

Minutes of the **PLANNING Advisory Group meeting on Tuesday 29 June 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)	# = Apologies received
		Clerk – Jagjit Brar	

Item no	Agenda Item	Action
20210629/ 01	Apologies for Absence See above Declarations of Interest – As local residents Cllr EA and JW for Martin baker application and others in Higher Denham Cllr SW and Cllr MS for Chalfont House Application	
20210629/ 02	Minutes of last Planning Advisory Group Noted	
20210629/ 03	Planning Applications for Comment: a) PL/21/2114/HB - Wrango Hall, Village Road - Listed Building Consent for works to the western range including removal of asbestos sheet to ceilings and walls, structural repairs, new internal traditional finishes where asbestos linings removed, relaying and overhauling the clay tile roof with some redetailing in lead, replacement of ashfelt flat roof on north dormer with code 7 lead, re-pointing in natural lime mortar. Comments: <i>The Parish Council have no objection for these repairs, and support the Conservation Officers recommendations</i> b) PL/21/2055/HB - Moor House Farm, Lower Road - Listed Building Consent for the installation of solar PV panels on the roof of the barn buildings situated within the curtilage of the listed buildings. Comments: <i>The Parish Council have no objection, and support the Conservation Officers recommendations</i> c) PL/21/1960/FA - 60 Willow Crescent West, New Denham - Demolition of existing rear conservatory, remodelling including two-storey rear extension, single storey side extension, new rear roof extension, enlargement of side dormer with obscure glass and new side dormer, new rear gable window with obscure glazing, 2 side and 2 front rooflights and relocation of side porch to front Comments: <i>Objection - overdevelopment and there is a considerably increase in the footprint of the property. We also strongly request that a bat survey is completed for this property.</i> d) PL/21/2188/FA – Jos, Hollybush Lane, Tatling End, UB9 4HH – First floor side extension incorporating front and rear dormers, conversion of existing garage into living space, addition of roof lights to side elevations, window to existing front elevation and changes to windows at rear elevation Comments: <i>Objection, overdevelopment within the greenbelt. There is also a considerably increase in the footprint of the property. There is a risk of a overlooking and loss of privacy for neighbouring properties.</i>	

	e) PL/21/1872/FA - Martin Baker Aircraft Co – Formation of emergency entrance to site from Middle Road for the use of fire appliance and emergency vehicles. Comments: Strong Objection – Strong resident objection to this application which the Parish Council support. <i>Middle Road has inadequate road width and is unsuitable for heavy vehicles including potential fire engines accessing a factory site. The current local street scene is such that local residents cannot see the factory site behind mature trees and hedgerows and this would make what is now a pleasing residential road look commercial/industrial.</i> <i>The Denham Neighbourhood Plan specifically makes reference to the trees and hedges, and how they provide a barrier to seeing adjacent roads and buildings, as an important part of the character of Higher Denham which would be compromised with this site access.</i> <i>We would like to bring to your attention the objection submitted by HLF Planning and we believe that this objection demonstrates the reasoning behind our objections.</i> <i>With proposals in place for access to this site from the A413 (PL/19/4461/FA) this route should be considered before causing inconvenience to local residents.</i> <i>The Parish Council wishes for this application to be called in to the South Bucks Planning Committee</i> ACTION - Clerk to request extension and circulate response to committee for further comments f) PL/21/2061/FA - Denham Aerodrome, The Bungalow and Site Adjacent To Car Park 2, Hangar Road, UB9 5DF - Demolition of the existing bungalow and outbuilding, proposed new dwelling with single detached carport on land further to the West, adjacent to Car Park 2 and fronting Hangar Road. Comments: <i>Objection - overdevelopment within the greenbelt. There is also an increase in the footprint of the property and there are no exceptional circumstances.</i> <i>It has been suggested that mitigation for bat roost destruction by the use of bat boxes. One roost relates to brown long-eared bats. It has recently been shown that bat boxes are inadequate mitigation for this species, and in any case cannot be relied on to give 100% mitigation for any species. We have already seen previous planning applications where similar mitigation was proposed and the plans were passed. This means we already probably have lost brown long-eared bat roosts in Denham, and therefore we now need to protect the remaining roosts.</i> g) PL/21/1934/FA - Pinstone Farm, Oxford Road, SL9 7AL - Demolition of existing conservatory and erection of rear extension and new front porch Comments: <i>The Parish Council have no objection</i> h) PL/21/2026/VRC - Chalfont House, Oxford Road, Denham Village, UB9 4DX - Variation of condition 5 (use class) of planning permission SBD/1035/88 (Demolition of existing buildings and erection of two storey office building with provision of 83 car parking spaces. Alterations to existing vehicular access.) to specify uses not permitted Comments: <i>Objection the site is unsuitable for lorries or HGV vehicles.</i>	Clerk
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	<i>The site is accessible off a very busy A road and lorries turning would cause a safety concern which should be investigated further by the highways team. There is an increasing number of HGV sites and movements in this residential area from local operators on the Oxford Road, including Tendercare, Springbridge, Vaughan's Plant Hire and the soon to be built Mercedes garage. Allowing access to this site which backs on to residential properties will cause unnecessary noise disturbance, fumes and traffic disruption.</i> i) PL/21/2291/EU - 8 Field Road, Tatling End, UB9 4HL - Certificate of Lawfulness for existing use of the land within the application site as residential curtilage. Comments: <i>Strong objection to this application and is concerned that the present occupier has been allowed to use the area for their own purpose for the last ten years without any objection from the County Council.</i> <i>We believe that this a potential land grab and there is a risk for development in the greenbelt and we see no special circumstances in this case. We request that Bucks Council planners take time to investigate this application thoroughly and visit the site before making a decision.</i> j) PL/21/2486/TP - 22 Woodhurst Drive, Denham Green - Birch & Beech - Prune to approx. 1m clearance around phone lines. (TPO No 03, 1973) Comments: <i>The Parish Council have no objection and would support the recommendations of the arborculturalist</i>	
20210629/04	Planning Applications under Permitted Development / Cert of Lawfulness a) PL/21/2107/SA - 4 Savay Close, UB9 5NQ – Cert of lawfulness for proposed front infill extension, chimney removal, external facade alterations and demolition of conservatory. Comments: <i>Reviewed by the Parish Council – no objection</i> b) PL/21/1461/PNE - 1 Hollybush Farm Cottages, Tatling End , UB9 4HQ - General Permitted Development single storey rear extension (depth extending from the original rear wall of 8.00 metres, max height 2.74 metres, eaves height 2.74 metres Comments: <i>The Parish Council objects to this application this is overdevelopment in the Greenbelt</i> PL/21/2241/PNE - 93 Knighton Way Lane, New Denham - General Permitted single storey rear extension (depth extending from the original rear wall of 6.0 metres, maximum height 3.4m, eaves height 3.0m Comments: <i>Reviewed by the Parish Council – no objection</i> c) PL/21/2372/PNE Well House, Bakers Wood, UB9 4LG - single storey rear extension (depth extending from the original rear wall of 8.0 metres, maximum height 4.0 metres, eaves height 3.0 metres) Comments: <i>The Parish Council objects to this application this is overdevelopment in the Greenbelt</i> d) PL/21/2111/FA - 10 Nightingale Way, Denham Green - Demolition of existing single storey side extension, proposed two store extension to south elevation, single storey side extension to north elevation, changes to doors and windows including additional first floor window to side elevation Comments: <i>The Parish Council has reviewed the application and feel that this application requires full planning permission.</i>	

	e) PL/21/2373/FA - Union Point, Pinstone Way, Tatling End - Erection of a two storey residential building with accommodation within the roof to provide 7 x 1 bedroom flats with associated landscaping, car parking and partial demolition of existing buildings (as approved under planning permission ref: PL/20/3921/FA). Comments: Reviewed by the Parish Council, this is a windfall site for Buckinghamshire Council, converting to residential use will cause increased traffic movements. We are concerned by the environmental health report and would recommend detailed review of the implications of this application f) PL/21/2514/ADJ Out Of Area, Riverview House, Oxford Rd, Uxbridge, UB8 1UX, Construction of two additional storeys measuring 6.6m maximum height (18.7m above ground level) to provide 31 residential units (Application for Prior Approval 015 (as amended)) LBH Ref: 40050/APP/2021/2467 Comments: Traffic impact on New Denham and existing infrastructure of the A4020 Oxford Rd is insufficient to support the needs of this residential development.																						
20210629/05	Planning Appeals – To Note a) PL/19/4159/FA - The Lea, Western Avenue (Anoopam Mission) Erection of crematorium, dining hall and widening of access road with associated landscape and biodiversity enhancements – <u>Inquiry 6 July 2021</u>																						
20210629/06	Chalfont St Peter Motorway Services																						
20210629/07	Gladwins Wood – Ancient Woodland Discussion regarding DPC response to email from Colne Valley Park attached. ACTION – Clerk to identify the land owner and formulate response	Clerk																					
20210629/08	Three Rivers Local Plan Reg 18 Consultation – Site Allocation and Policy Options - Deadline 23 July ACTION – Clerk to work with advice from Cllr AH to formulate response	Clerk																					
20210629/09	Correspondence: <table border="1"> <thead> <tr> <th>Date</th><th>From</th><th>Correspondence</th></tr> </thead> <tbody> <tr> <td>24/06/21</td><td>London Greenbelt</td><td>Disturbing Planning Appeal Decision</td></tr> <tr> <td>23/06/21</td><td>Stewart Pomeroy</td><td>Tatling End – Biodiversity and ancient woodland</td></tr> <tr> <td>19/06/21</td><td>Cllr Williams</td><td>Motorway Service Station</td></tr> <tr> <td>17/06/21</td><td>Cllr Martin Tett (Bucks)</td><td>Planning and development in Colne Valley Park</td></tr> <tr> <td>11/06/21</td><td>Three Rivers Council</td><td>Local Plan Reg 18 Consultation</td></tr> <tr> <td>10/06/21</td><td>Carol Burslem (BMKALC)</td><td>Parish Forum Planning & Environment</td></tr> </tbody> </table>		Date	From	Correspondence	24/06/21	London Greenbelt	Disturbing Planning Appeal Decision	23/06/21	Stewart Pomeroy	Tatling End – Biodiversity and ancient woodland	19/06/21	Cllr Williams	Motorway Service Station	17/06/21	Cllr Martin Tett (Bucks)	Planning and development in Colne Valley Park	11/06/21	Three Rivers Council	Local Plan Reg 18 Consultation	10/06/21	Carol Burslem (BMKALC)	Parish Forum Planning & Environment
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20210629/10	Date and Time of Next Meeting – Monday 19 July 2021 – 7pm - via Zoom																						

Jagjit Brar – Clerk
29 June 2021