

Minutes of the PLANNING Committee Meeting
Held on Tuesday 16 July 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						
190716/01	Apologies for Absence See above							
190716/02	Review of Aims and Objectives Noted							
190716/03	Notification of New Urgent Matters to be taken under item 190625/11 None							
190716/04	<p>Correspondence</p> <p>0454 Cllr Jefferys - Objection to Broadway East Planning Application To be dealt under 190717/05 Planning Application</p> <p>0475 R.Kissan, Resident – PL/19/0340/FA why did DPC not object? This was the application for 4 Middle Rd, Higher Denham, the committee would like to respond back to the resident with the following comments:</p> <ul style="list-style-type: none"> • All planning decisions are made by SBDC and we are only a consultee, we advise on local considerations • We had no resident feedback at the time • If a response is sent in to SBDC and we are not copied in we are unaware of any residents objections <p>ACTION – Clerk to respond back to the resident</p> <table border="1" data-bbox="375 1691 1348 1780"> <tr> <td>0458</td> <td>SBDC Planning</td> <td>S Mahmood - Response to HS2 questions</td> </tr> <tr> <td>0459</td> <td>Cllr Reed</td> <td>Cllr Hollis PreApp Enquiry CTIL Ref 73391o1</td> </tr> </table>	0458	SBDC Planning	S Mahmood - Response to HS2 questions	0459	Cllr Reed	Cllr Hollis PreApp Enquiry CTIL Ref 73391o1	Clerk
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190716/05	<p>Planning Applications for Comment</p> <p><u>Applications from previous meeting with Server problems:</u></p> <p>PL/19/1841/HB Maya Tandoori Rear Covered Canopy DPC note the comments of the Listed Buildings Officer and supports their comments and recommendations.</p>							

PL/19/1896/FA 1-2 Broadway East Conversion to 6 Flats ext to Roof

Denham Parish Council **Strongly** objects to this application on the following grounds:

Contravenes policy **EP3:**

The development is not in scale with surrounding developments, Landmark place and Broadway East building lines are unified in height and depth, with a single storey section to landmark place, not as shown on plan PL07.

The fenestration of the buildings would result in loss of privacy to properties in Landmark Place.

Contravenes policy **EP4:**

The access road will result in the loss of trees and shrubs and insufficient land space thereafter, will not enable provision for the planting of new trees or shrubs.

Contravenes policy **EP5:**

The development would result in the loss of significant daylight and sunlight to surrounding buildings due to the trajectory of the sun in this area.

Contravenes Policy **EP6:**

The development will further isolate the rear of Broadway East flats making this area, darker and more open to criminal activity.

Contravenes policy **TR5** points:

- b) The operational capacity of James Martin Close will be exceeded and would exacerbate the highway capacity.
- c) Increased traffic movements would have an adverse effect on the amenities of nearby properties use and would detrimentally affect the general character of the area.

Contravenes policy **TR7** points:

- a) The development does not comply with parking standards set out in appendix 6.
- b) Parking provisions would reduce the level of parking provisions in James Martin Close, Link Way and North Orbital Road.
- c) No other parking is available in the vicinity
- d) It may result in non - residential on street parking in a residential area due to parking for the restaurant now access via the new right of way will be available.

The proposal is dramatically short of minimum parking standards, with insufficient spaces allocated and insufficient space in surrounding areas as set out above.

Contravenes Policy **H11** points:

- a) The proposal roof extension would not be in keeping with existing buildings in height, form and design.
- b) The extension would adversely affect the amenities of adjacent properties by over-dominance, obtrusiveness and loss of daylight.
- c) The extension would adversely impact the character and amenities of the locality in general.

Contravenes Policy **HP9** points:

- a) The new development is not compatible with the character of the surrounding area in terms of density, layout, design, height and scale.
- b) The new development would adversely effect the character and amenities of nearby properties through over-dominance, obtrusiveness, loss of trees, loss of privacy and daylight.
- c) The new development does not take into consideration access for the remaining flats in Broadway east for refuse and emergency services and due to the loss of vehicle turning facilities would create access difficulty for these services on the new development and James Martin close.

This new development also contravenes policies within the New Chiltern and South Bucks local plan 2036 such as:

DM DP13, DM DP 16, DM DP 18

DPC understands that the sewage system is not adequate to accommodate such a development and would recommend a full review of this be done by the developer, it is noted that raw sewage has been expelled onto properties in James Martin Close in previous years.

DPC note that the Waste department is satisfied with the proposal due to the notable rat problem and insufficient bin facilities, however the new development will not eliminate these issues, as the 'isolation' of the new development from the remaining flats, as described in the design and access statement and shown on drawing PI/07, showing fenced off area, would not improve this situation. Currently flats 1 & 2 utilise the bin facilities of Chambeli restaurant, located at the front of the restaurant and therefore no improvement in the current situation would be noted. The utilisation of the current service road to this development, along with a bin store for the entirety of Broadway east flats, would however improve this problem.

DPC are also aware that land suggested for use as an access road is not in ownership of either Parish, district or county councils but privately owned and the residents of James Martin Close have maintained this over a number of years.

DPC can find no record of approved planning permission for the current extension, at the rear of Chambeli restaurant, flat 1 and recommend investigation of this by enforcement officers.

If SBDC are minded to approve the development, DPC can see no reason why 40% of these could not be offered as affordable. In addition we would recommend that the developers utilise the current access road, therefore giving access for all Broadway East flats to refuse collections and emergency services. If affordable housing is not offered and SBDC permit the development as per plans, then Section 106 money should be used to make good the current access road to enable access for services for 3-6 Broadway East.

PL/19/1380/FA - 3 Hollybush Lane demolish & put up new Porch

No objection.

PL/19/2170/FA - 12 Savay Lane Single Storey Front and Rear Extension

No objection

PL/19/1896/FA 1-2 Broadway East Conversion to 6 Flats ext to Roof

See above

PL/19/2172/FA Mount Dairy Farm Conversion of outbuilding to Dwelling

Planning was granted but has lapsed despite previous DPC objection to overdevelopment in the Greenbelt. Therefore no objection

PL/19/2236/FA Glebe Cottage Swimming Pool (retrospective)

DPC deplore retrospective applications, however on this occasion we have no objection.

PL/19/2183/VRC 37 Penn Drive Single Storey Side & Rear

DPC previously objected to this extension, conditional permission was granted, new proposals are much smaller and we see no objection providing the windows towards No.1 are obscured

PL/19/1759/VRC 52A/B/C Newtown Road - Refuse Storage

Strongly object – DPC note no changes to the neighbouring properties and therefore concur that these policies are still enforceable.

PL/19/2269/FA The Paddock Change of use

	<p>Objection – overdevelopment in the Greenbelt, contrary to policies GB1, 4 and 5. It sets a precedent for further development in the area. DPC deplore retrospective applications in the Greenbelt and hope that the depletion of the grass be rectified to the original condition</p>	
190717/06	<p>Denham Village School Cllr SW met with the architects of the new Village School. Pupil numbers have already increased.</p> <p>The plans include increasing the width of the pavement to fit in line with current legislation. The driveway entrance will also be widened and yellow chevrons will extend the full frontage of the school.</p> <p>Parking for the proposed works will either be in the field at the rear of the school or potentially on the Way and Tillard if necessary. Exiting walls of the school could be damaged when works are carried out, if this is the case it will be repaired like for like with existing bricks.</p> <p>Work is likely to start early next year.</p>	
	<p>2 Middle Road PL/18/3003/FA Complaint received regarding the felling of trees – found it was not Parish Council land or issue</p>	
190625/11	<p>Telecommunications – Cllr GH Deferred to next meeting</p>	Clerk
	<p>Next Meeting To confirm the date of the next meeting as Tuesday 6 August 2019 at 7pm in the Parish Council Office.</p> <p>Apologies given by Cllr SJ for next meeting</p>	

Meeting concluded at 8.20pm
17 July 2019
Jagjit Brar - Clerk