

Minutes of the PLANNING Committee Meeting Tuesday 2 November 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) (Acting Chair)
	#	Cllr ME Hagon (MEH)	Cllr S Williams (SW)
			Cllr M Heath (MH)
		Jagjit Brar - Clerk	# = Apologies received

Item no	Agenda Item
211102/01	Apologies for Absence Accepted – see above
211102/02	Minutes of last Planning Committee Noted and accepted
211102/03	Planning Applications for Comment: a) PL/21/3680/FA – Roughwood, Tilehouse Lane, UB9 5DF - Demolition of the existing dwelling and outbuildings and erection of detached dwelling and garage with living space in roof <u>Comments:</u> <i>No objection, we are support of the recommendations within the Primary Ecological Survey (PEA) and bat report</i> b) PL/21/3681/FA - 6 Bowyer Crescent, Denham, UB9 5JE - Conversion of existing garage to living accommodation with changes to the windows and doors at rear, raising garage roof to match existing house and an additional window to ground floor side elevation. <u>Comments:</u> <i>No objection</i> c) PL/21/3817/FA & PL/21/3818/HB – Granary, Denham Court Farm, Village Road, Denham, UB9 5BG - Single storey side hipped roof extension & Listed Building Consent <u>Comments:</u> <i>The proposed building would be sited in a prominent position on the site, adjoining the boundary wall and close to Village Road, where it would adversely impact on the setting within the Denham Conservation Area and Green Belt location, and have a detrimental effect on the listed buildings within the historic Denham Court Farm complex.</i> <i>Additionally the building appears as an un-necessary extension that is out of scale, design context and proportion to the historically significant Granary building. It does not contribute to the context of the surrounding listed buildings and DPC considers it harmful in that sense.</i> <i>The application is contrary to the emerging Denham Neighbourhood Plan, which is going forward to Referendum in December 2021</i> d) PL/21/3820/FA & PL/21/3821/HB – Granary, Denham Court Farm, Village Road, Denham, UB9 5BG - Erection of a enclosed glazed link side extension between Granary and the workshop/garaging & Listed Building Consent. <u>Comments:</u> <i>The proposed “link” building is of a more modern design style and is contrary to the architectural principles of the listed buildings in the Conservation Area. For all the reasons set out at item 1, DPC is of the view that this application should also be referred to the South Bucks Area Planning Committee.</i>

	e) PL/21/3840/FA – Granary, Denham Court Farm, Village Road, Denham, UB9 5BG - Conversion of existing 4 garages and workshop into living space, 4 rear rooflights, 3 roof vents and extract flue, new door to front elevation and additional external car parking <u>Comments:</u> <i>Whilst the proposals in the change of use from garaging and workshop to habitable use suggest relatively minor works visible externally, DPC contends that this application should be included in the requested call-in process. The nature and significance of the Denham Court Farm complex are such that any proposed changes should be seen in the context of the entire site.</i> f) PL/21/3827/FA - 43 Lower Road, Higher Denham, UB9 5ED - Proposed single storey rear infill extension <u>Comments:</u> <i>No objection</i> g) PL/21/3885/FA & PL/21/3886/HB - The Old Store, Village Road, UB9 5BE - re-location of ground floor toilet and changes to windows/doors at rear of the property & Listed Building Consent. ➤ Cllr SW declared a personal interest <u>Comments:</u> <i>No objection</i> h) PL/21/3816/FA - Denham Green E-act Primary Academy, Nightingale Way - Installation of 2m high green mesh fence (to match existing) inside the existing hedge line along the front of the school with 4m wide sliding gate to the vehicle entrance, 3m wide gates (2 leaf) in the reception pedestrian entrance and a 2.4m wide gates (2 leaf) in the Nursery entrance. The existing 3 gates will be removed. <u>Comments:</u> <i>No objection</i>
211102/04	Permitted Development/TPO Applications for Comment: a) PL/21/3807/SA - - Langham, Broken Gate Lane, Denham, UB9 4LA - Cert of Lawful Use - construction of a rear garden outbuilding <u>Comments:</u> <i>The Parish Council has no objection but would suggest a condition that this development is not used for future habitable use</i> b) PL/21/3943/PNE - Tanglewood, Bakers Wood, UB9 4LG - single storey rear extension (depth extending from the original rear wall of 8.0 metres, maximum height 3.0 metres, eaves height 2.85 metres) <u>Comments:</u> <i>Objection - The proposed application has a larger footprint than the original, although within permitted development guidelines it is out of character for the area.</i> c) PL/21/3937SA - Tanglewood, Bakers Wood, UB9 4LG - Certificate of Lawfulness for proposed single storey rear extension and rear dormer with Juliett balconies and roof lights to the front elevation <u>Comments:</u> <i>Objection - The proposed application has a larger footprint than the original, although within permitted development guidelines it is out of character for the area and the application should be assessed with PL/21/3943/PNE .</i> <u>Tree Preservation Orders:</u> d) PL/21/3738/TP - 4 Newstead Copse, Denham, UB9 5FQ - Liquidambar (Sweetgum) T1 - Reduction of branches overhanging roof, crown reduction of 30%, Ash T2 - Fell (TPO/BD/1968/03) <u>Comments:</u> <i>No objection, we support the planning of new trees</i> e) PL/21/3737/TP - Bluebell Corner, 9 Doggetts Farm Road, UB9 5EH - T1 oak - reduce to 12-13m in height and 4m sides, removing 2m from north side, 1m from east, 3m from south and 2 from west and 3m from top, remove all dead branches; T2, T3 and T4

	- oak - height reduction by 5m leaving approximately 4m of growth TPO/SBDC/1996/01) <u>Comments:</u> <i>Lack of pictures but we would support the view of the tree officer</i> f) PL/21/4012/TP – Courtleigh, Bakers Wood, UB9 4LQ - T2 Ash - Crown lift to 5.3m over road, T4 Ash - Fell, T5 Cherry - Fell, T6 Ash – Section fell (TPO/ER/1968/09 <u>Comments:</u> <i>We would support the view of the tree officer</i> g) PL/21/4140/TP - The Grove, Tilehouse Lane, UB9 5DD - Beech G2 x3 - Crown reduction and shape by around 3m (TPO/ER/1955/01) <u>Comments:</u> <i>No objection</i>																		
211102/05	Martin Baker – Resident Letter and Applications The Clerk has acknowledged receipt and the Committee await the submission to Bucks and our opportunity to comment.																		
211102/06	Current Issues and Application Monitoring <u>Soin Lounge</u> A fine of £8,463 was issued and the new opening hours will have to be in keeping with the fact that it is in a residential area, committee to continue to monitor <u>Gladwin’s Wood</u> <u>Pinewood Liaison Group</u> The Liaison Group was very lightweight however our larger issue of traffic will need to form the basis of our concerns on this development. <u>SSSI Old Rectory Lane</u> The Enforcement Officers had a failed visit due to the dogs on site, they are continuing to investigate																		
211102/07	Any Other Business Recent Planning Training identified a GDPR issue with the public commenting to applications, we must keep an eye on developments especially when South Bucks switch to the new website portal																		
211102/08	Correspondence <table><tr><th>Date</th><th>From</th><th>Correspondence</th></tr><tr><td>29/9/21</td><td>Cllr G. Hollis</td><td>Soin Lounge</td></tr><tr><td>30/9/21</td><td>Bucks Council</td><td>Minutes for Pinewood Community Liaison Group</td></tr><tr><td>7/10/21</td><td>Simon Garwood</td><td>Oxford Cambridge Arc – Parish Briefing</td></tr><tr><td>12/10/21</td><td>Michael McClean</td><td>Introduction to the Town and Country Planning Association (TCPA)</td></tr><tr><td>15/10/21</td><td>Cllr G. Hollis</td><td>Land North of Denham Roundabout on the A40</td></tr></table>	Date	From	Correspondence	29/9/21	Cllr G. Hollis	Soin Lounge	30/9/21	Bucks Council	Minutes for Pinewood Community Liaison Group	7/10/21	Simon Garwood	Oxford Cambridge Arc – Parish Briefing	12/10/21	Michael McClean	Introduction to the Town and Country Planning Association (TCPA)	15/10/21	Cllr G. Hollis	Land North of Denham Roundabout on the A40
Date	From	Correspondence																	
29/9/21	Cllr G. Hollis	Soin Lounge																	
30/9/21	Bucks Council	Minutes for Pinewood Community Liaison Group																	
7/10/21	Simon Garwood	Oxford Cambridge Arc – Parish Briefing																	
12/10/21	Michael McClean	Introduction to the Town and Country Planning Association (TCPA)																	
15/10/21	Cllr G. Hollis	Land North of Denham Roundabout on the A40																	
211102/09	Date and Time of Next Meeting – Tuesday 7 December 2021 at 7pm at the Parish Council Office, Village Road, Denham, UB3 2LG																		

Jagjit Brar – Clerk
28 October 2021