

**Minutes of the PLANNING Committee Meeting
 Held on Tuesday 4 June 2019 at 7.00pm in the Council Office**

Cllrs.	Cllr S Jefferys (Chairman) (SJ)	Cllr M Skelton (MS)
	Cllr G Hollis (Vice-Chairman) (GH)	Cllr S Sproul (SS)
	Cllr K Bowen (KB)	Cllr S Williams (SW)
	Cllr M Heath (ex officio) (MH)	# Cllr M Hagan (MEH)
Assoc.	Mrs Edna Austin (EA)	Jagjit Brar – Clerk (JB)

= Apologies Received

= Absent No Apologies Received

Aims and Objectives of the Planning Committee

- To be open and accountable on all Parish planning matters
- Regular and adequate Training of Committee Members
- Awareness of current Planning Legislation

Minutes Number	Meeting Minutes	Action									
190604/01	Apologies for Absence None										
190604/02	Review of Aims and Objectives To review the aims and objectives of the Planning Committee AGREED										
190604/03	Notification of New Urgent Matters to be taken under item 190514/09 Cllr GH – Wilton Park Cllr MS – Fence on Tilehouse Lane										
190604/04	Matters dealt with under Urgent Action since Last Meeting None										
190604/05	Correspondence <table border="1" data-bbox="354 1339 1348 1460"> <tr> <td>0292</td> <td>John Hollands</td> <td>PL/19/1296/FA</td> </tr> <tr> <td>0292</td> <td>Steve Bucks</td> <td>PL/19/1296/FA</td> </tr> <tr> <td>0333</td> <td>Cllr Hollis</td> <td>Fence on Tilehouse Lane</td> </tr> </table> Noted	0292	John Hollands	PL/19/1296/FA	0292	Steve Bucks	PL/19/1296/FA	0333	Cllr Hollis	Fence on Tilehouse Lane	
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190604/06	Planning Decisions See attached - Noted										
190604/07	Planning Applications for Comment <table border="1" data-bbox="354 1668 1311 2072"> <tr> <td>PL/19/1586/KA 86 Kingsmill Willow Tree Comments – No Objection subject to Arborculturalist report</td> </tr> <tr> <td>PL/19/1506/FA Rhodene Cheapside Extensions Comments – Objection, overdevelopment in the Greenbelt</td> </tr> <tr> <td>PL/19/1496/FA Apex House - Change of Use to 11 Bedroom HMO – Comments – Objection, overdevelopment and insufficient parking</td> </tr> <tr> <td>PL/18/4810/FA ICM River Court Demolish & Build Storage Facility AMENDED Comments – Strong Objection</td> </tr> </table>	PL/19/1586/KA 86 Kingsmill Willow Tree Comments – No Objection subject to Arborculturalist report	PL/19/1506/FA Rhodene Cheapside Extensions Comments – Objection , overdevelopment in the Greenbelt	PL/19/1496/FA Apex House - Change of Use to 11 Bedroom HMO – Comments – Objection , overdevelopment and insufficient parking	PL/18/4810/FA ICM River Court Demolish & Build Storage Facility AMENDED Comments – Strong Objection						
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<ul style="list-style-type: none"> • There will be unsocial 24 hour access to the site • Too close to residential homes • Inadequate consultation of only 31 houses • Will create too many traffic movements on an already busy and congested access road • No mention of section 106 payment and how it will be used 	
<p>PL/19/1222/FA - Denmead Old Mill Road, Denham Comments – No objection</p>	
<p>PL/19/1710/FA - Swandane House Old Mill Road Cllr SW declared an interest Comments – No objection as long as Pool House not used for residential</p>	
<p>PL/19/1730/FA - 31 Newtown Road New Denham Comments – No objection as long as the driveway is semi-permeable with planting</p>	
<p>PL/19/0135/FA - Great Barn Denham Court Farm Comments – Strong objection as making significant changes to a listed building in a conservation area</p>	
<p>PL/19/0136/HB - Great Barn Denham Court Farm – Listed Building Amendment Comments – Strong objection as making significant changes to a listed building in a conservation area</p>	
<p>PL/19/0128/FA - Farmhouse Denham Court Farm, Village Rd – Comments - Strong objection as making significant changes to a listed building in a conservation area</p>	
<p>PL/19/0129/HB - Farmhouse Denham Court Farm Village Rd – Comments - Strong objection as making significant changes to a listed building in a conservation area</p>	
<p>PL/19/1727/FA - 17 Southlands Road, Denham Comments – No objection</p>	
<p>PL/19/1728/FA - Maya Tandoori Restaurant 74 Oxford Road – Comments – No objection subject to sufficient 50x parking spaces. It is currently insufficient due to illegal car sales business which is being appealed.</p>	
<p>Last Minute Entries</p>	
<p>PL/19/1759/VRC - Land Rear Of 52a, 52B and 52C, Newtown Road – Comments – Strong objection</p> <ul style="list-style-type: none"> • Proposed area for waste bins too close to neighbouring garden • Garage is ready to be used for additional accommodation which will create insufficient parking issues • Window not obscured glass and looks directly into bedroom of property directly opposite • Work has already been completed despite no permission. 	
<p>PL/19/1775/VRC - Land Adj To 4C Middle Road, Denham, - Comments – No objection</p>	

	<p>PL/19/1690/FA - Land Adjacent To 10 Sheepcote Gardens, Denham Green Comments – No objection providing no loss of trees and parking. EA to investigate if there are nesting bats in the area, it was found that the grounds in the current state are not bat friendly.</p>	
	<p>PL/19/1366/FA - 39 Denham Green Close Comments – No objection</p>	
190604/08	<p>Update on the Local Plan District Cllr GH to update – please see attached</p> <p>I voted in favour of the Local Plan in my role as a District Councillor, as the alternative was a far worse proposal. The Office of National Statistics (ONS) have set the target of approx. 16k homes is the target and 6k of the allocation is to be picked up by Aylesbury Vale with a memorandum of understanding.</p> <p>Neighbouring authorities of Slough and Hillingdon also have their own targets and are looking to spread out into SBDC.</p> <p>Source documents are still to be released including the Townscape Character Assessment.</p> <p>We now need to look into what protections will be in place for Denham Village, Tatling End and Higher Denham which will no longer be within the Greenbelt. The new Neighbourhood Plan will be our only way to influence Planning.</p> <p>The Plan is now at the Regulation 19 which is one of the final stages of consultation.</p> <p>Cllr MH – There is clearly not enough consultation, documentation has been held back now and on previous consultations in particular the Greenbelt Assessment that hasn't had the appropriate public scrutiny.</p> <p>EA – The price of land is so high which is making the property price so high. Affordable housing is not affordable, even flats and there is no workforce to build them.</p> <p>Cllr KB – What is the start date for the housing allocation? It was a few years back so the Deluxe site should be included in the total along with all the windfall sites.</p> <p>Cllr GH – if we fail the ongoing tests for meeting the housing allocation we will be required to release more land. In addition section 106 payments will increase if the building projects take longer than projected.</p> <p>Clerk – The consultation will begin on Friday 7th June to 17th July.</p>	
190604/09	<p>Further Planning Training/Advice Emailed Ben Robinson – No response as yet Clerk to chase again</p>	Clerk
190604/10	<p>Any Other Matters (agreed under item 190604/03 above) Cllr GH – Wilton Park development in Beaconsfield is a good example of how section 106 money can be well spent on community facilities, parks and footpaths</p>	

	Cllr MS – The new fence erected on Sherwood house has razor wire on top for which they don't have permission. Cllr MS reported it to the Clerk, it was also picked up by Cllr GH and reported to SBDC enforcement. They have responded that they are already aware of this case and have assigned case officer Selina Islam and the case reference is EN/19/0270.	
	Next Meeting To confirm the date of the next meeting as Tuesday 25 June 2019 at 7pm in the Parish Council Office.	

Meeting concluded at 9.20pm
4 June 2019
Jagjit Brar - Clerk