

Minutes of the PLANNING Committee Meeting Tuesday 1 March 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	Minutes	Action
220301/01	Apologies for Absence See above	
220301/02	Declarations of Interest None	
220301/03	Minutes and Actions of last Planning Committee <ul style="list-style-type: none"> ▪ ACTION – Clerk to chase call in for Bucks Golf Club Gate application ▪ ACTION – Clerk to follow up with Trading Standards and Environmental Health with regards the Denham Car Centre 	Clerk Clerk
220301/04	Planning Applications for Comment: <p>a) PL/22/0167/VRC - Uxbridge Business Park, Oxford Road - Variation of condition 15 (approved plans) of application PL/20/2938/VRC relating to variations of the original planning permission PL/19/0938/FA (Erection of 4 no. single storey decks to form 270 additional spaces within the car parking areas of Plots 1, 2, 3 and 4 Uxbridge Business Park with associated landscaping and infrastructure.) to allow for alterations to the layout of the parking decks to Plots 1, 2, 3 and 4 and new lighting totems Comments: <i>No objection</i></p> <p>b) PL/22/0235/FA - 29 Green Tiles Lane, Denham Green, UB9 5HU - Single storey rear extension Comments: <i>No objection</i></p> <p>c) PL/21/2061/FA - Denham Aerodrome, The Bungalow and Site Adjacent To Car Park 2 , Hangar Road, UB9 5DF - Demolition of the existing bungalow and outbuilding, proposed new dwelling on land further to the West, adjacent to Car Park 2 and fronting Hangar Road The application has now been amended in the following way: Removed the proposed car port on site Comments: <i>Objection, the Parish Council standby our previous comments</i></p> <p>d) PL/22/0053/PADBN - Prior approval for proposed demolition of buildings and construction of new dwellinghouses in their place (Schedule 2, Part 20, Class ZA) Location: 1 Oxford Road, New Denham, UB9 4DA, Proposal: Prior Notification under Class ZA of Part 20, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (Amended) - proposed demolition of building and construction of 4 flats. Comments: <i>No objection however we advise that the local infrastructure is reviewed as there is significant residential development within close proximity with no planned improvements to the local road network. The Parish Council have reviewed this application and have no objection however we advise that the local infrastructure is reviewed as there is</i></p>	

significant residential development within close proximity with no planned improvements to the local road network.

- e) **PL/22/0336/EU** - Lawful development certificate for an existing use or operation or activity including those in breach of a planning condition. Kingcup Farm, Willetts Lane, UB9 4HE, Proposal: Certificate of lawfulness for existing the laying of hardcore and other materials to create hardstanding

Comments: *Objection, this application it is overdevelopment within the greenbelt. The Parish Council believe that this application is a precursor to development within the greenbelt.*

The Parish also feel that there are no exceptional circumstances to allow for this development and believe it could possibly lead to a future commercial development within the greenbelt.

Cllr PB advised that there are ongoing enforcement proceedings for this site and no decision will be made until their outcome has been decided

- f) **PL/22/0299/FA** - Former Electron Works, Willow Avenue - Three storey block of student accommodation comprising 38 studios with communal area, laundry, plant room and refuse store.

Comments: *Objection – the Parish believe that this is an incomplete application, there is no transport or waste assessment for this development. In addition, there is insufficient parking for the development*

- g) **PL/22/0397/FA** - Kithill, Redhill, UB9 4LE - Part two storey / part single storey / part first floor rear extension, single storey front extension, front porch and changes to doors and windows

Comments: *No objection*

- h) **PL/22/0082/FA** - Plot 5, Uxbridge Business Park, Oxford Road, New Denham - Change of use to medical building (Use Class E(e)) and minor alteration works including additional louvres to the west elevation, additional fire escape doors and fire escape platform extension to the south elevation

Comments: *No objection*

- i) **PL/22/0427/FA** - 37 Skylark Road, UB9 4HS - Part two, part single storey rear extension

Comments: *No objection*

- j) **PL/22/0437/FA** - Nuestras, Broken Gate Lane, UB9 4LA - Front dormer window and replacement of existing 'eyebrow' dormer window with flat roof dormer window

Comments: *No objection*

PL/22/0381/SA - Nuestras, Broken Gate Lane, UB9 4LA - single storey rear extension and the addition of windows to both side elevations

Comments: *No objection*

- k) **PL/22/0538/FA** - Yew Trees, Ashmead Drive, UB9 5BA - Extensions and conversion of existing garage to provide accommodation ancillary to the house.

Cllr MH declared a personal interest as this is a neighbouring property
Comments: *Objection this application is overdevelopment in the greenbelt and we believe there are no exceptional circumstances that justify this development*

220301/05	<p><u>Permitted Development Applications for Comment:</u></p> <p>a) <u>PL/22/0262/SA</u> - Tanglewood, Bakers Wood, UB9 4LG - Certificate of Lawfulness for proposed outbuilding in the rear garden <u>Comments:</u> <i>Objection this application is overdevelopment in the greenbelt and we believe there are no exceptional circumstances that justify this development</i></p> <p>b) <u>PL/22/0454/NMA</u> - 60 Willow Crescent West, New Denham, UB9 4AU - Non Material Amendment to planning permission PL/21/1960/FA (Demolition of existing rear conservatory, remodelling of dwelling including erection of two-storey rear extension, single storey side extension, new rear roof extension, enlargement of side dormer with obscure glass and new side dormer, new rear gable window with obscure glazing, 2 side and 2 front rooflights and relocation of side porch to front) to allow for a hip to gable roof alteration with 2 gable end windows on the front elevation. <u>Comments:</u> <i>No objection</i></p> <p>c) <u>PL/22/0401/PAPCR</u> - Waters Meet, Willow Avenue, New Denham, UB9 4AF - Prior Notification under Class MA of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 - Change of use of part of Class E unit to 3 dwellings (Use Class C3) <u>Comments:</u> <i>No objection</i></p>	
220301/06	<p><u>Planning Application Appeals:</u></p> <p>a) <u>PL/21/2373/FA</u> - Union Point, Pinstone Way, SL9 7BJ - Erection of a two-storey residential building with accommodation within the roof to provide 7 x 1-bedroom flats with associated works including landscaping, car parking and partial demolition of existing buildings (as approved under planning permission ref: PL/20/3921/FA). - Noted</p> <p>b) <u>PL/21/2188/FA</u> - Jos, Hollybush Lane, UB9 4HH - First floor side extension incorporating front and rear dormers, conversion of existing garage into living space, addition of roof lights to side elevations, window to existing front elevation and changes to windows at rear elevation - Noted</p>	
220301/07	<p><u>Buckinghamshire Golf Club – Definitive Map</u></p> <ul style="list-style-type: none"> – Cllr AWH advised that Paul Graham had put forward significant justification forward for adding the remainder of the drive at Buckinghamshire Golf Course on to the Definitive Map. The footpath has been used for over 20 years and should easily qualify to become a right of Way. – Cllr AWH advised that this will be a long process and looking at the planning application submitted by the Golf Course we can only assume that they intend to block access from the long drive. – Cllr SW advised that Kate Ashbrook, a local resident has also objected and is very knowledgeable of local history. – ACTION – Clerk to call a meeting of Cllr AWH, Paul Graham and Kate Ashbrook to progress with the definitive map application 	Clerk
220301/08	<p><u>Definitive Map – Whitbread Field/Denham Village</u></p> <ul style="list-style-type: none"> – Cllr SW advised that a notice was erected on the car boot field advising of as change to the definitive map. – ACTION – Clerk to investigate and summarise procedure to date and follow up with the definitive map team and check with Cllr GH if he is aware of the application as it may have been linked to the issue of motorbikes using the field 	Clerk

220301/09	<p>Local Heritage List – Neighbourhood Plan</p> <ul style="list-style-type: none"> – Cllr JW advised that this is a project that Bucks have funding for. The emphasis is for residents/volunteers to populate all of the information on an online portal which is a very time consuming task as the request is not only for buildings but gardens, signposts, statues, local landmarks and more – Cllr EA advised that we should encourage residents to contribute – ACTION – Clerk to advertise on the In & Around, social media and our website encouraging residents to contribute – ACTION – Clerk to write to Bucks enquiring what is the benefit of us contributing so much information, will these heritage assets then be protected in any way? – ACTION – Clerk to forward link to the Neighbourhood Plan volunteers 	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p>												
220301/10	<p>Ongoing Planning Issues and Application Monitoring</p> <ul style="list-style-type: none"> ▪ Soin Lounge – No updates ▪ Pinewood <ul style="list-style-type: none"> ○ Cllr PB advised that the next steps for Denham could be to request possible mitigation/green corridor for the traffic that will be coming through the Denham roundabout, and will forward contact details ○ Cllr JW advised that we need to work more strategically and have the use of a consultant for these developments to fight our corner ▪ SSSI Old Rectory Lane <ul style="list-style-type: none"> ○ Cllr JW is chasing Cllr Guy Hollis for progress on the rubbish the recent enforcement notice and the illegal dwelling ▪ M25 Service Stations – No Updates ▪ Chantry Park Development GX <ul style="list-style-type: none"> ○ It was discussed that traffic from the development will significantly increase movements through Denham ○ ACTION – JW to contact the GX Chair to get their view ▪ Denham Car Centre <ul style="list-style-type: none"> ○ Cllr PB advised that Environmental Health, Trading Standards, Community Safety Team and Thames Valley Police are all involved in addressing the issues raised by residents ○ ACTION – Clerk to keep all parties updated and Cllrs informed 	<p>Cllr PB</p> <p>Cllr JW</p> <p>Clerk</p>												
220301/11	<p>S106/CIL – Anoopam Mission</p> <ul style="list-style-type: none"> – It was discussed that following the approval of planning permission that we must now press Bucks and the Mission for mitigation ACTION – Clerk to progress and request an extension for comments for their recent application 22/0591 	<p>Clerk</p>												
220301/12	<p>Southlands Road Project</p> <ul style="list-style-type: none"> – Clerk advised that all of the land registry searches are complete and now we need to identify all planning and enforcement cases on each of the land parcels starting with the known problem sites. – ACTION – Clerk to provide all current paperwork to Edna 	<p>Clerk</p>												
220301/13	<p>Correspondence</p> <table border="1" data-bbox="280 1664 1347 1809"> <thead> <tr> <th>Date</th> <th>From</th> <th>Correspondence</th> </tr> </thead> <tbody> <tr> <td>24/2/22</td> <td>Bucks Planning</td> <td>PL/21/4226/FA - 10 Upper Road</td> </tr> <tr> <td>8/2/22</td> <td>Lisa Harvey (Bucks)</td> <td>Local Heritage List</td> </tr> <tr> <td>7/2/22</td> <td>P Davey</td> <td>Gates at Buckinghamshire Golf Course</td> </tr> </tbody> </table>	Date	From	Correspondence	24/2/22	Bucks Planning	PL/21/4226/FA - 10 Upper Road	8/2/22	Lisa Harvey (Bucks)	Local Heritage List	7/2/22	P Davey	Gates at Buckinghamshire Golf Course	
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220301/14	<p>Date and Time of Next Meeting – Tuesday 5 April 2022 at 7pm in the Parish Council Office</p>													