

Minutes of the **PLANNING Advisory Group meeting on Monday 19 July 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	

IMPORTANT NOTE

At the meeting of the Full Council on Monday 12 July 2021 the Parish Council delegated authority to the Clerk to respond to Planning applications until further government guidance comes into effect regarding movement restrictions

Item no	Agenda Item	Action
20210719/01	Apologies for Absence See above	
20210719/02	Minutes of last Planning Advisory Group Noted	
20210719/03	Future Planning Meetings Although it was agreed at Full Council to continue with Planning virtually to be able to call applications in to the South Bucks Planning Committee we need to start meeting Face to Face. There should be 28 days for statutory consultee responses therefore we meet monthly rather than every three weeks. It was AGREED to meet on the first Tuesday of the month from August onwards. ACTION – Clerk to distribute new dates for Planning Committee	Clerk
20210719/04	Planning Applications for Comment: a) PL/21/2576/TP - Land Rear Of The Cuckoo Oak, Tilehouse Lane, UB9 5DD - Proposal: T1 - Oak (Quercus robur) - Fell. Protected by Tree Preservation Order, ERDC TPO No 3, 1968. Comments: <i>The Parish Council object as there is no justification for this felling, the tree does not appear to be within the property boundary. The garage shown in the photos does not appear on the sketch. We request that the arborculturalist investigate and make a recommendation.</i> b) PL/21/2390/FA & PL/21/2391/HB - Land Adjacent To The West Of Barn Cottage and Marian Cottage, Redhill, UB9 4LE - Demolition of section of boundary wall to form new gated access and driveway, and new dropped kerbs and crossover to the site. Comments: <i>No objection</i> c) PL/21/1997/FA - 58 Green Tiles Lane, UB9 5HT - Part two, part single storey rear, first floor side extension and garage conversion to living space. Comments: <i>Objection to this development, we believe this is overdevelopment and that there is a lack of parking for a dwelling this size.</i> d) PL/21/2257/FA - 24 Ashcroft Drive, Denham Green, UB9 5JG - Proposal: Single storey and first floor side/rear extensions, front porch, changes to doors and windows and removal of chimneys Comments: <i>No objection</i>	

	e) PL/21/2493/FA - Denham House, Village Road, Denham, UB9 5BN - Single storey front extension to existing garage Comments: <i>No objection</i>	
	Permitted Development Applications PL/21/2385/PNO - Chalfont House, Oxford Road, Denham, UB9 4DX - Prior Notification General Permitted Development - Change of Use from office (Use Class B1(a)) to 35 residential units (Use Class C3). Comments: <i>Inappropriate development in the Denham area. The principle of residential development is acceptable however the style and type of properties does not meet the need of residents in Denham, we are a rural area and this type of accommodation is more suited to more urban areas. DPC would also like to clarify that we are within South Bucks and this development would contribute to our housing total not Slough's as referred to in the covering letter.</i> PL/21/2386/PNO - Chalfont House, Oxford Road, Denham, Buckinghamshire, UB9 4DX - Prior Notification General Permitted Development - Change of Use from office (Use Class B1(a)) to 41 residential units (Use Class C3) – Comments: <i>Inappropriate development in the Denham area. The principle of residential development is acceptable however the style and type of properties does not meet the need of residents in Denham, we are a rural area and this type of accommodation is more suited to more urban areas. DPC would also like to clarify that we are within South Bucks and this development would contribute to our housing total not Slough's as referred to in the covering letter.</i> PL/21/2583/SA - 3A Willow Avenue, New Denham, Buckinghamshire, UB9 4AF - Cert of Lawfulness for proposed rear dormer, hip to gable roof extension, two roof lights to front elevation and window to side elevation. Comments: The Parish Council deplore retrospective planning and the planning permission for this development has not been sought in the usual way. We would like Planning Enforcement to investigate and monitor if this development is refused. PL/21/2582/SA - Halings Lodge, Halings Lane, Denham Green, UB9 5DQ - Certificate of lawfulness for proposed mobile home Comments: Objection – Overdevelopment in Greenbelt, insufficient information provided, it appears it will be a permanent structure and should therefore be subject to the full Planning Permission procedure and legislation.	
20210719/05	Consultation - Middlesex Ready-Mix Concrete Limited Proposal to operate a mobile/cement and off-site batching process - 21 Southlands Road, Denham, England UB9 4HD - Issues identified for this consultation are the number of additional vehicles in the area, additional dust particles - Cllr AWH advised that the uses of Southlands Road and the surrounding area need to be investigated fully by a consultant with a desktop research report on ownership, licences and usage we can use in future. - ACTION – Clerk to work with Cllr AWH on a brief for a consultant	Clerk
20210719/06	Planning Training To note Cllr AWH and Cllr JW to attend BMKALC – Planning Demystified	

	Three Rivers Local Plan Response - Cllr AWH advised that there is a significant housing development proposal for 1200 homes in Maple Cross on our border. - ACTION - Clerk to work with Cllr AWH on response Tilehouse Day Centre – To Note - The South Bucks Planning Committee deferred the decision on the planning application PL/20/4026/FA	Clerk																					
20210719/07	Correspondence <table border="1"> <thead> <tr> <th>Date</th><th>From</th><th>Correspondence</th></tr> </thead> <tbody> <tr> <td>14/07/2021</td><td>Cllr S Williams</td><td>Middlesex Ready-Mix Concrete Limited</td></tr> <tr> <td>14/07/2021</td><td>Lorraine Morton - BMKALC</td><td>Planning Demystified Training</td></tr> <tr> <td>14/07/2021</td><td>Olu Sakoya – Bucks Council</td><td>Consultation on Middlesex Ready-Mix Concrete</td></tr> <tr> <td>08/07/2021</td><td>NALC Online Events</td><td>Making rural housing more affordable</td></tr> <tr> <td>07/08/2021</td><td>Carol Burslem - BMKALC</td><td>Parish Involvement in Planning</td></tr> <tr> <td>30/06/2021</td><td>Cllr Guy Hollis</td><td>Wesleyan Chapel</td></tr> </tbody> </table>	Date	From	Correspondence	14/07/2021	Cllr S Williams	Middlesex Ready-Mix Concrete Limited	14/07/2021	Lorraine Morton - BMKALC	Planning Demystified Training	14/07/2021	Olu Sakoya – Bucks Council	Consultation on Middlesex Ready-Mix Concrete	08/07/2021	NALC Online Events	Making rural housing more affordable	07/08/2021	Carol Burslem - BMKALC	Parish Involvement in Planning	30/06/2021	Cllr Guy Hollis	Wesleyan Chapel	
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20210719/08	Date and Time of Next Meeting – Tuesday 3 August 2021 – Venue TBC																						

Jagjit Brar – Clerk
14 July 2021