

Minutes of the **PLANNING Committee Meeting on Tuesday 3 May 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)
Clerk	Jagjit Brar	# = Apologies Received
D.Clerk	Tharsika Prabakaran	## = Apologies Not Received

Item no	Agenda Item	Action
220503/01	Apologies for Absence See Above.	
220503/02	Declarations of Interest None Made.	
220503/03	Minutes and Actions of last Planning Committee 220405/03 Buckinghamshire Golf Club – Definitive Map - ACTION: Cllr AWH to meet with Paul Graham to progress with definitive map application. 220405/08 Whitbread Field/Denham Village - ACTION: Clerk to investigate application for a change to the definitive path. - Cllr SW suggested following motorbikes in the field and Whitbread are possibly trying to remove the designated footpaths - Minutes of previous Meeting Agreed	Cllr AWH Clerk
220503/04	Planning Applications for Comment: a) PL/22/0823/FA – Denham Green Garage, North Orbital Road, UB9 4BD - Installation of canopy above electric vehicle chargers Comments: <i>No Objection</i> b) PL/22/0868/FA - Maltmas Green, Blacksmiths Lane, Tatling End, UB9 4HN - Removal of existing stable block and erection of new stable block, hay barn and machinery/trailer store. Comments: <i>No Objection</i> c) PL/22/1001/FA - 36 Penn Drive, Denham Green, UB9 5JP - Demolition of existing garage and utility room/WC and erection of part two storey / part single storey front/side extension and single storey front extension Comments: <i>No Objection</i> d) PL/22/1003/FA - Cherry Cottage, Tilehouse Lane, UB9 5DA - Single storey side extensions to garage including link to house Comments: <i>No Objection</i> e) PL/22/1011/FA - Union Point, Pinstone Way, SL9 7BJ - Erection of a 2 storey residential building with accommodation within the roof to provide 5 new homes with associated works including landscaping, car parking and	D.Clerk D.Clerk D.Clerk D.Clerk

	<p>partial demolition of existing buildings (as approved under planning permission ref: PL/20/3921/FA). <u>Comments:</u> <i>No Objection</i></p> <p>f) PL/22/1078/NMA - 64 Penn Drive, Denham Green, UB9 5JR - Non Material Amendment to planning permission PL/21/4065/FA (Two storey side and single storey rear extensions) to allow for an additional first floor front window <u>Comments:</u> <i>Objection - The Parish Council are in agreement with the planning officer's recommendation that development must go through a Full Application.</i></p> <p>g) PL/22/1142/TP - 2-9 Edinburgh Gate, Denham Garden Village, UB9 5GB - Lime x18 - Crown reduce by 2.5/3 mtrs (TPO/SBDC/2001/4) <u>Comments:</u> <i>No Objection, The Parish would like the arboriculturist to recommend when work is to be done as we are in bird nesting season.</i></p> <p>h) PL/22/1035/VRC - 33 Knighton Way Lane, New Denham, UB9 4EG - Removal of condition 3 (obscure glazing) of planning permission PL/20/1153/FA (Single storey side infill extension, roof extension and loft conversion with addition of side dormer and 4 side rooflights, changes to doors and windows) to allow the rearmost first floor dormer window in the southwest side elevation to be openable and fitted with clear glass (retrospective) <u>Comments:</u> <i>Objection - The Parish Council would recommend that glazing remains obscured as per condition 3 on PL/20/1153/FA's Decision Notice and would support action from Enforcement as this is a retrospective application.</i></p> <p>i) PL/22/1118/FA - Tylings, Tilehouse Lane, Denham, UB9 5DD - Single storey rear extension and alterations to some windows and doors <u>Comments:</u> <i>No Objection</i></p> <p>j) PL/22/1124/FA - 49A Lower Road, Higher Denham, UB9 5ED - Single storey infill front extension, garage conversion, raised flat roof over single storey front projections, removal of chimney and alterations to ground floor rear windows/doors <u>Comments:</u> <i>No Objection</i></p> <p>k) PL/22/1197/HB - Wrango Hall, Village Road, UB9 5BH - "Listed Building Consent for internal works for repair to stone floor, new chimney piece and stone hearth slab, 2 new double door leaves, new screen window, reinstatement of truncated north chimney stack (part retrospective), glazing of loft opening in west gable and wood fibre insulation and refixing the loft door externally" <u>Comments:</u> <i>No Objection</i></p> <p>l) PL/22/1235/FA - Woodside House, 22A Woodhurst Drive, Denham Green, UB9 5LL - Two storey side, part two, part single storey rear extensions and new wood board fencing fronting Woodhurst Drive <u>Comments:</u> <i>Objection - The Parish Council are concerned this development has exceeded the 50% increase in its footprint.</i></p> <p>m) PL/22/0173/HB - Buckinghamshire Golf Club, Denham Court Drive, UB9 5PG - Listed Building Consent Application for extension and alterations to</p>	<p>D.Clerk</p> <p>D.Clerk</p> <p>D.Clerk</p> <p>D.Clerk</p> <p>D.Clerk</p> <p>D.Clerk</p> <p>D.Clerk</p> <p>D.Clerk</p>
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	<p>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.</p> <p>The application has now been amended in the following way: Change to rooflight to Japanese Baths. Brick wall housing existing rooflight altered.</p> <p><u>Comments:</u> <i>No Objection</i></p> <p>n) PL/22/0172/FA - Buckinghamshire Golf Club, Denham Court Drive, UB9 5PG - 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.</p> <p>The application has now been amended in the following way: Change to rooflight to Japanese Baths. Brick wall housing existing rooflight altered.</p> <p><u>Comments:</u> <i>No Objection</i></p> <p>o) PL/21/4908/FA - Buckinghamshire Golf Club, Denham Court Drive, UB9 5PG - Erection of a starters hut, halfway house and two access gates. The application has now been amended in the following way: A formal pedestrian access has been re-instated beside the proposed West Gate and retained at the South Gate.</p> <p><u>Comments:</u> <i>No further comments following amendment to plans.</i></p> <p>ACTION: Clerk to state this issue in 'In and Around' as due to high number of objections to this application they have now installed a public access.</p> <p>p) PL/22/0591/VRC - Anoopam Mission, Brahmajyoti, The Lea, Western Avenue, Denham, Buckinghamshire UB9 4NA - 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><u>Comments:</u> <i>The Parish Council formally agreed to call in this application at the meeting of the Full Council on 11 April 2022. A formal request was sent to Buckinghamshire Council for review at the South Bucks Planning Committee on 30th March 2022.</i></p> <p>- Cllr AWH stated that Unitary Cllr Santokh Chhokar has also 'called-in' this application.</p>	<p>D.Clerk</p> <p>D.Clerk</p> <p>Clerk</p> <p>D.Clerk</p>
220503/05	<p><u>Permitted Development Applications for Comment:</u></p> <p>a) PL/22/1334/PNE - Hollybush Farm, Hollybush Lane, UB9 4HG - Notification under The Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 1, Class A for: single storey rear extensions (depth extending from the original rear wall of 8 metres, maximum height 4 metres, eaves height 4 metres)</p>	

	<p>Comments: <i>Objection - The Parish Council are concerned that the two extensions to both sides and rear are not within the permitted development rules and would advise a full planning application is submitted.</i></p> <p>b) PL/22/0974/SA – 86 Newtown Road, New Denham, UB9 4BD- Certificate of Lawfulness for proposed garage conversion and loft conversion including rear dormer</p> <p>Comments: <i>No objection - The Parish Council supports the planning officer's decision in issuing the Certificate of Lawfulness.</i></p> <p>c) PL/22/1316/NMA - Sewage Works, Amersham Road, G0167errards Cross, SL9 7BQ - Non Material Amendment to planning permission PL/20/4234/FA (Energy storage compound, associated equipment, infrastructure, fencing and lighting columns) to allow for changes to the layout.</p> <p>Comments: <i>No Objection</i></p> <p>d) PL/22/0167/VRC - Uxbridge Business Park, Oxford Road, New Denham, Denham, Buckinghamshire - 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</p> <p>Comments: <i>No Objection</i></p>	<p>D.Clerk</p> <p>D.Clerk</p> <p>D.Clerk</p>
220503/06	<p>Planning Application Appeals:</p> <ul style="list-style-type: none"> - There were no new Planning Appeals. - Clerk noted the planning appeal APP/N0410/C/22/3292966 Kingcup Farm Willets Lane from previous meeting and that a resident called stating that she had sent an email to Cllr SW and Cllr GH regarding issues on Willets Lane and had no response. - ACTION: D.Clerk to call the resident back to and clarify the issues on Willets Lane and monitor the tracker for updates. 	D.Clerk
220503/07	<p>Buckinghamshire Golf Club – Definitive Map</p> <ul style="list-style-type: none"> - Cllr AWH stated the even though the planning application has now been amended to allow for pedestrian access we still need to progress with the definitive map and will progress meeting with Paul Graham. 	Cllr AWH
220503/08	<p>Definitive Map – Whitbread Field/Denham Village</p> <ul style="list-style-type: none"> - ACTION pending from previous Planning Meeting. 	Clerk
220503/09	<p>Local Heritage List – Neighbourhood Plan</p> <ul style="list-style-type: none"> - Cllr JW advised that this was a short term funded project now they are encouraging people to volunteer to produce a heritage list. - ACTION: Cllr AWH to ask Denham History Community Project if they can help prepare the heritage list. 	Cllr AWH
220503/10	<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"> - Clerk reported there is a Liaison Group meeting upcoming this month which the details were forwarded to Cllr AWH and Cllr JW. ▪ SSSI Old Rectory Lane 	

	<ul style="list-style-type: none"> - Cllr JW reported the Southern Area Enforcement Officer has provided no update but had stated she has matters in hand. - ACTION: Clerk to follow up and contact the Southern Area Enforcement Officer and Cllr GH. <ul style="list-style-type: none"> ▪ M25 Service Stations <ul style="list-style-type: none"> - ACTION: Clerk to write to Moto/extra regarding their proposal as the Denham Parish Council also need to be consulted. - Cllr AWH advised there is a brochure regarding the new proposal of the Service Stations. ▪ Chantry Park Development – GX/Chalfont St Peter <ul style="list-style-type: none"> - ACTION: Clerk to contact the new Gerrard's Cross Clerk and ask them to inform us of updates regarding the development. ▪ Denham Car Centre <ul style="list-style-type: none"> - ACTION: Cllr AWH requested the Clerk to contact Cllr PB for an update and copy Cllr WD into the email. ▪ CIL/S106 Anoopam Mission <ul style="list-style-type: none"> - ACTION: Cllr AWH instructed to find the appeal notice to make a representation to Bucks and ask why we haven't been contacted. 	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p>
220503/11	Southlands Road Project - ACTION: Cllr AWH to organise a meeting with Cllr EA.	Cllr AWH
220503/12	Correspondence See Planning SharePoint Folder	
220503/13	Date and Time of Next Meeting – Tuesday 7 June 2022 at 7:00pm in the Parish Council Office	

Signed: Tharsika Prabakaran
Date: 03 May 2022

Committee Members			
Cllr A. Head	Cllr S. Williams	Cllr J Walsh	Cllr M Skelton
Cllr S Sproul	Cllr E Austin	Cllr M Hagon	Cllr M. Heath