



# Buckinghamshire Council

## South Buckinghamshire Area Planning Committee

### Minutes

**MINUTES OF THE MEETING OF THE SOUTH BUCKINGHAMSHIRE AREA PLANNING COMMITTEE HELD ON TUESDAY 1 SEPTEMBER 2020 VIA MICROSOFT TEAMS, COMMENCING AT 2.30 PM AND CONCLUDING AT 4.24 PM**

#### **MEMBERS PRESENT**

T Egleton (Chairman) D Anthony, M Bradford, S Chhokar, B Gibbs, P Griffin, G Hollis, M Lewis, Dr W Matthews and R Reed

#### **Agenda Item**

**1 APOLOGIES FOR ABSENCE**

There were no apologies for absence.

**2 DECLARATIONS OF INTEREST**

There were no declarations of interest.

**3 MINUTES**

The minutes of the meeting held on 4 August 2020 were agreed as an accurate record.

**4 PL/19/4159/FA - THE LEA, WESTERN AVENUE, DENHAM, BUCKINGHAMSHIRE, UB9 4NA**

Proposal: Erection of crematorium, dining hall and widening of access road with associated landscape and biodiversity enhancements.

#### **Notes:**

- The Case Officer updated the Committee on developments since agenda publication. There had been additional representations from the adjoining land owner that didn't raise further valid planning considerations. It was confirmed the LPA was satisfied notice has been served. Comments had been submitted from Highways England seeking reassurance regarding the stopping up of the A40 access road, it was noted that the Planning application was being considered using access from Denham drive. Comments had been submitted by Colne Valley, it was noted that financial contributions are to be made to Colne Valley, they requested contributions occur on commencement of construction, it was agreed with the applicant that contributions be staggered. The Urban designer submitted comments commending the quality and design of the development.
- The first line of condition 28 on page 54 was amended to remove "Prior to occupation of

the crematorium and dining hall hereby permitted,” and replace with “Prior to commencement of above ground works,”.

- Members recommended refusal based on the following: That insufficient evidence based research had been submitted to demonstrate that there is not capacity elsewhere to accommodate the proposed crematorium facility. The proposed development constitutes inappropriate development within the Green Belt and that harm is caused to the Green Belt by way of reduction in its openness. That the proposal had not demonstrated very special circumstances to clearly outweigh the harm to the Green Belt. That 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.
- Speaking on behalf of Denham Parish Council: Councillor Alan Head.
- Speaking as a supporter: Lord Gadhia.
- Speaking on behalf of the objectors: Ms Kate Robertson.
- Speaking as the Agent: Mr Kevin Smith.

**It was proposed by Councillor W Matthews, seconded by Councillor M Lewis and RESOLVED:**

- **That planning permission be refused on the grounds that insufficient evidence based research had been submitted to demonstrate that there is not capacity elsewhere to accommodate the proposed crematorium facility. The proposed development constitutes inappropriate development within the Green Belt and that harm is caused to the Green Belt by way of reduction in its openness. That the proposal had not demonstrated very special circumstances to clearly outweigh the harm to the Green Belt. That 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.**