISH COUNCIL

Minutes of the Planning Committee held on Monday 4th September 2023 at the Pavilion commencing at 16.30

CONFIRMED

Present: Cllr P Emmett (PE) - Chairman, Cllr S Goss (SG), Cllr V Morton (VM), Cllr R Start (RS), Mrs J Murray, Parish Clerk		
		Members of the public present: No attendees
Minute Ref:	Agenda Item	Action
PC95/22	1. To receive, and consider for approval, apologies for absence and reasons given Cllr S Kershaw (SK),	
PC96/23	2. Declarations of Interest – personal or prejudicial None	
PC97/23	3. Public participation – maximum 15 minutes None	
PC98/23	4. To approve Planning Committee Meeting minutes as part of Parish Council Meeting 10th July 2023 The Council RESOLVED to accept the minutes and the Chairman duly signed the minutes	
PC99/23	<p>5. To consider planning report:</p> <p style="text-align: center;"><u>Planning September 2023 Council Meeting</u></p> <p>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.</p> <p>LMPC resolved to apply the following comment to TPO/CTREE applications – Little Marlow Parish Council has no objection provided the work carried out is under the supervision of the Buckinghamshire Tree Officer.</p> <p>Buckinghamshire Council’s planning list can be found at: https://publicaccess.wycombe.gov.uk/idoxpa-web/search.do?action=weeklyList</p> <p style="text-align: center;">Buckinghamshire Council WEEKLY LIST OF PLANNING APPLICATIONS up to 30.09.2023</p> <p>Tree works as per schedule 1 The Abbey The Avenue Bourne End Buckinghamshire SL8 5QX Ref. No: 23/07090/CTREE Received: Mon 21 Aug 2023 Validated: Mon 21 Aug 2023 Status: Pending Consideration</p> <div style="border: 1px solid black; padding: 5px;"> <p><u>LMPC Comment</u> Little Marlow Parish Council has no objection provided the work carried out is under the supervision of the Buckinghamshire Tree Officer. Submitted 4th Sept 2023</p> </div> <p>Trim top and trim back sides by 0.5 metres x 2 Yew (T1 – T2) The Poplars Farm Road Bourne End Buckinghamshire SL8 5RB Ref. No: 23/07061/CTREE Received: Wed 16 Aug 2023 Validated: Wed 16 Aug 2023 Status: Pending Decision</p> <div style="border: 1px solid black; padding: 5px;"> <p><u>LMPC Comment</u> Little Marlow Parish Council has no objection provided the work carried out is under the supervision of the Buckinghamshire Tree Officer. Submitted 4th Sept 2023</p> </div>	

Tree works as per schedule
River Thatch The Avenue Bourne End Buckinghamshire SL8 5QU
Ref. No: 23/07063/CTREE | Received: Wed 16 Aug 2023 | Validated: Mon 21 Aug 2023 | Status: Pending Consideration

LMPC Comment Little Marlow Parish Council has no objection provided the work carried out is under the supervision of the Buckinghamshire Tree Officer. **Submitted 4th Sept 2023**

Certificate of lawfulness for proposed construction of raised switch room building, creation of internal access road and raising of bund walls
Electricity 33 11kV Substation Little Marlow Road Marlow Buckinghamshire
Ref. No: 23/07045/CLP | Received: Tue 15 Aug 2023 | Validated: Tue 15 Aug 2023 | Status: Pending Consideration

LMPC Comment Little Marlow Parish Council has no objection

Householder application for ground floor fenestration alterations and installation of new white aluminium double-glazed windows/glazed doors throughout the house

The Ford The Drive Bourne End Buckinghamshire SL8 5RE
Ref. No: 23/06951/FUL | Received: Wed 02 Aug 2023 | Validated: Mon 14 Aug 2023 | Status: Pending Consideration

LMPC Comment Little Marlow Parish Council has no objection **Submitted 4th Sept 2023**

Proposed non-material amendment to permission Householder application for demolition of existing garden room and construction of single storey side extension granted under planning ref: 19/07864/FUL

River Thatch The Avenue Bourne End Buckinghamshire SL8 5QU
Ref. No: 23/06922/MINAMD | Received: Mon 31 Jul 2023 | Validated: Mon 31 Jul 2023 | Status: Pending Consideration

LMPC Comment Little Marlow Parish Council has no objection

Householder application for construction of single storey front extension, garage conversion

Candlemas House Pump Lane North Little Marlow Buckinghamshire SL7 3RD
Ref. No: 23/06894/FUL | Received: Thu 27 Jul 2023 | Validated: Thu 27 Jul 2023 | Status: Pending Consideration

LMPC Comment Little Marlow Parish Council has no objection **Submitted 4th Sept 2023**

Householder application for single storey front extension with enlargement of driveway

24 Burroughs Crescent Bourne End Buckinghamshire SL8 5NR
Ref. No: 23/06881/FUL | Received: Wed 26 Jul 2023 | Validated: Wed 26 Jul 2023 | Status: Pending Consideration

LMPC Comment Little Marlow Parish Council has no objection **Submitted 4th Sept 2023**

Dismantle as since girdling the ivy it has become obvious that the trees are not in great health x 2 Sycamore (G2)

The Old Vicarage Church Road Little Marlow Buckinghamshire SL7 3RT

Ref. No: 23/06857/TPO | Received: Fri 21 Jul 2023 | Validated: Mon 24 Jul

2023 | Status: Pending Decision

LMPC Comment Little Marlow Parish Council are extremely concerned about the massive loss of trees on this site **Submitted 4th Sept 2023**

Take down to ground level x 1 Sycamore (T1)

Strathcona Sailing Club Road Bourne End Buckinghamshire SL8 5QS

Ref. No: 23/06821/CTREE | Received: Wed 19 Jul 2023 | Validated: Wed 19 Jul

2023 | Status: Pending Consideration

LMPC Comment Little Marlow Parish Council has no objection provided the work carried out is under the supervision of the Buckinghamshire Tree Officer.

Following on from Planning Committee held on Monday 10th July 2023

Erection of an outbuilding, decking, and the change of use of the outbuilding from residential (C3 use class) to mixed use in order to include the provision of a canine hydrotherapy pool (sui generis class) (retrospective)

14 Oakfield Road Bourne End Buckinghamshire SL8 5QN

Ref. No: 23/06122/FUL | Received: Mon 01 May 2023 | Validated: Wed 05 Jul

2023 | Status: Pending Consideration

LMPC Comment Following a site visit Little Marlow Parish Council has no objection **Submitted 4th Sept 2023**

Full planning permission for production space and supporting buildings for screen-based media and associated services/industries. The development of approximately 168,718 sqm GEA total floorspace comprising : sound stages, workshops , office accommodation, studio hub associated outdoor space such as backlots and unit bases; entrance structures and reception; security infrastructure, mobility hub; cafes; parking; bridge; incidental supporting buildings; associated infrastructure; public art; upgraded vehicular access onto Marlow Road; new cycle and pedestrian accesses; a new cultural/educational/recreational building; a new community building and associated landscaping, publicly accessible recreational land and ecological and environmental enhancements/habitat creation

Land Adjacent South Side Marlow Road And A404 Junction Westhorpe Park Little Marlow Buckinghamshire

Ref. No: 22/06443/FULEA | Received: Mon 23 May 2022 | Validated: Tue 21

Jun 2022 | Status: Pending Consideration

LMPC Comment Final comment to be resolved upon by full council

Little Marlow Parish Council letter of objection to 22/06443/FULEA |:
(submitted on 10th October 2023)

Following on from consultee submissions on 1st August 2022 and 12th May 2023 Little Marlow Parish Council are submitting and reiterating their original objections to planning application 22/06443/FULEA.

Having consulted further with local residents, reviewed recent planning updates and discussed additional plans with the applicants Little Marlow Parish Council continue to object to the planning application.

Little Marlow Parish Council letter of objection (submitted on 9th May 2023)

AMENDED/ADDITIONAL PLANS:

Little Marlow Parish Council would like to add to the original objections and raise concerns about the new roundabout and access to Westhorpe. The Parish Council would like to see a transport assessment.

Little Marlow Parish Council letter of objection to: (submitted on 1st Aug 2022)

22/06443/FULEA | Full planning permission for production space and supporting buildings for screen-based media and associated services/industries. The development of approximately 168,718 sqm GEA total floorspace comprising : sound stages, workshops , office accommodation, studio hub associated outdoor space such as backlots and unit bases; entrance structures and reception; security infrastructure, mobility hub; cafes; parking; bridge; incidental supporting buildings; associated infrastructure; public art; upgraded vehicular access onto Marlow Road; new cycle and pedestrian accesses; a new cultural/educational/recreational building; a new community building and associated landscaping, publicly accessible recreational land and ecological and environmental enhancements/habitat creation | Land Adjacent South Side Marlow Road And A404 Junction Westhorpe Park Little Marlow Buckinghamshire.

The site is designated as Green Belt in the National Planning Policy Framework (NPPF) and part of the Little Marlow Lakes Country Park in the Wycombe District Local Plan.

Section 138 of the NPPF should stop unrestricted sprawl of built-up areas, prevent neighbouring towns from merging, safeguard the countryside and preserve the setting and special character of historic towns, all of which would be contravened.

The Wycombe District Local Plan (which is extant for this area) states in policy RUR4 that the Little Marlow Lakes Country Park is allocated for outdoor recreation and only developments for environmental improvements should be allowed that also provide safe access for pedestrians, cyclists and disabled users from Marlow and Bourne End. It stipulates that developments which have any adverse effect on the amenities of the area or prejudice the function as a Country Park are not permitted. Large industrial buildings over 20m high would destroy every element of this.

There are no Very Special Circumstances to justify the harm to the Green Belt:

i) the economic benefits are based on values for the whole of the film industry including distribution and marketing not just production, the employment figures do not stack in an area where there are currently 67059 jobs on Indeed.com and there is definitely no increase in accessibility because the development will remove many existing deemed rights of way that currently exist over large parts of the site.

ii) the claimed gains in biodiversity are irrelevant especially as the applicant is suggesting offsetting this and no site has yet been identified and could not possibly be close enough to relocate what is present now including a huge population of protected flora and fauna including bats, newts, badgers and rare orchids and stoneworts.

The development will dramatically damage the Visual Amenity of the area, most significantly around the Westhorpe Park Homes conurbation but also from an enormous area of the Chiltern Area of Outstanding Natural Beauty which according to the 2019-24 management plan should be protected from visual impact by any new developments.

This land also includes the Grade 2 Listed Westhorpe House and Park where the setting of historic parkland makes a significant contribution to its Heritage asset (para 180-208 NPPF) and this would be destroyed by the development.

The increase in traffic movements quoted as being around 2000 vehicles per day will completely overpower the Local Traffic Network which is already over capacity at certain times of day and will further reduce the Air Quality in Marlow which is already described as poor at times, hence the objection from Highways. It should be noted that the present proposed mitigation measures are totally unworkable and are based on untried and untested modelling.

The applicant has not shown evidence that significant effort has gone in to identifying alternative sites and has confined the search to within the West London Cluster which is contrary to the National Industry Strategy 2017 and Creative Industry Sector Deal 2018 whereby Government policy is to spread the media industry to other parts of the country in line with the Government's levelling up strategy. In fact the economic benefits to both Bucks and the UK are not proven to be dependent on being so close to this cluster.

Removal of such a large area of open space will also create a huge increase in the flood risk and has caused the objection by the LLFA. Little Marlow Parish Council therefore request that this application is refused.

If the Council are minded to approve this application LMPC requests that the following Mitigation measures are considered.

Proposed Mitigation Measures

High Priority

1. Increasing the area of the Little Marlow Lakes Country Park under public ownership to accelerate its development.
 - a. The purchase of the 2 riverside meadows currently owned by Westhorpe Farm (marked A1 and A2)
 - b. The purchase of the land to the East of the running track owned by Follets (marked B)
 - c. Transfer of land ownership of Plots 4 & 5 from Dido Properties Ltd to BC to enable Net Biodiversity Gain to be realised on-site.



2. Enhancing access and safety at the principal entrance to the Country Park
 - a. The creation of a mini-roundabout at the entrance to Muschallik Road and School Road
 - b. The surfacing and widening of Muschallik Road
 - c. The creation of a carpark for up to 80 cars in the disused quarry area to the North of Spade Oak Lake
 - d. Creation of a footpath from the quarry area to the riverside area A1

- e. The creation of a drop-off/pick-up point for Little Marlow School
- 3. Creating amenities for visitors to the Country Park in the disused quarry area to the North of Spade Oak Lake
 - a. Visitor and Education Centre
 - b. Café
 - c. Administrative office & Ranger/Volunteer facility
 - d. Public toilets
 - e. Children's Play Area (Natural Play)
 - f. Forest School
 - g. Services Infrastructure (water/electricity)
- 4. Providing an alternative access road for the Westhorpe area residencies via Westhorpe Farm Road
- 5. Improving access to the Riverwoods Open Space/picnic area of the Country Park
 - a. Access road
 - b. Parking for 25 cars
- 6. The provision of recreational facilities in the Follets land (marked B)
 - a. Expansion of public carpark at running track
 - b. Creation of a bike park (eg BMX and/or off-road cycle training track)
 - c. Creation of a pitch and put course with associated facilities
 - d. Creation of a natural play park for children
- 7. The provision of recreational facilities in the in the riverside meadows (marked A1 and A2)
 - a. Natural play park
 - b. Picnic facilities
 - c. Adult well-being area
- 8. Improvements to biodiversity
 - a. Enhancements to hedgerows in the area
 - b. Riverbank restoration at Spade Oak Meadow (A3)
 - c. Creation of new wetland habitats in the riverside meadows (marked A1, A2 and A3)
 - d. Miscellaneous new plantings and habitats

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:

Reduce all round by up to 2 metres to contain x 1 Yew (T2)

Heronsgate The Avenue Bourne End Buckinghamshire SL8 5RD

Ref. No: 23/06722/CTREE | Received: Thu 06 Jul 2023 | Validated: Thu 06 Jul 2023 | Status: Not to make a Tree Preservation Order

3m crown reduction and a crown lift of the smaller lower branches x 1 Oak

Corner House The Avenue Bourne End Buckinghamshire SL8 5RD

Ref. No: 23/06667/CTREE | Received: Mon 03 Jul 2023 | Validated: Tue 04 Jul 2023 | Status: Not to make a Tree Preservation Order

Householder application for construction of single storey rear extension following demolition of existing conservatory, new front porch following demolition of existing porch

Penny Breeze Sailing Club Road Bourne End Buckinghamshire SL8 5QS

Ref. No: 23/06641/FUL | Received: Wed 28 Jun 2023 | Validated: Wed 28 Jun 2023 | Status: Application Permitted

Proposed non-material amendment to permission Householder application for partial conversion of and insertion of 4 x rooflights to existing detached garage at ground and first floor level to create lobby/home office granted under planning ref: 22/06000/FUL

The Ostlers 5 Spade Oak Farm Coldmoorholme Lane Bourne End Buckinghamshire SL8 5PS

Ref. No: 23/06617/MINAMD | Received: Mon 26 Jun 2023 | Validated: Mon 26

	<p>Jun 2023 Status: Application Permitted Householder application for the replacement of the existing flat roof with a new pitched roof incorporating a dormer (previously approved under reference 20-06541FUL), the erection of a ground floor front extension, conversion of the existing garage, external rendering and alterations to the fenestration Fern Side Fern Lane Little Marlow Buckinghamshire SL7 3SD Ref. No: 23/06572/FUL Received: Mon 19 Jun 2023 Validated: Mon 19 Jun 2023 Status: Application Refused Application for approval of details subject to condition 8 (whole-life drainage maintenance plan) of planning approval ref: 20/O5167/FUL Hard To Find Farm Heath End Road Flackwell Heath Buckinghamshire HP10 9QH Ref. No: 23/06545/ADRC Received: Thu 15 Jun 2023 Validated: Thu 15 Jun 2023 Status: Permit – detail Reserved by Condition Householder application for construction of single storey front extension and part garage conversion Holly Cottage Chapman Lane Bourne End Buckinghamshire SL8 5PA Ref. No: 23/06540/FUL Received: Wed 14 Jun 2023 Validated: Wed 14 Jun 2023 Status: Application Permitted Householder application for demolition of existing aluminium framed lean to greenhouse attached to a rear boundary wall and construction of timber framed and clad garden shed Clarence Cottage Marlow Road Bourne End Buckinghamshire SL8 5PL Ref. No: 23/05548/FUL Received: Thu 23 Feb 2023 Validated: Thu 23 Feb 2023 Status: Application Permitted Householder application for construction of single storey front and rear extensions and detached outbuilding Cart Barn Pump Lane North Little Marlow Buckinghamshire SL7 3RD Ref. No: 23/05409/FUL Received: Mon 13 Feb 2023 Validated: Mon 13 Feb 2023 Status: Application Permitted 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: Application Withdrawn Householder application for construction of single storey rear extension with roof lantern, and carport, replacing existing first floor casement windows with sash windows, internal staircase alterations and garage conversion to habitable accommodation Storrs Church Road Little Marlow Buckinghamshire SL7 3RZ Ref. No: 22/08065/FUL Received: Tue 15 Nov 2022 Validated: Tue 15 Nov 2022 Status: Application Permitted Listed building consent for construction of single storey rear extension with</p>	
--	--	--

	<p>roof lantern, and carport, replacing existing first floor casement windows with sash windows, internal staircase alterations and garage conversion to habitable accommodation</p> <p>Storrs Church Road Little Marlow Buckinghamshire SL7 3RZ Ref. No: 22/08066/LBC Received: Tue 15 Nov 2022 Validated: Tue 15 Nov 2022 Status: Application Permitted</p> <p>Construction of 1 x 4-bed residential dwelling with associated access, parking and hard/soft landscaping. Construction of two storey detached outbuilding consisting of 2 x parking spaces, workshop and storage to first floor and associated works</p> <p>The Cottage Marlow Road Bourne End Buckinghamshire SL8 5PL Ref. No: 21/08191/FUL Received: Thu 28 Oct 2021 Validated: Tue 09 Nov 2021 Status: Permission with Planning Obligation</p>	
PC100/23	6. To note communication from Buckinghamshire Councillor reference Marlow Film Studio application Noted	
PC101/23	7. Notice of next meeting: 30th October 2023	
There being no further business to be transacted the meeting was closed at 17.01		

Abbreviations:

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

Signed:
Chairman
Date: