

Minutes of the **PLANNING Committee Meeting Tuesday 5 October 2021 at 7:00pm in Parish Council Office, Village Rd, Denham, UB9 5BN**

Cllrs.	Cllr A Head (AWH) - Chair	## Cllr S Sproul (SS)
	Cllr E Austin (EA)	Cllr J Walsh (JW)
	Cllr ME Hagon (MEH)	# Cllr S Williams (SW)
	# = Apologies received	## = Apologies not received
	Clerk – Colin Needs	

Minute no	Agenda Item	Action
20211005/01	Apologies for Absence – - Cllr SW sent apologies - See above	
20211005/02	Declarations of interest – None	
20211005/03	Minutes of last Planning Committee – Agreed	
20211005/04	Planning Applications for Comment: a) PL/21/3293/FA – South Lodge, Moorfield Road, Denham Green, UB9 5NG – Erection of a detached dwelling and garage. Comments: No objection b) PL/21/3399/FA - 5 Ashcroft Drive, Denham Green, UB9 5JF - Demolition of existing attached garage. Proposed two storey side extension, part two/part single storey rear extension, Part single storey / part first floor front /side extension, widening of existing dropped kerb, alterations to existing external materials. Comments: No objection c) PL/21/3417/FA - 83 Willow Crescent West, New Denham, UB9 4AU – Part single/part two storey rear extension, rear dormer with 2 windows and internal alterations. Comments: No objection d) PL/21/3458/FA - Denham Mount, Blacksmiths Lane, Tatling End, UB9 4HW - Change of use to hotel (Use class C1) Comments: Objection – This application has been called in by Unitary Councillor Guy Hollis. The Council strongly object to the proposed change of use within green belt land. There is inadequate parking on the site and there would also be traffic issues. This proposal would also have detrimental impact on the environment. The Council would also like to be represented in the public part of the Planning Committee. e) PL/21/3474/FA - 15 Ashcroft Drive, Denham Green, UB9 5JF- Outbuilding in rear garden (retrospective)	

	Comments: Objection – The plans are incomplete to comment specifically. The bulk and height of the building is inappropriate for the location and is too close to the boundary fence. f) PL/21/3195/HB - The Old Store, Village Road, Denham, UB9 5BE- Listed building consent for attic conversion with rear dormer window, 2 rooflights and new side window, raising of chimney height, changes to ground floor doors and windows and internal alterations. Comments: No objection – please see Councils comments on the planning application for this property, no further points to raise. g) PL/21/3355/FA - 12 Hawthorn Drive, New Denham, UB9 4AJ - Garage conversion raising floor to match existing level internally and internal alterations to convert a bedroom into a studio flat within the HMO property. Comments: Objection – there is inadequate parking provision for potential occupancy of 12 people. h) PL/21/3525/EU - 3A Willow Avenue, New Denham, UB9 4AF - Certificate of lawfulness for existing construction of hip to gable roof extension, rear dormer windows and 2 front rooflights and new side window. Comments: No objection – however the Parish Council deplore retrospective planning applications. i) PL/21/3533/KA - Land Adjacent To 82, 86 and 87, Kings Mill Way, New Denham, - T1 willow - reduce back to previous pruning points; T2 willow - reduce in size and shape 3-4m approx.; G3 willow - cut back by 2m (Uxbridge Lock Conservation Area) Comments: No objection – works to be carried out by a qualified arboriculturist. j) PL/21/3638/TP - Village Green, Village Road, Denham - G1 tree of heaven (<i>Ailanthus altissima</i>) - prune away from adjacent roof to give 1.5m clearance, pruning to suitable growth points/branch fork junctions; 2x cherry (<i>Prunus avium</i>) - crown lift to give around 3m ground clearance, targeting secondary growth where possible; T1 blackthorn (<i>Prunus sp.</i>) - fell; G2 2x blackthorn (<i>Prunus sp.</i>) – dead wood. (TPO/BD/1980/02) Comments: No objection – the Council inspection accords with the work needed.	
20211005/05	Permitted Development Applications for Comment: a) PL/21/3575/PNE - Prior Notification Extension – 34 Newtown Road, New Denham, UB9 4BE - single storey rear extension (depth extending from the original rear wall of 5.0 metres, maximum height 3.4 metres, eaves height 3.0 metres) Comments: No objection – within extent of permitted development. b) PL/21/3517/SA - Certificate of Lawful Use – Proposed - Seasons, Old Mill Road, Denham, UB9 5AW, Certificate of Lawfulness for proposed addition of side dormers to facilitate of loft conversion. Comments: Objection – on the basis the proposal is out of keeping with the street scene. c) PL/21/3583/SA - Certificate of Lawful Use – Proposed - Well House, Bakers Wood, Denham, UB9 4LG - Certificate of Lawfulness for proposed two storey rear, single storey side extension and part garage conversion to living space. Comments: Objection – The council are aware that there are bats in the location and that a bat survey should be carried out. The Council also queries whether the	

	extent of the proposed development area is within the parameters of the permitted development. d) PL/21/3585/SA - Certificate of Lawful Use – Proposed - Well House, Bakers Wood, Denham, UB9 4LG - Certificate of Lawfulness for proposed single storey outbuilding to the rear of garden Comments: Objection - The council are aware that there are bats in the location and that a bat survey should be carried out. The Council also strongly objects on the basis that the extent of the development area exceeds permitted development. e) PL/21/3709/PNE - Prior Notification Extension - 22 Denham Way, Denham, UB9 5AX - single storey rear extensions (depth extending from the original rear wall of 4.50 metres, maximum height 3.20 metres, eaves height 2.90 metres) Comments: No objection – within permitted development. f) PL/21/3736/NMA - Non-Material Amendment - Hollybush Farm, Hollybush Lane, Denham, UB9 4HG, - material amendment to variation of condition PL/21/1838/VRC relating to variations of the original planning permission PL/20/4213/FA (Demolition of existing house, garage, pool house and garden store and erection of a new dwelling and detached garage with accommodation above) to allow for removal of side chimney Comments: No objection g) PL/21/3770/PNE - Prior Notification Extension - 10 St Francis Road, Denham Green, UB9 5JS - single storey rear extensions (depth extending from the original rear wall of 4.00 metres, maximum height 3.45 metres, eaves height 2.25 metres) Comments: No objection h) PL/21/3775/PNE - Prior Notification Extension - 1 Hollybush Farm Cottages, Hollybush Lane, Denham, UB9 4HQ - single storey rear extensions (depth extending from the original rear wall of 8.00 metres, maximum height 2.89 metres, eaves height 2.30 metres) Comments: Objection – the council believes that the extent of the development is beyond that of the permitted development.	
20211005/06	Gladwins Wood Enforcement Update – • Cllr AWH said that an enforcement notice had been served a week or so ago for a major breach. Cllr JW said that this enforcement notice had to be re-issued on a technicality. Cllr AWH said that this enforcement notice had been issued for change of use, the matter was in the hands of Bucks CC. Cllr AWH wanted the Deputy Clerk to ask the Clerk if a copy of the enforcement papers had been sent to Cllr WD for information. • Cllr MEH asked if this matter could be kept on the agenda going forward.	Clerk/ Deputy Clerk
20211005/07	Soin Lounge, Oxford Rd - • Cllr JW said that this case had been heard by Bucks CC last week, however the representatives of the Soin Lounge introduced a new solicitor and they asked for a 10-minute adjournment which was granted. The application was withdrawn, and another application is to be made which would be more in keeping with the building. Cllr JW said that Guy Hollis had previously made representations that the proposals were not in keeping with the building. • Cllr AWH suggested that there could an agenda item going forward for monitoring, and it was agreed the following should be monitoring agenda items; 1. Gladwins Wood 2. Soin Lounge 3. SSSI site Old Rectory Lane, Higher Denham	

20211005/08	Southlands Road Project and Timeline - Cllr AWH said that he had met with the Clerk and Deputy Clerk and that quite a bit of work had already been done, but currently this was still a work in progress. - Cllr EA said that she had carried out some research of the postcodes along Southlands Road and discovered numerous businesses listed. Cllr EA to provide this information to the Deputy Clerk	Cllr EA																					
20211005/09	Oxford-Cambridge Arc Cllr AWH said that it was the ambition of the Government in the Southeast to have this Oxford to Cambridge development, however some this area falls within Bucks. Bucks CC have objected to this as inappropriate as they are carrying out their own local plan. Cllr AH said at this stage this is a watching brief.																						
20211005/10	Pinewood Community Liaison Group – Cllr AWH said that the local Cllrs were very pro-development at Pinewood. Cllr AWH suggested that contact be made with Iwer PC to seek dialogue and perhaps have a representative attend one of the planning meetings. Cllr JW said that she will contact Cllr Wendy Matthews and ask her to attend a planning meeting and talk about this issue in a 15-minute slot.	Cllr JW																					
20211005/11	AOB – Cllr AWH requested that the Clerk write to the Director of Planning in respect of the strict time restrictions on planning comments from the Parish Council and refer to the poor performance of the planning portal recently, whereby it has been difficult to see documents at various times of the day.	Clerk																					
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20211005/13	Date and Time of Next Meeting – Tuesday 2 November 2021 at 7pm at the Parish Council Office, Village Road, Denham, UB3 2LG																						

Colin Needs – Deputy Clerk
6 October 2021