



South Buckinghamshire Area Planning Committee minutes

Minutes of the meeting of the South Buckinghamshire Area Planning Committee held on Tuesday 15 March 2022 in Amersham Council Chamber, King George V House, King George V Road, Amersham HP6 5AW, commencing at 2.30 pm and concluding at 5.15 pm.

Members present

T Egleton, D Anthony, M Bracken, T Broom, S Chhokar, P Griffin, Dr W Matthews and A Wheelhouse

Others in attendance

K Allnutt, L Dolan, L Hornby, M Houska, L Peplow, R Regan, P Rhymes, B Robinson and K Stubbs

Apologies

G Hollis and G Sandy

Agenda Item

1 **Declarations of Interest**

Councillor T Egleton: Application PL/21/1238/FA. Declared a personal interest due to being acquainted with the speaker who would be speaking in objection to the application. He also declared that he had an open mind, would listen to the debate and make a decision once the debate was over.

2 **Minutes**

The minutes of the meeting held on Tuesday 15 February were agreed as an accurate record.

3 **PL/21/2556/FA - Burnham Football Club, Wymers Wood Road, Burnham, Buckinghamshire, SL1 8JG**

Installation of new lighting on existing columns and increased hours of usage of floodlights.

Members voted in favour of the motion to refuse the application for the reason stated below:

- 1) The intensification of the use of the site, as a result of the proposed increase in the use of the floodlights, would lead to unacceptable noise impacts to the detriment of the residential amenities of surrounding properties. As such, the proposal was contrary to policy EP3 of the South Bucks District Local Plan and Section 12 of the NPPF.

It was proposed by Councillor T Broom and seconded by Councillor S Chhokar.

Resolved: that the application be refused for the reasons stated above.

4 PL/21/1238/FA - Wrango Cottage, Village Road, Denham, Buckinghamshire, UB9 5BE

Demolition of existing bungalow and garage (unlisted building in a conservation area), erection of a new dwelling and a new drive.

This application was the subject of a site visit.

Members voted in favour of a motion to grant conditional permission subject to conditions. The vote was defeated.

Members then voted in favour of the motion to refuse the application for the reason of

- 1) The application site was located within the Metropolitan Green Belt as defined in the South Bucks District Local Plan (adopted March 1999) and within the Green Belt there was a presumption against development other than for a limited number of specified exceptions or in very special circumstances. The proposed replacement dwellinghouse, by virtue of the form, size and scale, including basement with sunken terrace, would be materially larger than the existing dwellinghouse on the site. The proposal therefore did not fall within any of the categories of specified exceptions for development within the Green Belt and as such the proposed development constituted inappropriate development which, by definition, was harmful to the Green Belt. No very special circumstances existed in this case sufficient to warrant an exception to Green Belt policy. As such the proposal is contrary to policies GB1 and GB11 of the South Bucks District Local Plan (adopted March 1999) and section 13 (Protecting Green Belt Land) of the NPPF (2021).
- 2) The proposed replacement dwelling, by virtue of its design and orientation would adversely impact upon the setting of the Denham Village Conservation Area and the Grade II listed dwelling 'Wrango Hall' opposite the site. The public benefits of the scheme did not outweigh the harm that would be caused to the setting of the listed building and conservation area. As such, the proposal was contrary to policy CP8 of the South Bucks Core Strategy (adopted February 2011), and the provisions of the NPPF (2021).

Speaking on behalf of Denham Parish Council: Councillor A Head

Speaking in objection: Mr N Horner

Speaking as the agent for the applicant: Mr D Parker

It was proposed by Councillor S Chhokar and seconded by Councillor T Broom

Resolved: that the application be refused for the reasons stated above.

5 PL/21/4226/FA - 10 Upper Road, Higher Denham, Denham, Buckinghamshire, UB9 5EJ

Demolition of existing bungalow and 2 outbuildings and erection of 2 dwellings, 2 cycle sheds and 2 bin stores and associated hardstanding and landscaping.

This application was the subject of a site visit.

Members voted in favour of the motion to conditional permission subject to the conditions as laid out in the officer's report.

Speaking on behalf of Denham Parish Council: Councillor A Head

Speaking in objection: Mr P Bryant

Speaking as the applicant: Mr G Malhi

It was proposed by Councillor T Egleton and seconded by M Bracken

Resolved: that the application be approved subject to conditions.

6 Date of Next Meeting

Tuesday 12 April 2022 at 2.30pm.

7 Availability of Members Attending Site Visits (if required)

Resolved: that in the event it was necessary to arrange site visits on Monday 11 April 2022 in respect of the agenda for the meeting on Tuesday 12 April 2022, the following Members be invited to attend.

Councillors: T Egleton, D Anthony, M Bracken, T Broom, S Chhokar, P Griffin, G Hollis, W Matthews, G Sandy and A Wheelhouse.

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