

## Minutes of the Denham PARISH COUNCIL Neighbourhood Plan meeting

Held on Wednesday 23 May 2018 at Denham Parish Council Office

Cllrs.	Cllr M Heath (MH)	Residents	Mr Alan Head (Chair) (AH)
##	Cllr J Walsh (JW)		Ms Edna Austin (EA)
	Cllr K Bowen (KB)	#	Ms Glenda Barney (GB)
#	Cllr W Davey (WD)		Mr Tony Valentine (TV)
	Cllr S Williams (SW)		Mr David Quinton (DQ)
	Cllr G Hollis (GH)	#	Mr Roy Lyle (RL)
	Cllr S Jefferys (SJ)	#	Ms Glenys Price (GP)
#	Cllr J Newby (JN)		Mr John Young (JY)
##	Cllr A Pamment (AP)		Ms Marilyn Hagan (MHa)
	Cllr S Sproul (SS)		

Co Clerk Roy Hill (RH)

# = Apologies Received  
 ## = Absent No Apologies Received

Minute Number	Minute	Action
1	<b>Apologies for Absence</b> As noted above	
2	<b>Notification of urgent matters</b> None	
3	<b>Minutes of Meeting held on 18 April 2018</b> AGREED	
4	The Chairman welcome everyone to the meeting and reported that all Task Team Groups had met over the last month except for the Higher Denham one.  He proposed that we received the report submitted by each of the groups and then allowed an update from group representative and a short discussion.	
5	<b>Tatling End, Bakers Wood and Broken Gate Lane Task Team Meeting – Thursday 19 April</b>  <b>Introductions:</b> Members of the team introduced themselves. All are longstanding residents of Tatling End. Several have lived in the area for over forty years. <b>Purpose:</b> To identify any local areas within Tatling End that could in future be developed for homes, shops or offices. The chairman for the Denham Neighbourhood Plan is Alan Head, a Three Rivers District Council Officer.	

**1. Gerrards Cross Police Station, Oxford Road.**

A development plan for this site has already been proposed and is yet to be passed by South Bucks District Council. Janet Quinton summarised that the submitted proposal is to demolish the existing buildings and construct a total of 34 apartments in four blocks consisting of 6 x one bedroom units (with 6 x parking spaces) and 28 x two bedroom units (with 56 x parking spaces). The district council has pledged that 40% of the units will be affordable housing.

Members present unanimously welcomed this proposal and were particularly pleased with the promised 40% to be sold at affordable prices. They would like local residents to be given priority for the affordable/community units.

**2. Capswood, Old Amersham Road.**

Capswood is owned by Bucks County Council but is leased to Colne Valley Regional Park and is under their care. Alan and Diana Howarth stated that they are investing in the area and groundwork is being carried out. John Newby was concerned that Capswood and the houses on the right hand side of the Old Amersham Road might become targets for development.

Members unanimously agreed that Capswood should always remain an open space for local people and remain in the care of the Colne Valley Regional Park with no development. It was also unanimously agreed that the right hand side of the Old Amersham Road should remain residential. No further office development should be allowed in this area.

**3. Pinstone Way.**

Bill Davey said that the large field on the right hand side at the bottom of the lane had been part of George Bartlett's farm before the building of the M25. It now belongs to Rosemary Bartlett, his widow. Mrs Bartlett felt strongly that housing in the area was too expensive, particularly for local young people. She indicated that she would allow housing on the site, if permitted, provided it was sold at genuinely affordable prices. If this was the case it was her ambition to provide a much needed Community Hall for Tatling End on the site, dedicated to her late husband. This land spans the boundary between Denham and Gerrards Cross which would require a joint planning application.

Members agreed that this site could potentially be developed moving forward. All agreed that a community hall in memory of George Bartlett would be an asset to the community.

**4. Landfill Site, Hollybush Lane.**

Permission was granted for the land to be restored to agricultural use within three and a half years. Bill Davey said it was very important that the owner of the site should keep to these conditions as the heavy concentration of lorries travelling up and down the lane was causing hardship to the residents and making the lane a virtual no go area for pedestrians, cyclists and horseriders.

Members agreed that this should remain as granted to be restored to agricultural land and not only would further development go against the permission granted but access to the site is not suitable for further development.

**5. Field Bordered By Hollybush Lane, Blacksmiths Lane, Mount Farm , A40**

The ownership of this land is not known. It was believed to have been sold recently by Bucks County Council. David Quinton raised concerns over the two settlements between Mount Lane and Hollybush Lane and suggested contacting BCC. There are two Grade II listed buildings there. Access to the site is a concern as the field is very close to the access to the children's play area on Hollybush Lane, raising safety concerns, and Blacksmiths Lane is a single track lane. The field is also still regularly used as agricultural land for cattle.

Members felt strongly that this should remain in agricultural use. Bill Davey to contact Land Registry regarding ownership.

**6. Bakers Wood and Brokengate Lane.**

Capswood extends over the A413 up to the border of Brokengate Lane. See item 2 above. The fields below Brokengate Lane and Bakers Wood have already been turned down for planning applications.

**7. United Reformed Church.**

It is not known for certain who owns the site. David Quinton suggested that the area might be part of the Phoenix Business Park bordering Capswood. There is a structure on the site already that was used as a church and meeting place.

Members agreed that this could be an asset as a community hall. Bill Davey agreed to try and discover who owned the now vacant church.

**8. Tatling End Industrial Site, Old Wood Yard, Oxford Road.**

David Quinton stated that three planning applications to expand the site have already been turned down on the grounds of overdevelopment. The site backs on to Skylark Road which already has limited parking. Access via Skylark Road would not be practical.

Members felt that there should be no further expansion of commercial activity on the site due to access onto the busy Oxford Road and the risk of further nuisance to residents in Skylark Road.

**9. The Cornfield and Allotments Between Skylark Road, Pinstone Way, Gladwins Wood and the Play Area.**

Janet Quinton and John Newby raised issue of this largely unused field. This site would have very limited access. There are several footpaths on the land and it borders the play area.

Members agreed that this field is not suitable for development.

	<p><b>10. Land by the Bridleway Opposite Pinstone Way.</b>  This plot is very small and would only really be suitable for one dwelling. Also, the only access is the Bridleway.</p> <p>Members agreed that this site would not be suitable due to the size of the plot and the lack of access.</p> <p>Bill Davey thanked members for their input and suggested a further meeting should be held when answers had been obtained to the various questions raised.</p> <p><b>Discussion</b>  It was felt desirable to identify Land Ownership of sites that may be considered for future development. It was understood that the owners of the Car Wash site was assembling parcels of land along Hollybush Lane.</p> <p>Further consideration needs to be given to possible future use of the current SBDC officers.</p> <p>Agreed we need to be kept aware of the proposed Haskins Garden Centre Development</p>	
6	<p><b>New Denham and Willowbank Task Team Meeting Monday 21 May</b></p> <p><b>There had not been time to prepare a Report of the Meeting.</b></p> <p><b>Discussion</b>  46 people had attended the event and Tony Valentine was thanked for all his work in getting the meeting so well publicised.</p> <p>The meeting was given a presentation as to the purpose of the Neighbourhood plan and how its introduction will help the community.</p> <p>There were lots of concerns raised of the amount of traffic in New Denham and the general belief that the area cannot cope with any more. The issues around ‘accident hotspots’ were raised i.e. KFC, The Car Wash and McDonalds all already needed attention.</p> <p>Concerns expressed about possible development at Osborne Farm (nr McDonalds). The meeting stated that there was no evidence for the need for further office development in the area demonstrated by the number of empty offices with the adjoining Uxbridge area and the number of established offices being converted into housing.</p> <p>It is rumoured that areas around Ivy House Farm may be released for housing but it was agreed that this would need to be monitored. Currently subject to mineral extraction.</p> <p>There is considerable concern that there may be a risk of extensive ‘piece meal’ development with in-fill etc.</p> <p>The area suffers from the lack of the provision Health Service establishment and the need for Willowbank and New Denham residents to rely on services provided in Uxbridge. Concerns around the lack of consistency when Denham is told that it cannot rely on</p>	

	<p>an excess of office development in Uxbridge, because each area must be treated separately, but it's ok to 'share' medical services.</p>	
<p><b>7</b></p>	<p><b>Denham Green Task Team Meeting – Saturday 28 April</b></p> <p><b>Attendees</b>  <b>Planning Team:</b> Mr R Lyle, Cllr S Jefferys  <b>Residents:</b> Catherine hunter, Greentiles  Martin Smith – Denham Way  Marilyn Smith – Denham Way  Peter Henshall – Sheepcote Gdns  Ruth Andrianou – Sheepcote Gdns  Monique Lyle – Denham Green Lane  Phylis Brooke- Nightingale Way  Nigel Naylor-Smith – Denham Green Way  John Breese – Denham Green Way  Janet Jarvis – Denham Garden Village  Janice Barlow – Ashcroft Drive</p> <p>Mr R Lyle opened the meeting with a presentation outlining how a neighbourhood plan could support the community and the process needed. The discussion focused on the positive and negative attributes to Denham Green and what potential amenities would be required if further building was to commence and potential sites for development.</p> <p><b>Postive:</b>  Shopping area  Local Gym  Some activities for the elderly – tea afternoon, DGV etc.  DGV facilities  Rail transport links to London  Open Spaces  Sense of community (may be Losing as area grows)  Co-op  Northmoor wood  Aerodrome  Whaytts covert/Caravan club  Community Hall (St Marks)  Dr's (but increase in housing would make this too busy)  Good primary schools</p> <p><b>Need:</b>  More activities for older community  Community space including – cinema, club, sports  Better parking facilities – esp. DGV  Bus transport links  Loss of community feel as more developments go up  More health care facilities as resident population increases  Traffic when HS2 commences  Petrol station for trucks outside of area  Developers made to repair roads  Controls put in place around movement of lorries  HS2 – build infrastructure under HS2, sports facilities, parking, Dr's etc.  Sports Hall  More affordable housing  Rental housing</p>	

	<p>Clubs/activities for Mid 20's</p> <p><b>Potential sites:</b>  Martin Baker hall and land  Land at top of Denham Green Lane – currently lorry park  Land next to Denham Green EAct school  Old scout hut  Land adjacent to Savay Close  Land at the rear of Bosh on Moorfield Road</p> <p><b>Discussion</b>  The Denham Green Meeting was mainly focused around what was needed in the area and what was already provided. The meeting was regarded as being fairly neutral.</p> <p>It was recognized that in the event of medium to large additional development that more Community Space and Sports amenities would be needed particularly for the youth of the area.</p> <p>It was felt that some consideration should be given to the possibility of building Sports and Leisure facilities under the HS2 Viaduct.</p> <p>It was suggested that the Neighbourhood Plan should develop policies for the protection of the area over the long period of HS2 construction and development.</p>	
8	<p><b>Denham Village Task Team Meeting – Thursday 10 May</b></p> <p>Attendees:  Neighbourhood Planning Team: Guy Hollis, Marilyn Heath, Sharon Williams, John Young, Glenda Barney.  Residents: Mr &amp; Mrs Gopinathan, Falcon landlord, Mr &amp; Mrs Hall, + 2 others</p> <p><b>Issues discussed</b></p> <p>1. <b>Office Proposal (Releasing agricultural land from the Green Belt, North of Denham Roundabout, adjoining Priory Close for an office development allocation)</b> It was generally agreed that this is not desirable. Various points/issues were raised:</p> <ul style="list-style-type: none"> <li>• There are better places to release land to develop employment, e.g. New Denham, or even perhaps in the quarry area near the Roundabout</li> <li>• It was questioned whether releasing green belt land for office development would be as useful (or as desirable) as housing</li> <li>• Any extra development in this particular location is likely to put impossible strains on an already overloaded drainage/sewage problem impacting Old Mill Rd</li> <li>• It was suggested that the noise from the motorway may already be over the legal limit for houses on Old Mill Rd and would therefore be a serious constraint on any development on this land, which will be that much nearer the motorway. If it were to go ahead there would probably be major noise abatement requirements that would rule it out anyway.</li> <li>• If – against all this – such an office development were to go ahead, it would be desirable for it to be low rise, rather than high rise.</li> </ul>	

2. **Parking in the Village (Can land be found to allocate as a public carpark, and then find ways to manage parking in the Conservation Area?)** There was a certain amount of confusion about how much of a problem this is. Points/issues raised:
- No definite knowledge of how many cars etc. are parked where and when (and even why). Apart from residents and people visiting the pubs and restaurants, possible other reasons for parking could be:
    - Commuters using the station
    - Country Park users
    - Walking clubs run by BCC!
  - It was agreed that some kind of a survey would be useful, in order to establish how much of a problem it is and how it is being caused
  - If additional space for parking is needed, it is worth investigating who owns the land in between Denham Place and the Station that is currently unused
  - Similarly, there is Golf Club land not being used for anything (and made available for stall holders at the Annual Fete), which might be available if necessary
  - Various solutions like yellow lines, no parking signs/regulations, residents' parking areas, traffic calming devices etc. were apparently either not allowed because of conservation area status, or because they were considered impractical by the CC for cost reasons
  - It was suggested that it might be worth further discussion with CC re potential parking constraints
3. **Subdivision of large plots to enable single large house to be replaced by multiple buildings.**  
This was considered only to be a problem if the Green Belt designation was to be lost. Points/issues:
- And, even so, it should only be an issue outside the current Conservation Area (in which the vast majority of the large plots are)
  - In the event that such an event was to take place, it would be very desirable that such development would be constrained by a number of factors, e.g.
    - Design standards, to maintain the rural atmosphere currently enjoyed
    - The need for appropriate physical infrastructure, such as drains, power, telecoms etc., together with the provision of education and medical facilities etc.
4. **The Nurseries on the A40 (which are potential candidates for development and at least one of which is reported to flout the criteria on which its planning permission was granted)**  
It was generally agreed that it was desirable that these lands should remain in agricultural use, but that any flouting of planning criteria should be discouraged. Points/Issues:
- Most of this land was reported to be owned by the BCC. It would be useful to find out who owns which bits of land, and what covenants there are on their use.

- It is a good idea to circulate concerned residents with details of the planning constraints that certain businesses should be held to.
5. **The Lindsey Rd scheme (There may be pressure for further development here, which could threaten a recreation area).**  
It was agreed that this would be undesirable. Point/issues:
- Recreation facilities for all ages are needed. Those for older children/teenagers are definitely lacking
  - The Parish Council is happy to support people wishing to establish such facilities but currently lack volunteers (the Cricket Club used to have a youth club but it closed when the people running it retired).
6. **The Primary school on Cheapside Lane (This is a new issue not mentioned at our previous workshop). The BCC currently wants to expand it (from 3 years to 6?).**  
It was agreed that this would generally be a good thing, though with some minor potential reservations.  
Points/issues:
- It is desirable to have local facilities such as this (an original suggestion had been to close the school down)
  - Other similar local facilities should be supported, such as pubs, restaurants, shops , hairdressers etc. etc.
7. **Other issues raised by participants:**
- Flooding at Old Mill Rd is a consequence of the very poor state of the Denham Village sewage system
  - Road noise and dust from car boot sale and Oxford Rd
  - Better lighting on Old Mill Rd needed
  - Concern over whether the poor air quality in the area caused by local and motorway traffic meets legal limits

### **Discussion**

Serious questioning about the plan to release Green Belt land for Office Development Traffic on A40 and A412 already very heavy and Peak times.

A belief that 'we need to think outside of the box' and develop more provision for 'Start up' offices and businesses and not solely cater for large established employers.

### **General Discussion on Matters Affecting Whole Area**

The whole area of Denham suffers through the lack of adequate parking, primarily for the residents and also visitors. Part of the area are 'seriously blighted' due to commuter parking i.e. Denham Village, Denham Green, Willowbank and New Denham.

Need to recognise that if the traffic flow is compromised on either the A4020, A40 or A412 the whole area suffers.

Recognise that we want to support and improve Local Schools by seeing them prosper and grow.

9	<p><b>Higher Denham Task Team Meeting – To be confirmed</b>  Hopefully to be arranged early June and the Chairman requested that as many members as possible be prepared to attend and assist.</p>	
10	<p><b>Next Steps</b>  The chairman has invited our consultant, Neil Homer, to the meeting and we will begin the process of 'bringing together' the work that the Task Groups have done and form the basis of the Neighbourhood Plan.</p> <p>All groups will be issued with Task Group Area maps and are asked to 'mark them up' with all the information so far gathered i.e. Areas considered possible for future development; areas discounted; problem spots; etc. etc.</p>	
11	<p><b>Any other Business</b>  None</p>	
12	<p><b>Next Meeting</b>  To confirm the date of the next meeting <b><u>Wednesday 20 June 2018</u></b> at <b>7.15pm</b></p> <p>Noted</p>	

Roy Hill  
Co Clerk  
23 May 2018