

Minutes of the **PLANNING Committee meeting on Tuesday 16 March 2021 at 7:00pm via Zoom Video Conferencing**

Cllrs.	Cllr S Jefferys (Chairman) (SJ)	Cllr M Skelton (MS)
	Cllr A Head (AWH)	# Cllr S Sproul (SS)
	Cllr E Austin (EA)	Cllr J Walsh (JW)
	Cllr ME Hagon (MEH)	Cllr S Williams (SW)
	Clerk – Jagjit Brar	# = Apologies received

Item no	Agenda Item
210316/01	Apologies for Absence See above
210316/02	Declaration of Interests - All Councillors - PL/21/0743/NMA - Martin Baker Sports Ground - Cllr JW and Cllr EA - PL/21/0541/FA- The Moorings
210316/03	Public Session None
210316/04	Review of Aims and Objectives Agreed
210316/05	Minutes of last Meeting Actions from last meeting
210316/06	Planning Applications for Comment: a) PL/21/0541/FA- The Moorings, Lower Road, Higher Denham - Erection of detached double garage and associated hardstanding. Comments – Objection - The original garage has already been incorporated in the current footprint of the house, see applications in 1977. The new development is definitely overdevelopment in the Greenbelt, Detrimental to the local ecology. We believe that there is a possible breach of planning conditions as there are no visible signs of bat boxes have been erected b) PL/21/0404/FA – Romany, Orchard Close, New Denham - Demolition of existing garage and erection of a new garage with living accommodation in roof space. Comments – Strongly object, we are concerned that the application states living accommodation however the plans show a gym. The development will be overbearing and obtrusive to the adjacent property. If the Council are minded to grant permission. A condition should be included that it not turned into a habitable space c) PL/21/0485/FA - Land Adjacent To 10 Sheepcote Gardens, Denham Green - Erection of a new dwelling with refuse ,cycle stores and new vehicular access Comments – Objection – Overdevelopment. There are numerous parked cars in the area and access to this property will reduce parking and turning for residents. We would urge that the transport officer reviews this application again. d) PL/21/0718/TP - T1 - 77 Denham Green Lane - Oak - 2.5m crown lift from ground level over pavement, reduction of branches overhanging neighbouring house, 2-3m clearance of branches from the building and thinning the canopy by up to 15-20% Comments – No objection subject to Arborculturalist report, Please note that there were no plans or photos for this application e) PL/21/0682/FA - 10 Denham Close, Denham - Single storey rear extension Comments – No Objection

	PL/21/0697/FA - 61 Priory Close, Denham - Part two / part single storey rear extension Comments – No Objection f) 16299/APP/2020/3313 - LAND OFF, HAREFIELD ROAD UXBRIDGE - RE-CONSULTATION ON AMENDED PLANS AND SUPPORTING INFORMATION: - Comprehensive redevelopment of the site comprising demolition of existing buildings to provide residential care accommodation (Use Class C2), restaurant, cafe and nursery (Use Class E) in buildings up to 7 storeys, car parking, landscaping and associated works. - 182 units, together with integrated nursing care and associated communal and support services including ancillary communal, care and well-being facilities including a restaurant, cafe/bar and wellness centre/gym and a children's nursery. Comments – Objection There will be public retail, nursery and gym with little or no parking. DPC has strong concerns on the impact of the local road network in particular the A4020 to the M40 through New Denham which is not considered on the travel plan. g) PL/21/0915/ADJ - Out Of Area, Waterside House, Oxford Road, Uxbridge - Consultation from London Borough of Hillingdon re: Construction of two additional storeys measuring 6.6m maximum height (18.7m above ground level) to provide 31 residential units (as amended)) LBH Ref: 40050/APP/2021/746. Comments – In the absence of a coherent plan for three developments Xerox, Waterside House, Riverview House and Harefield Rd (16299/APP/2020/3313) of flats (over 500 units) within close proximity the congestion on the A4020 must be considered as it is already over-capacity. The cumulative effect of all these developments must be considered when they are located so close together. h) PL/21/0916/ADJ - Out Of Area, Riverview House, Oxford Road, Uxbridge - Consultation from London Borough of Hillingdon re: Construction of two additional storeys measuring 6.6m maximum height (18.7m above ground level) to provide 31 residential units (LBH Ref: 40050/APP/2021/747) Comments – In the absence of a coherent plan for three developments Xerox, Waterside House, Riverview House and Harefield Rd (16299/APP/2020/3313) of flats (over 500 units) within close proximity the congestion on the A4020 must be considered as it is already over-capacity. The cumulative effect of all these developments must be considered when they are located so close together.
210316/07	Planning Applications under Permitted Development / Cert of Lawfulness a) PL/21/0716/SA - Oxford Gardens, Denham - Certificate of Lawfulness for proposed erection of outbuilding to the rear of the garden and existing garage in the garden to be demolished Comments – Reviewed - no objection from Parish Council b) PL/21/0743/NMA - Martin Baker Sports Ground - Non Material Amendment to planning permission PL/20/1478/FA (Installation of 2 containers to provide facilities ancillary to use of sports ground.) to allow for additional windows, door adjustments and changes to internal layouts. Comments – Reviewed - no objection from Parish Council c) PL/21/0746/PNE - Hollybush Farm Cottages, Hollybush Lane - Notification under The Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 1, Class A for: single storey rear extension (depth extending from the original rear wall of 8.00 metres, maximum height 3.00 metres, eaves height 3.00 metres) Comments – Reviewed by Parish Council and we strongly object, this was previous non-habitable site and a full planning application should have been submitted. Over 50% footprint in the Greenbelt has been exceeded

	d) PL/21/0725/PNE - 49 Savay Close, Denham - Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A for: single storey rear extension (depth extending from the original rear wall of 6.0 metres, maximum height 2.9 metres, eaves height 2.8 metres) Comments – Reviewed by Parish Council and we strongly object, a full planning application should have been submitted. Over 50% of the original footprint exceeded e) PL/21/0893/NMA - Damarjen, Hollybush Lane - Non material amendment to planning permission 17/01554/FUL(Two storey side extension incorporating front and rear dormers.) to allow for changes to external materials Comments – Reviewed - no objection from Parish Council						
210316/08	Call For Brownfield Sites – Deadline 22 March ACTION – Clerk to submit the Capswood site and the National Grid site plus those sites in the Neighbourhood Plan. Consultation on Community Involvement - Deadline 22 March ACTION – Cllr SJ, Cllr EA and Cllr JW to formulate and submit response						
	Big Yellow Storage – Oxford Rd Cllr MEH updated that works have been taking place and they have been very cooperative with local residents ACTION- Clerk to check for CIL contribution						
210316/09	To Note - Decisions Noted						
210316/10	Correspondence <table><tr><th>Date</th><th>From</th><th>Correspondence</th></tr><tr><td>24/2/21</td><td>Cllr G Hollis</td><td>Re grade 2 listed LCA – Wesleyan Chapel Chaser Email</td></tr></table>	Date	From	Correspondence	24/2/21	Cllr G Hollis	Re grade 2 listed LCA – Wesleyan Chapel Chaser Email
Date	From	Correspondence					
24/2/21	Cllr G Hollis	Re grade 2 listed LCA – Wesleyan Chapel Chaser Email					
210316/11	Date and Time of Next Meeting – Tuesday 7 April 2021 – 7pm - via Zoom						

Jagjit Brar - Clerk
16 March 2021