

Minutes of the **PLANNING** Advisory Group meeting on Tuesday 18 May 2021 at 7:00pm via Zoom Video Conferencing

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

IMPORTANT NOTE

At the meeting of the Full Council on Monday 10 May 2021 the Parish Council delegated authority to the Clerk to respond to Planning applications until 21 June 2021 when further government guidance comes into effect regarding movement restrictions

Item no	Agenda Item
20210518/01	Apologies for Absence See above
20210518/02	Minutes of last Planning Meeting Action - Clerk to investigate further training
20210518/03	Planning Applications for Comment: a) PL/21/1238/FA - Wrango Cottage, Village Road - Demolition of existing bungalow and garage (unlisted building in a conservation area), erection of a new dwelling and amended drive. Comments: This development is not in keeping with the Conservation Area, contrary to the Denham Neighbourhood Plan policy DEN 2 protects views and character of Denham Village. The inclusion of basement level would set a precedent in the area to develop properties below ground level involving excavation in the Greenbelt and Conservation area. This development increases the footprint of the property more than 50% within the Greenbelt. b) PL/21/1499/FA - 45 Lindsey Road, Denham, UB9 5BW - Certificate of Lawfulness for proposed conversion of garage into habitable space and shower room Comments: Concern that there is a loss of a parking space with this development is an area that is already congested with parked vehicles. c) PL/21/1543/TP - Works to trees subject to a Tree Preservation Order (TPO) - Woodbridge, 73 Denham Green Lane, UB9 5LG - T1 Ash: Fell (TPO/BD/1968/03) Comments: Concern that there is no rationale behind the felling of this tree with a TPO? If the arborculturalist approves the felling of this tree we would not object. d) PL/21/1485/FA - Deansbrook, 2 River Walk, New Denham, UB9 4AX - Two storey side, rear and front extensions and roof extension. Comments: The Parish Council believe this is overdevelopment and the proposal is a considerable increase in the property footprint. It has become a 6 bedroom property and does not have enough associated parking e) PL/21/1437/FA - Damarjen, Hollybush Lane, UB9 4HH - Two storey side extension incorporating front and rear dormers replacing planning, approval ref: 17/01554/FUL. New porch and alterations to existing conservatory including new roof. (Part retrospective) Comments: No material planning objection however note that there will be a significant increase in the footprint of this property.

- f) **PL/20/4026/FA** - Former Tilehouse Day Opportunity Centre, Nightingale Way, UB9 5JL - Redevelopment of site to provide 7 dwellings, comprising 4 open market dwellings and 3 affordable dwellings, with access, landscaping and associated works.
Comments: It is very important that conditions on lighting are imposed and adhered to. Any replacement bat roosts should not be lit and nor should the flight path from the roost to the feeding area. So no light should be directed near the roosts. To note, slow worms are a nocturnal species but they are to be relocated.
The comments from the original application still stand and Cllr Walsh's original letter to Cllr Chilver to be uploaded
- g) **PL/21/1565/HB** - Wrango Hall, Village Road - Listed building consent for alterations and repairs to include relining 5 chimney flues and repairs to chimney stacks, 11 new and replacement air vents to front, side and rear, exposing blocked timber panel to rear stair window and removal of rear 20th century soil stack and air vent, removal of 1970's fireplace and addition of new chimney piece, new door and replacing modern pine floorboards with oak floorboards to drawing room, removal of infill and relocation of door to stairwell.
Comments: The Parish Council support the views and recommendations of the historic buildings officer
- h) **PL/21/1578/VRC** - Anoopam Mission, Brahmajyoti, The Lea - Variation of condition 2 (approved plans) of planning permission 13/01166/FUL (Redevelopment of site to provide new mission comprising temple, accommodation building, dining hall and offices. Landscape works including creation of new pond) to allow changes to design of accommodation building (part retrospective)
- i) **PL/21/1509/FA** - Tendercare Nurseries Ltd, 18 Southlands Road, UB9 4HD - The relocation of an existing partly open-sided canopy and the erection of a new reception and office building, customer toilets, store and irrigation pump room, retail store, office, store and staff room and an outside seating area with retractable roof.
Comments: **ACTION** - Cllr AWH to help formulate response with Clerk
- j) **OUT OF AREA – Hillingdon 16299/APP/2020/3313** - LAND OFF HAREFIELD ROAD UXBRIDGE UB8 1JS Comprehensive redevelopment of the site comprising demolition of existing buildings to provide residential care accommodation (Use Class C2) with ancillary uses and commercial unit at ground floor level (Use Class E) in buildings up to 7 storeys with car parking, landscaping and associated works.
Detailed Description: 182 units, together with integrated nursing care and associated communal and support services including ancillary communal, care and well-being facilities including restaurant, cafe/bar & wellness centre/gym and a commercial unit.
Comments: Stand by comments already submitted regarding traffic impact on New Denham
- k) **PL/21/1728/FA** - 1 Savay Farm Garden Cottage, UB9 5NJ - Single storey rear extension and addition of roof lights to the side elevations
Comments: No Objection
- l) **PL/21/1714/FA & PL/21/1715/HB** - Gate Cottage, Savay Lane, UB9 5NJ - Listed building consent and full planning for 3 side rooflights
Comments: No Objection
- m) **PL/21/1929/KA** - Swandane House, Old Mill Road, UB9 5AS - G1 Holly - Fell, G2 Plum, 2x Sycamore sapling, 1x Holly sapling, 1x Philadelphus shrub - Fell, T1 Holly - Fell (Denham Conservation Area)
Comments: The Parish Council would like to know details of what replanting programme will look like following the felling of these trees and are concerned about any loss of trees, particularly in the Conservation Area.

20210518/04	Planning Applications under Permitted Development / Cert of Lawfulness None													
20210518/05	Letter from Resident – Link Way Action – Clerk to write to resident Noted that the Council cannot set a precedent and we cannot lose community amenity space.													
20210518/06	Correspondence <table border="1"> <thead> <tr> <th>Date</th><th>From</th><th>Correspondence</th></tr> </thead> <tbody> <tr> <td>4/5/21</td><td>Craig Todd - Bucks</td><td>Planning and Environment Update (attached)</td></tr> <tr> <td>30/4/21</td><td>Ellen Brenton</td><td>Car Wash – Ronan Way Noise</td></tr> <tr> <td>19/4/21</td><td>Hillingdon Council</td><td>40050/APP/2021/746 – Permission granted for Waterside House</td></tr> </tbody> </table>		Date	From	Correspondence	4/5/21	Craig Todd - Bucks	Planning and Environment Update (attached)	30/4/21	Ellen Brenton	Car Wash – Ronan Way Noise	19/4/21	Hillingdon Council	40050/APP/2021/746 – Permission granted for Waterside House
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20210518/07	Date and Time of Next Meeting – Tuesday 8 June 2021 – 7pm - via Zoom													

Jagjit Brar - Clerk
13 May 2021