

Minutes of the PLANNING Advisory Meeting on Tuesday 5 April 2022 at 7:00pm in Parish Council Office, Village Rd, Denham, UB9 5BN

Councillors	Cllr A Head (AWH) – Chairman	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)
D.Clerk	Tharsika Prabakaran	# = Apologies received

Item no	Agenda Item	Action
220405/01	Apologies for Absence See Above	
220405/02	Declarations of Interest None	
220405/03	Minutes and Actions of last Planning Committee ACTION: D.Clerk to follow up on meeting of Cllr AWH, Paul Graham and Kate Ashbrook to progress with definitive map application.	D.Clerk
220405/04	<p>Planning Applications for Comment:</p> <p>a) PL/22/0546/FA – 4 Priory Close, UB9 5AT - Part single storey, part two storey side and rear extensions, front porch extension, new white render, changes to windows and doors, internal alterations and new vehicular access Comments: <i>No objection</i></p> <p>b) PL/22/0720/KA – Wrango Hall, Village Road, UB9 5BH - Sycamore T7 and T8 - Fell, Sycamore T2, T3 and T4 - Re-pollard by removing approx 2.5-3m of new growth back to previous points,, Sycamore T17 - Fell, Cherry T19 - Fell, Birch T20 - Fell, Mixed Species (Elm, Ash, Elder, Holly) G1 - Fell (Denham Conservation Area) Comments: <i>No objection, Subject to arboriculturist's views and take into consideration that it is bird nesting season.</i></p> <p>c) PL/22/0269/FA - 19 Knighton Way Lane, New Denham, UB9 4EH - Conversion of bungalow into two storey dwelling by front / side / rear first floor extension, raising of roof height and insertion of rear dormer and 3 front rooflights, erection of front porch, enlargement of front bay and changes to doors and windows Comments: <i>Objection, the Parish Council believe this application is an overdevelopment due to the scale of the site. The proposal of the development is out of character with the remainder of the houses, as there are bungalows either side of it.</i> Action: Cllr AWH will check if there are any relevant Neighbourhood Plan policies we can quote. Note: Cllr SS disagreed with the objection.</p> <p>d) PL/22/0699/TP – 77 Denham Green Lane, UB9 5LG - Oak - Reduce back to boundary by 20% and thinned (TPO/BD/1968/03)</p>	

	<p>Comments: <i>No objection, Subject to arboriculturist's and take into consideration that it is bird nesting season.</i></p> <p>e) PL/22/1009/KA – Denham Lodge, Oxford Road, New Denham, UB9 4AA - Poplar T9 - Re-Pollard back to previous points, removing approx 2-3m, Willow T12 - Re-Pollard back to previous points, removing approx 2-3m, Eucalyptus T13 - Crown reduce by 20%, removing approx 2m (Uxbridge Lock Conservation Area) Comments: <i>No objection, works have to be in accordance to arboriculturist's and in consideration of bird nesting season</i></p> <p>f) PL/22/0867/FA - Maison Chaude, 10A Tilehouse Way, Denham Green, UB9 5JA - Single storey front and side extension Comments: <i>No objection</i></p> <p>g) PL/22/0938/FA - 60 Willow Crescent West, New Denham, UB9 4AU - Installation of 2 front dormer windows Comments: <i>No objection</i></p>	
220405/05	<p>Permitted Development Applications for Comment:</p> <p>a) PL/22/0658/PNE - Tylings, Tilehouse Lane, UB9 5DD - Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A for: single storey rear extension (depth extending from the original rear wall of 8.0 metres, maximum height 4.0 metres, eaves height 2.8 metres) Comments: <i>Application Withdrawn</i></p> <p>b) PL/22/0889/EU - Land at Denham Green Lane, Denham Green UB9 5LG - Certificate of lawfulness for the existing use of land for the commercial parking of vehicles Comments: <i>Seek to limit the number of vehicles being parked as at present there at least 25 cars. On the basis of the affidavits being lawful the Parish Council ask there is a limit on the number of vehicles utilising the parking.</i></p> <p>c) PL/22/0938/FA - 60 Willow Crescent West, New Denham, UB9 4AU - Installation of 2 front dormer windows Comments: <i>No objection</i></p>	
220405/06	<p>Planning Application Appeals:</p> <p>APP/N0410/C/22/3292966</p> <p>a) PL/21/4633/FA, PL/21/4634/FA, PL/22/0336/EU - Kingcup Farm, Willetts Lane, UB9 4HE - Temporary Change of Use of building and ancillary yard to commercial workshops and storage (Planning use classes B2 & B8) (retrospective) for a period of three years, Temporary three year change of use to a commercial open storage yard (Use class B8) (retrospective), Certificate of lawfulness for existing the laying of hardcore and other materials to create hardstanding. Note: <i>To be monitored as ongoing planning issue and kept on Agenda.</i></p>	
220405/07	<p>Buckinghamshire Golf Club – Definitive Map Right of Way (ROW)</p>	

	<ul style="list-style-type: none"> - Cllr AWH reported that the application has been amended recently to allow for public access and a footpath. We believe the objection of the application PL/21/4908/FA has been satisfied and it is resolved. - Cllr AWH stated our existing comments on the footpath will remain. - Cllr AWH advised there is still difficulty with the ROW on the remainder of the drive. - Cllr SW informed the drive was not classed as a ROW, as a few years back when the inspector visited to designate footpaths, he didn't designate the drive as from the Church there was a sign by Buckinghamshire Golf Club stating it isn't a public footpath. However, this is something we can now revisit as we are almost 20 years past. - ACTION: Cllr AWH stated he is happy to pursue to have the ROW clarified. - We are now waiting for meeting confirmation from attendees. <p><u>Fencing</u></p> <ul style="list-style-type: none"> - Cllr AWH advised of 6-foot fences that the Golf Club wish to erect. - ACTION: Cllr AWH advised we enquire to Buckinghamshire Golf Club's General Manager and ask what their intentions are and reasons to erect the fences. - Cllr AWH suggested this is an opportunity to begin a dialogue with the Golf Club. 	<p style="text-align: center;">Cllr AWH</p> <p style="text-align: center;">D.Clerk</p>
220405/08	<p>Definitive Map – Whitbread Field/Denham Village</p> <ul style="list-style-type: none"> - Pick up on Action from previous meeting. - ACTION: D.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. 	<p style="text-align: center;">D.Clerk</p>
220405/09	<p>Local Heritage List – Neighbourhood Plan</p> <ul style="list-style-type: none"> - ACTION: No response received from previous correspondence, Cllr JW to follow up again with Bucks. 	<p style="text-align: center;">Cllr JW</p>
220405/10	<p>Ongoing Planning Issues and Application Monitoring</p> <ul style="list-style-type: none"> ▪ Soin Lounge ▪ Pinewood Liaison Group <ul style="list-style-type: none"> - Cllr AWH stated that Bucks have given Pinewood panning approval and he will report back information after the meeting with them on 5th May. ▪ SSSI Old Rectory Lane <ul style="list-style-type: none"> - Cllr JW reported she has elevated the matter to Southern Area enforcement officer. It transpires that has been a local rating value on a few sheds from the past on a rating value of A based in 2008. The building that has been erected now does not date back to 2008 and has double glazing, the resident is still living in the building. The young person who took the building on didn't follow through and had stated the rateable value level A, to which Cllr JW progressed to the Southern Area Enforcement Officer who has now taken the matter seriously. ▪ M25 Service Stations <ul style="list-style-type: none"> - Cllr AWH reported the proposed ▪ Chantry Park Development <ul style="list-style-type: none"> - GX contacted, to keep on the Agenda ▪ Denham Car Centre <ul style="list-style-type: none"> - Will be discussed at the Full Council Meeting on Monday 11th April. 	

	<ul style="list-style-type: none"> ▪ Granary <ul style="list-style-type: none"> - The Parish Council will not be 'calling in' the application following the recommendation by the planning officer to refuse the application because it does not comply with the relevant heritage policy. 	D.Clerk
220405/11	<p>CIL/S106 Anoopam Mission</p> <p>PL/22/0591/VRC</p> <p>Variation of condition 3 (Restriction to use for religious purposes by Anoopam Mission) of application PL/21/1578/VRC relating to variations of the original planning permission 13/01166/FUL (Redevelopment of site to provide new mission comprising temple, accommodation building, dining hall and offices. Landscape works including creation of new pond.) to allow use of facilities by other faith groups.</p> <p><i>Called in – 30th March 2022</i></p> <ul style="list-style-type: none"> - Cllr AWH reported we had 'called in' as the deadline was before the Planning meeting. - Cllr Santokh Chhokar has also 'called in' this application. 	
220405/12	<p>Southlands Road Project</p> <ul style="list-style-type: none"> - ACTION: Cllr AWH and Cllr EA to meet to discuss the project progress. 	Cllr AWH/Cllr EA
220405/13	<p>Correspondence</p> <p>See Planning SharePoint Folder</p>	
220405/14	<p>Date and Time of Next Meeting – Tuesday 3rd May 2022 at 7pm in the Parish Council Office</p>	

Tharsika Prabakaran
06 April 2022