

Minutes of the PLANNING Committee Meeting Tuesday 1 February 2022 at 7:00pm in Parish Council Office, Village Rd, Denham, UB9 5BN

Councillors	Cllr A Head (AWH) - Chair	Cllr S Sproul (SS)
	# Cllr E Austin (EA)	Cllr J Walsh (JW)
	# Cllr ME Hagon (MEH)	Cllr S Williams (SW)
	Cllr M Heath (MH)	Cllr P Bass (PB) (Unitary)
Clerk	Jagjit Brar	# = Apologies received

Item no	Agenda Item	Action
220201/01	Apologies for Absence	
220201/02	Declarations of Interest Cllr PB declared that he is a member of the Strategic Sites committee if there is discussion	
220201/03	Minutes of last Planning Committee ACTION – Clerk to circulate Gambling Consultation ACTION – Clerk to enquire regarding speed of decision on Bluebell House	Clerk Clerk
220201/04	Planning Applications for Comment: a) PL/21/4840/VRC - Shell Denham, North Orbital Road, Denham Green, UB9 5EY - Variation of conditions 4 (lighting) and 7 (approved plans) of planning permission PL/21/1214/FA (Single storey rear extension to the petrol station sales building, removal of jet wash and car wash, reconfiguration of parking bays, addition of 4 electric vehicle charging bays, new plant and associated works) to allow change to parking layout and associated lighting, and addition of seating area Comments: <i>Objection to the installation of seating, there is a history of anti-social behaviour in the area which could be encouraged. The lighting, though necessary it must be directed to the areas of use to ensure that there is no disturbance to local residents.</i> b) PL/21/4764/FA - Milestone Cottage, 82 Oxford Road, New Denham, UB9 4DW - Construction of vehicular access. Comments: <i>The Parish Council will wait for Officers to reply to the request from Cllr PB to call the application in to South Bucks Planning Committee (SBPC).</i> c) PL/21/4633/FA - Kingcup Farm, Willetts Lane, UB9 4HE - Temporary Change of Use of building and ancillary yard to commercial workshops and storage (Classes B2 & B8) (retrospective) for a period of three years Comments - <i>The Council believes there are no special circumstances that would warrant this development within the Greenbelt. The site is unsuitable for commercial industrial use.</i> d) PL/21/4634/FA - Kingcup Farm, Willetts Lane, UB9 4HE - Temporary three year change of use to a commercial open storage yard (Use class B8) (retrospective) Comments: <i>The Council believes there are no special circumstances that would warrant this development within the Greenbelt. The site is unsuitable for commercial industrial use.</i>	

	<p>e) PL/22/0021/FA - Rushden, 1 Ford End, Denham, Buckinghamshire, UB9 5AL - Single storey rear extension and first floor side extension above the garage and 3 rear dormer windows Comments: <i>The Parish Council objects to an increase of over 50% in the footprint of the original building. We would advise a revision of the plans as granting permission on the submitted plans would set a precedent for allowing developments larger than stipulated in planning policy.</i></p> <p>f) PL/21/4908/FA - Buckinghamshire Golf Club, Denham Court Drive, UB9 5PG - Erection of a starters hut, halfway house and two access gates. Comments: Strong Objection against the gates on Denham Avenue. Clerk and Alan Head to formulate full response and reasons for call in to SBPC</p> <p>g) PL/22/0158/FA - Bramley Cottage, Ash Green, New Denham, UB9 4EJ - Erecting of an outbuilding with a use ancillary to the main dwelling Comments: <i>No objection</i></p> <p>h) PL/22/0129/FA - 9 Hawthorn Drive, New Denham, UB9 4AJ - First floor and roof extensions to existing bungalow to form living space in the roof, including raising the overall height of the roof including two front dormers and one side dormer, single storey side extension, front porch extension and two bay windows to front elevation Comments: <i>No objection</i></p> <p>i) PL/22/0172/FA & PL/22/0173/HB - Buckinghamshire Golf Club, Denham Court Drive, UB9 5PG - Listed Building Consent & Extension and alterations to clubhouse including single storey extension to create a new entrance area with lockers, pro shop, orangery, reception and lounge area. Reconfiguration of ground, mezzanine and first floor areas, conversion of detached refuse building to a swing studio, changes to windows and doors and alterations to the vehicle/servicing drop off area with driveway resurfacing. Comments: <i>No objection</i></p> <p>j) PL/22/0257/FA - The Manor House, Village Road, UB9 5BN - Single storey rear extension Comments: <i>No objection</i></p>	AWH Clerk
220201/05	<p><u>Permitted Development Applications for Comment:</u></p> <p>a) PL/22/0164/SA - 8 Savay Lane, UB9 5NH - Certificate of lawfulness for proposed vehicular access and replacement of hardstanding Comments: <i>No objection but would advise a semi-permeable surface to allow drainage of surface water</i></p> <p>b) PL/22/0183/PNE - 36 Lower Road, Higher Denham, UB9 5EB - single storey rear extension (depth extending from the original rear wall of 7.98 metres, maximum height 3.4 metres, eaves height 2.9 metres) Cmments: <i>No objection</i></p> <p>c) PL/22/0217/SA - 41 Lindsey Road, Denham, UB9 5BW - proposed loft conversion with rear dormer and two front roof lights Comments: <i>No objection</i></p>	
220201/06	<p>Applications called to South Bucks Planning Committee – To Note</p> <ul style="list-style-type: none"> ▪ PL/21/4764/FA - Construction of vehicular access Milestone Cottage 82 Oxford Road New Denham (Called in by Cllr P. Bass) 	

	ACTION – Clerk to keep a list of called in applications on the Agenda It was AGREED by all members to call in application PL/21/4908/FA	Clerk Clerk & AWH																								
220201/07	Southlands Road Issues: Cllr AWH advised that Cllr EA has been passed over the research started by the Clerk, and will report back to the next Planning meeting																									
220201/08	Denham Car Centre – Tatling End - Cllr MH advised that SORN cars can be reported to the Police if on the road - Cllr PB advised that as Unitary Councillor he has already taken the following steps: 1. Environmental Health – Oil spillage 2. Trading Standards – for working on the road 3. Residents Parking – if residents in Skylark Way wish to proceed ACTION – Clerk to contact the police and Trading standards regarding the illegal cars on road ACTION – Respond back to the concerned resident copying in Cllr WD	Clerk Clerk																								
220201/09	Bucks Planning & Environment Meeting – To Note																									
220201/10	Ongoing Planning Issues and Application Monitoring <ul style="list-style-type: none"> ▪ Soin Lounge <ul style="list-style-type: none"> - Application has been submitted for reduced hours, Cllr GH has advised officers to look into the history of the site. ▪ Pinewood Liaison Group <ul style="list-style-type: none"> - Cllr AWH advised that the decision to approve the development will have an impact on traffic in Denham. - Cllr PB advised that there will be mitigation from this project ▪ SSSI Old Rectory Lane <ul style="list-style-type: none"> - Cllr GH is pushing the issue with the landowner ▪ M25 Service Stations ▪ Chantry Park Development – GX/Chalfont St Peter <ul style="list-style-type: none"> - To be discussed at the next meeting 																									
220201/11	Correspondence <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Date</th> <th style="text-align: center;">From</th> <th style="text-align: center;">Correspondence</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">27/1/22</td> <td>BMKALC</td> <td>Planning & Environment Slides</td> </tr> <tr> <td style="text-align: center;">26/1/22</td> <td>Cllr P Bass</td> <td>PL/21/4764/FA</td> </tr> <tr> <td style="text-align: center;">26/1/22</td> <td>Cllr S Williams</td> <td>Southlands Road</td> </tr> <tr> <td style="text-align: center;">25/1/22</td> <td>Planning Policy</td> <td>Local Plan Questionnaire</td> </tr> <tr> <td style="text-align: center;">24/1/22</td> <td>M. Paice</td> <td>Denham Car Centre</td> </tr> <tr> <td style="text-align: center;">20/1/22</td> <td>Cllr G Hollis</td> <td>SSSI – Old Rectory Lane</td> </tr> <tr> <td style="text-align: center;">12/1/22</td> <td>Future LuToN</td> <td>Parish Briefings</td> </tr> </tbody> </table>	Date	From	Correspondence	27/1/22	BMKALC	Planning & Environment Slides	26/1/22	Cllr P Bass	PL/21/4764/FA	26/1/22	Cllr S Williams	Southlands Road	25/1/22	Planning Policy	Local Plan Questionnaire	24/1/22	M. Paice	Denham Car Centre	20/1/22	Cllr G Hollis	SSSI – Old Rectory Lane	12/1/22	Future LuToN	Parish Briefings	
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220201/12	Date and Time of Next Meeting – Tuesday 1 March 2022 at 7pm in the Parish Council Office																									

Jagjit Brar – Clerk
01 February 2022