

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

Councillors	Cllr A Head (AWH) – Ongoing Chairman	Cllr S Sproul (SS)
	Cllr M Heath (MH)	Cllr J Walsh (JW)
	# Cllr S Williams (SW)	# = <i>Apologies Received</i>
Clerks	Jagjit Brar	Tharsika Prabakaran

*The meeting was voice recorded by D.Clerk, **Agreed** by all Cllrs present.*

Item no	Agenda Item	Action
220607/ 01	Election of Chairman and Vice Chairman <u>Election of Chairman</u> Cllr AWH was nominated by Cllr JW, seconded by Cllr MH Cllr AWH was duly elected Planning Committee Chairman following a unanimous vote. <u>Election of Vice Chairman</u> Cllr AWH advised to carry the election to the next meeting	D.Clerk
220607/ 02	Apologies for Absence See above.	
220607/ 03	Declarations of Interest None stated.	
220607/ 04	Minutes and Actions of last Planning Committee 220503/03 – Buckinghamshire Golf Club - Definitive Map - Cllr AWH is waiting for Paul Graham to confirm a meeting date. - ACTION: Clerk to raise inadequate distribution of 'In and Around' magazines. 220503/09 – Local Heritage List – Neighbourhood Plan - Cllr AWH reported the History Club are unable to help prepare the heritage list due to insufficient volunteers and resources. - ACTION: Contact Bucks advising we do not have the resources and ask if there is an alternate way or inform us if any funding is available.	D.Clerk Clerk
220607/ 05	Planning Applications for Comment: a) PL/22/1215/FA – 5 Middle Crescent, Higher Denham, UB9 5EF - Two storey side extension and extension to front porch Comments: <i>Application Withdrawn</i> b) PL/22/1225/FA – 141 Tilehouse Way, Denham Green, UB9 5JD - Part single/ part two storey rear extension a new front bay window and changes to windows and doors (alternative scheme to PL-21-3145-FA) Comments: <i>Application Permitted</i> c) PL/22/1323/SA – Hollybush Farm, Hollybush Lane, UB9 4HG - Erection of single storey rear and side extensions and two storey rear extension Comments: <i>Application Permitted</i> - Cllr AWH reported the Denham Parish Council's (DPC) request for an extension had been removed from the portal and the application has already been permitted. - D.Clerk reported the Planning Officer (PO) replied stating they had to meet the 'Determination Deadline', therefore could not grant an extension. - Cllr JW reported Ben Robinson had advised DPC to hold committee meetings more frequently and she advised we contact the Service Director, Steve Bambrick. - ACTION: Cllr AWH advised we write a complaint to Bucks stating the lack of communication from Bucks regarding our extension request. d) PL/22/1224/FA – Mull Cottage, Village Road, UB9 5BH - Conversion of existing detached garage to home office/gym, including raising roof to create second floor	Clerk D.Clerk

<p>Comments: No Objections, <i>The Parish Council however express our concern on the second floor overlooking the homes to the rear of the garage.</i></p>	
<p>e) PL/22/1289/FA - Martin Baker Aircraft Co Ltd, 61 Lower Road, Higher Denham, , UB9 5AJ - Construction of 2 storey cafeteria building with associated hardstanding following demolition of existing building Comments: <i>The Parish Council would like to express our concern regarding traffic flow from potential new employees due to this development and the construction traffic through an unadopted residential road.</i></p>	D.Clerk
<p>f) PL/22/1290/FA - Martin Baker Aircraft Co Ltd, 61 Lower Road, Higher Denham, UB9 5AJ - Single storey detached industrial building with associated car parking works Comments: <i>No Objection, The Parish Council however express our concern on the loss of over 60 parking spaces. As this may cause workers to park on the residential roads, will parking be provided elsewhere on the premise, if so where? The Parish Council would also be interested to know if this development would generate a CIL payment for local infrastructure.</i></p>	D.Clerk
<p>g) PL/22/1350/FA – Tendercare Nurseries Ltd, 18 Southlands Road, UB9 4HD - Erection of single storey buildings, comprising display, office building, customer toilets, store and irrigation pump room and an outside seating area with retractable roof connected to existing building, partial relocation of an existing open-sided canopy with associated demolition, additional parking space, hard and soft landscaping Comments: <i>No Objection, The Parish Council no objection to actual development. However, having received supplementary documents the Parish Council would like to note that half the original premises have been sold for commercial use. In addition, Denham has not received any local support from this business and would like to develop a closer working relationship with applicant in the future. We would like to register interest if Section 106 or CIL contributions are available.</i></p>	Clerk
<p>- ACTION: Clerk write to back to owners expressing our wish to work together.</p>	D.Clerk
<p>h) PL/22/0914/FA & PL/22/0915/HB - The Clock House, Denham Place, Village Road, UB9 5BL - Conversion of former stables building to ancillary living space with changes to doors and windows; construction of outdoor swimming pool Comments: <i>Objection, Cllr GH has 'Called In' this application to the South Bucks Planning Committee and the Parish Council support the Call In.</i></p>	D.Clerk
<p>i) PL/22/1354/FA - The Moorings, Higher Denham, UB9 5EN - Proposed agricultural outbuilding - Clerk advised agricultural building permitted development applications require Bucks to respond within 28 days if not it will be granted. - ACTION: Cllr AWH and Cllr JW to meet and provide comments on this application.</p>	AWH/ JW
<p>j) PL/22/1531/SA - Tanglewood, Bakers Wood, UB9 4LG - Certificate of Lawfulness for proposed outbuilding in the rear garden Comments: <i>Objection, The Parish Council suggests the applicant submit a Full Application and remain consistent with the refusal by Bucks in reference to PL/22/0262/SA.</i></p>	D.Clerk
<p>k) PL/22/1418/FA - 52 Middle Road, UB9 5EQ - Construction of a detached underground garage within the front garden of the property Comments: <i>No objections</i></p>	D.Clerk
<p>l) PL/22/1506/FA - Wood End, Bakers Wood, UB9 4LQ - Construction of 2 detached dwellinghouses following demolition of 2 dwellinghouses Comments: <i>Object, The Parish Council wish to Call In this application.</i></p>	D.Clerk

	<p>- Cllr JW advised to cite the Neighbourhood Plan, this application will encourage other neighbours in Bakers Wood to also do the same.</p> <p>m) PL/22/1681/FA - Lundy, Bakers Wood, UB9 4LQ - Two storey front/side extension, single storey rear extension and porch <u>Comments:</u> Objection, <i>The Parish Council object to this application as it an overdevelopment in greenbelt.</i></p> <p>n) PL/22/1634/HB - Wrango Hall, Village Road, UB9 5BH - Listed building consent for formation of a new door opening between the larder and kitchen, new planked doors to kitchen, repair and refurbishment of larder <u>Comments:</u> No objections</p>	D.Clerk
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220607/06	<p>Permitted Development and Other Applications for Comment:</p> <p>a) PL/22/1777/PNE - 7 Denham Way, Denham, UB9 5A - single storey rear extension (depth extending from the original rear wall of 5.02 metres, maximum height 3.37 metres, eaves height 2.98 metres) <u>Comments:</u> No objections</p> <p>b) PL/22/1270/SA - 28 Denham Way, UB9 5AX - Certificate of Lawfulness for proposed single storey rear extension with 2 rooflights <u>Comments:</u> No objections</p> <p>c) PL/22/1526/NMA - Nuestras, Broken Gate Lane, UB9 4LA - Non Material Amendment to planning permission PL/22/0437/FA (Front dormer window and replacement of existing 'eyebrow' dormer window with flat roof dormer window) to allow for changes to the front dormer window <u>Comments:</u> <i>Application Accepted</i></p> <p>d) PL/22/1771/KA - Wrango Hall, Village Road, UB9 5BH - T1 - Ash- Crown reduce all over by removing approximately 3-4m. T2 - Cypress - Fell. G10 - Fell. G1 - Holly x 2 - Fell. G3 - Cypress hedge - Fell. G4 - Hawthorn - Fell. (Denham Conservation Area) <u>Comments:</u> <i>Neutral, The Parish Council believes there is no clarity in comparison with the previous application received (PL/22/0720/KA) and cannot agree until there is a plan for the whole woodland.</i></p> <p>e) PL/22/1643/KA - The Priory, Old Mill Road, UB9 5AS - Bush - Fell (Conservation Area) <u>Comments:</u> No objections</p> <p>f) PL/22/1523/SA - Winford, 16 Denham Green Close, UB9 5NB - Certificate of Lawfulness for proposed vehicular access <u>Comments:</u> No objections</p> <p>g) PL/22/1737/TP - Robert Bosch Ltd, Broadwater Park, North Orbital Road, UB9 5HJ - G1 2 elms and 1 chestnut - prune overhanging growth over Link Way hard back to kerb edge; G2 laurel hedging and mixed species trees – cut back all laurel hedging to give 0.5m clearance from edge of kerb up to a height of 5.5m, lift crowns of remaining overhanging trees to give 5.5m clearance over Link Way, targeting secondary growth where possible. (TPO/SBDC/1981/01) <u>Comments:</u> Support</p>	D.Clerk
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220607/07	<p>Planning Application Appeals: To Note</p> <p>APP/N0410/X/22/3298127 - 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) - Appeal made to the Secretary of State against the decision of Buckinghamshire Council to refuse to grant a certificate of lawfulness, as detailed in the appellants grounds of appeal</p> <p>- <u>Comments:</u> Cllr AWH noted DPC did not object to this planning application.</p>	

220607/ 08	PL/22/0889/EU - Land at Denham Green Lane Denham Green, UB9 5LG - Cllr AWH reported there are numerous concerns which relate to the accuracy of statements made on the application. - ACTION: Cllr AWH advised we make an additional report to the PO to investigate the accuracy of the application and to consider limiting the size and weight of vehicles if the Certificate is issued.	Clerk/ D.Clerk
220607/ 09	Former Tilehouse Day Centre Planning application withdrawn by Bucks – To Note	
220607/ 10	Copse Hill Farm - Clerk reported Kingcup Farm is mentioned in the Neighbourhood Plan to remain a brownfield site, no application received for Kingcup Farm. - ACTION: Clerk to raise an Enforcement Order request following report from Colne Valley Park	Clerk
220607/ 11	Tatling End Issues - Clerk informed the landfill license had been extended, on the condition lorry movements were monitored along with air quality. - There was a monitoring group with the residents and Cllr GH to meet. - ACTION: Clerk to contact Cllr GH and request an update regards to monitoring the lorries and the license expiry date.	Clerk
220607/ 12	Footpath from The Phygtle to the Canal - Cllr AWH suggested the fence connects to the works on the other side of Bucks Golf Club where the HS2 access point is. - ACTION: Ask HS2, which plans show the erection of fences. - Cllr MH informed she has HS2 site meeting on the 16 th of June.	Clerk
220607/ 13	Land Adjoining Denham Avenue - ES/22/00304/OPDEV - Cllr JW reported that upon the PO having contacted Environment Agency and the Rivers and Canals Trust they are unable to progress as they have no objections.	
220607/ 14	Ongoing Planning Issues and Application Monitoring <ul style="list-style-type: none"> ▪ Soin Lounge ▪ Pinewood Liaison Group – Cllr JW informed she has forwarded correspondence to Clerk and Cllr AWH. ▪ SSSI Old Rectory Lane ▪ M25 Service Stations ▪ Chantry Park Development – GX/Chalfont St Peter ▪ Denham Car Centre – D.Clerk advised that the business owners have been given a time to rectify the issue otherwise the officers will issue fines. ▪ CIL/S106 Anoopam Mission – Variation of Condition has been granted. – ACTION: Clerk and Cllr AWH to meet to discuss the item further. ▪ Definitive Map – Whitbread Field, Denham Village & Bucks Golf Club ▪ Local Heritage List – Neighbourhood Plan 	Clerk/ AWH
220607/ 15	Southlands Road Project - ACTION: Cllr AWH to pursue the item and D.Clerk to collect related documents from Cllr EA.	D.Clerk/ AWH
220607/ 16	Correspondence See Planning SharePoint Folder	
220607/ 17	Date and Time of Next Meeting – Tuesday 5 July 2022 at 7:00pm in the Parish Council Office	

Signed: Tharsika Prabakaran – Deputy Clerk
Date: 07 June 2022

Committee Members		
Cllr P. Bass	Cllr A. Head	Cllr S. Sproul
Cllr S. Williams	Cllr J. Walsh	Cllr M. Heath

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