



# South Buckinghamshire Area Planning Committee minutes

Minutes of the meeting of the South Buckinghamshire Area Planning Committee held on Tuesday 25 July 2023 in Amersham Council Chamber, King George V House, King George V Road, Amersham HP6 5AW, commencing at 2.30 pm and concluding at 5.10 pm.

## Members present

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

## Others in attendance

B Dadi, R Regan, B Robinson and I Severn

## Apologies

G Hollis

## Agenda Item

### 1 **Declarations of Interest**

There were none.

### 2 **Minutes**

The minutes of the meeting held on the 27 June were agreed as an accurate record.

### 3 **PL/22/3562/FA - Boveney Court Farm, Boveney Road, Dorney, Buckinghamshire, SL4 6QG**

Demolition of open sided barn; conversion, alteration and change of use of existing buildings to Use Class C3 to provide 7 residential units and construction of 5 new residential units; hard and soft landscaping, attenuation pond, bin and cycle stores, car parking, infrastructure and associated works.

This application was the subject of a site visit.

Members noted the Update.

After a full debate Members voted in favour of the motion to refuse the application on the following grounds:

1. The application site is located within the Metropolitan Green Belt wherein there is a general presumption against inappropriate development except in very special circumstances. The proposed development, by virtue of the increase in built form on the site, the increase in the number of buildings, and the bulk and massing of the new buildings, would cause substantial harm to the openness of the Green Belt spatially and visually, including when viewed from across the adjacent fields. The proposed development therefore fails to meet any of the exceptions for development allowed in the Green Belt, and as such constitutes inappropriate development within the Green Belt, which by definition is harmful. Harm is therefore caused to the Green Belt by virtue of its inappropriateness, and substantial reduction in its openness. The NPPF sets out that substantial weight should be given to any harm to the Green Belt. No very special circumstances have been advanced that clearly outweigh the harm that would be caused to the Green Belt by reason of inappropriateness and a reduction in openness. As such the proposal is contrary to policy GB1 of the South Bucks District Local Plan (adopted March 1999) and section 13 (Protecting Green Belt Land) of the NPPF.
2. The application site predominantly falls within the Boveney Conservation Area. The Boveney Conservation Area Document notes that Boveney has a tranquil rural character and seems to be almost untouched by the development that has spoilt similar settlements. Furthermore, it highlights that the hamlet has a rural, low density character which is worthy of preservation. The size of the proposed development, including the number of dwellings and its overall density, would be out of character within the context of the rural, low density character of the existing hamlet and it would therefore fail to preserve or enhance the character and appearance of the Boveney Conservation Area. The public benefits of the scheme do not outweigh the harm that would be caused to the conservation area. As such, the proposal is contrary to policies EP3, and C1 of the South Bucks District Local Plan (adopted March 1999), CP8 of the South Bucks Core Strategy (adopted February 2011), and the provisions of the NPPF.
3. The NPPF seeks the provision of affordable housing provision on residential development where 10 or more homes will be provided. Core Policy 3 of the South Bucks District Core Strategy (2011) seeks to secure at least 40% of a development to be provided in the form of units of affordable accommodation, unless it is clearly demonstrated that this is not economically viable. In the absence of a suitable legal agreement to secure an appropriate affordable housing contribution, the proposal would be contrary to the aims of the NPPF and Core Policy 3 of the South Bucks District Council Core Strategy (2011).

Speaking on behalf of Dorney Parish Council: Cllr J Dax

Speaking in objection: Mr W Dax

Speaking as the agent on behalf of the applicant: Ms E Andrews

**It was proposed by Councillor G Sandy and seconded by Councillor S Chhokar.**

**Resolved: that the application be refused on the grounds as laid out above.**

- 4 PL/22/3993/FA - Dukes Kiln Farm, Windsor Road, Gerrards Cross, Buckinghamshire**  
Conversion of agricultural building into dwellinghouse including external and internal alterations, alterations to access, entrance gate and associated boundary fencing and laying of hardstanding.

This application was the subject of a site visit.

Members noted the Update including the replacement of Condition 7 with two alternative conditions relating to tree protection during the duration of works.

Members voted in favour of the motion, in accordance with the Officer recommendation, to defer and delegate the application to the Director of Planning and Environment to grant planning permission subject to the conditions set out in this report and any others which he considers appropriate and the satisfactory completion of a Planning Obligation to secure a SAMMs payment for the Burnham Beeches Special Area of Conservation, and subject to an additional condition relating to hardstanding materials to be agreed with the Chairman prior to commencement. Or to refuse planning permission if a satisfactory Planning Obligation cannot be completed for the appropriate reasons relating to the impacts on Burnham Beeches Special Area of Conservation.

Speaking in objection: Mr C Costello

Speaking in support: Mr M Wickham

Speaking as the agent for the applicant: Mr R Turnbull

**It was proposed by Councillor M Bracken and seconded by Councillor R Griffin.**

**Resolved: that the application be deferred and delegated to the Director of Planning and Environment subject to the above.**

- 5 Date of Next Meeting**

Tuesday 22 August 2023 at 2.30pm

- 6 Availability of Members Attending Site Visits (if required)**