

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

Councillors	Cllr A Head (AWH) – Chairman	Cllr S Sproul (SS)
	Cllr J Walsh (JW) – Incoming Vice Chair	Cllr M Heath (MH)
	Cllr S Williams (SW)	
Clerks	Jagjit Brar	Tharsika Prabakaran
Public	Mark Scott	Alex Ulrich
	Mark Brand (via Zoom)	

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

Item no	Agenda Item	Action
220705/01	Election of Vice Chairman Cllr MH was nominated by Cllr SS. Cllr SW was nominated by Cllr MH. Cllr JW was nominated by Cllr SW, seconded by Cllr AWH Cllr JW was duly elected Vice Chairman of the Planning Committee following a unanimous vote.	
220705/02	Apologies for Absence All Present	
220705/03	Review of Aims & Objectives Cllr AWH proposed the Aims and Objectives remain the same. AGREED	D.Clerk
220705/04	Declarations of Interest None Declared	
220705/05	Public Session PL/22/1288/FA – Mark Scott & Alex Ulrich - Mark thanked the Denham Parish Council (DPC) for creating the Neighbourhood Plan (NP) for resident. The NP is not being adhered to as a back garden is being sold to a developer. - Mark raised concerns over redacted documents and overdevelopment. He recommended the site can be used for two bungalows with gardens or a single house. Mark requested to no allow Bucks to set precedence on other garages in Denham Green. - Alex stated this development is a 3 storey which doesn't adhere to the NP as it doesn't fit into the area of 2 storey homes and Bucks property must be sold to create the flats. He also stated it is disappointing that Bucks is overriding the DPC's plan. - Cllr AWH informed the application has been called in by Unitary Cllr Guy Hollis. - Discussion between Cllrs resulted in objecting the application due to looking into neighbours' houses, overbearing with limited car park spaces. - Cllr JW advised to cite the NP in our comments. PL/22/1789/SA – Mark Brand - Mark does not agree with the application. He questions the accuracy and truth of the measurements in the drawings. Neil Homer advised this is significant if the certificate is issued overlooking the measurement, the applicant can use it as a basis for planning application. - Mark is also seeking legal advice regarding the occupational ties of Wrango Cottage and Wrango Hall in relation to planning. - He also suspects structures A, B, C are illegal, and has submitted enforcement notices. He requests Bucks should block considerations on the application until it is fully investigated.	

	<ul style="list-style-type: none"> - Cllr AWH advised we do not have a normal objection route as this is an SA application. - Cllr MH advised it is a conservation area so the application shouldn't be granted. 	
220705/06	<p>Minutes and Actions of last Planning Committee – 7 June 2022 - AGREED</p> <ul style="list-style-type: none"> ▪ 220607/04 - Local Heritage List (see email attached) ▪ 220607/06 - Response from Wrango Hall regarding Trees (see attached) ▪ 220607/08 - PL/22/0889/EU - Land at Denham Green Lane, UB9 5LG ▪ 220607/10 - Copse Hill Farm ▪ 220607/11 - Tatling End Issues – CM/0036/20 (see attached) ▪ 220607/12 - Footpath from The Pyghtle to the Canal <p>- ACTION: Cllr AWH to meet with the Clerks and ensure actions are completed.</p>	AWH/ Clerks
220705/07	<p>Planning Applications for Comment:</p> <p>a) PL/22/0172/FA & PL/22/0173/HB – 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. <u>Comments:</u> No Objection</p> <p>b) PL/22/1288/FA - Land To The Rear Of St Marys Road, UB9 5J - Erection of a detached building comprising 10 flats with associated ancillary facilities including bin and cycle stores and parking, following demolition of garages. <u>Comments:</u> Objection, <i>The Parish Council support the call-in by our Unitary Cllr due to overdevelopment and overlooking neighbours' houses. We also raise concerns for potential safety issues and access for emergency vehicles.</i></p> <p>c) PL/22/1711/FA - 4 Priory Close, UB9 5AT - Part single storey/ part two storey side extensions and single storey rear extensions, front porch extension, new white render, changes to windows and doors, internal alterations, and new vehicular access <u>Comments:</u> No Objection, <i>The Parish Council requests the Planning Officer to verify if they are adopting the 60% rule for this application.</i></p> <p>d) PL/22/1818/FA - Amgen Ltd, Unit 1, Uxbridge Business Park, Oxford Rd, UB8 1DH – 2nd floor rear extension with escape stair and brise soleil, solar panels on existing roof <u>Comments:</u> No Objection, <i>On the basis a Flood Risk Assessment is submitted and is satisfactory.</i></p> <p>e) PL/22/1874/FA - 13 Willow Crescent East, UB9 4AP - Replacement Dwelling <u>Comments:</u> No Objection - Cllr JW objected to the application raising street scene concern.</p> <p>f) PL/22/1962/FA - 2 Oakside, UB9 4DY - Demolition of existing bungalow and erection of a new pair of semi-detached chalet bungalows 1 x 2 bed and 1 x 1 bed dwellings with associated parking and alterations to vehicular access <u>Comments:</u> Objection, <i>The Parish Council believe this is application is an overdevelopment of the site</i></p>	D.Clerk D.Clerk D.Clerk D.Clerk D.Clerk D.Clerk
220705/08	<p>Permitted Development and Other Applications for Comment:</p> <p>a) PL/22/1782/VRC - Sewage Works, Amersham Road, GC, SL9 7BQ - Variation of condition 5 (approved plans) of PL/20/4234/FA (Energy storage compound, associated equipment, infrastructure, fencing and lighting</p>	

	<p>columns) to amend the layout of the equipment and reduce the approved heights, <u>Comments:</u> No Objection</p> <p>b) PL/22/1789/SA - Wrango Cottage, UB9 5BE - Certificate of Lawfulness for proposed single storey rear extension not exceeding 4 m depth, Part A and front porch not exceeding 3 sq m, Part D <u>Comments:</u> Objection, <i>The Parish Council would like Bucks to check the measurements for accuracy as well as the erections of structures A, B, C.</i></p> <p>c) PL/22/1960/SA - Denham Green E-act Primary Academy, UB9 5JL - Certificate of Lawfulness for proposed extensions to ground floor WC accommodation, extension to soft play area, installation of 2 canopies in playground and associated fencing <u>Comments:</u> No Objection</p> <p>d) PL/22/1864/SA - Cotswold, Tilehouse Lane, UB9 5DD - Certificate of Lawfulness for proposed outbuilding to be used as home gym to the rear of garden <u>Comments:</u> No Objection</p> <p>e) PL/22/1939/TP - Land at Junction Of Savay Close With Colne Place - T2 Japanese maple - reduce crown by 3m, Removing broken branches and deadwood. (TPO/SBDC/2011/03) <u>Comments:</u> No Objection, <i>Subject to arboriculturists views.</i></p> <p>f) PL/22/1411/OA - Land Between Junctions 16 & 17 Of The M25, Near Chalfont St Peter - Outline Application for the erection of a Motorway Service Area with all matters reserved with the exception of access from the M25 <u>Comments:</u> Objection, <i>The Parish Council are concerned the application is on the boundary to our Parish which will affect our traffic flow. We also raise concerns on how the construction materials are going to be transported to the site. We desire to be consulted on all future proposals.</i></p> <p>g) PL/22/1938/SA – Denham Golf Club, UB9 5DE - Certificate of lawfulness for proposed construction of pergola <u>Comments:</u> No Objection</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>
220705/09	<p>Consultations:</p> <ol style="list-style-type: none"> 1. New Design Code of Buckinghamshire (see attached) 2. Self-build and Custom Housebuilding Register (see attached) <p>- ACTION: Cllr AWH advised holding a separate meeting in two weeks' time to discuss the consultations.</p> <p>- ACTION: Clerk to follow up with Unitary Cllr PB regarding the meeting with Ben Robinson to discuss planning applications granted against the Neighbourhood Plan.</p>	<p>Clerk/ D.Clerk</p> <p>Clerk</p>
220705/10	<p>Planning Application Appeals – To Note</p> <ul style="list-style-type: none"> ▪ APP/N0410/W/22/3295044 - PL/21/0379/FA - 37 Newtown Road, UB9 4BE 	
220705/11	<p>Planning Enforcement Reports Submitted – To Note</p> <ul style="list-style-type: none"> ▪ Stables on Mirrie Lane, off Slade Oak Lane, Higher Denham ▪ Article 4 breach, Moore House Farm Lane, Higher Denham - ES/22/00385/BOC ▪ Use of materials, 2 Middle Road Higher Denham <p>- Clerk noted Enforcement Reports were submitted via email and online.</p>	

220705/12	<p>Ongoing Planning Issues Monitoring – To Note</p> <ul style="list-style-type: none"> ▪ Soin Lounge <ul style="list-style-type: none"> - Clerk informed Cllr MEH was concerned over the trading of cars on the site. - Cllr SW informed there had been an existing trader previously. - ACTION: Clerk to ask Cllr GH to follow up and investigate ▪ Pinewood Liaison Group ▪ SSSI Old Rectory Lane <ul style="list-style-type: none"> - Cllr JW informed Cllr GH has taken this over and informed the Southern Area Enforcement Area and Bucks aren't delivering and actions are not being followed. ▪ Chantry Park Development – GX/Chalfont St Peter ▪ Denham Car Centre ▪ CIL/S106 Anoopam Mission ▪ Definitive Map – Whitbread Field, Denham Village & Bucks Golf Club ▪ Southlands Road Project <ul style="list-style-type: none"> - Clerk informed there is a meeting on 7 July with Cllrs and LAT to visit. ▪ Land on Denham Ave – No further action from Enforcement ES/22/00304/OPDEV <p>-Cllr JW advised we should have a Cllr to sit in on the South Bucks Planning Committee meetings to understand what they discuss.</p>	Clerk
220705/13	Correspondence - See Planning SharePoint Folder	
220705/14	Date and Time of Next Meeting – Tuesday 2 August 2022 at 7:00pm in the Parish Council Office	

Signed: Tharsika Prabakaran – Deputy Clerk
Date: 5 July 022

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