

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

|                    |                           |                        |
|--------------------|---------------------------|------------------------|
| <b>Councillors</b> | 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)   |
|                    | Cllr M Heath (MH)         | # = Apologies received |
| <b>Clerk</b>       | Jagjit Brar               |                        |

| Item no     | Agenda Item                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Action |
|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| 20211207/01 | <b>Apologies for Absence</b><br>See above                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |        |
| 20211207/02 | <b>Minutes of last Planning Committee</b><br>Agreed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |        |
| 20211207/03 | <b>Planning Applications for Comment:</b> <p>a) <b>PL/20/3280/OA - Land South Of Pinewood Studios</b>, Pinewood Road, Iver Heath - Outline planning permission with all matters reserved (except for principal points of access) for the phased development of a screen industries global growth hub of up to 750,000 sq ft (70,000 sq m) comprising: - A visitor attraction of 350,000 sq ft comprising a series of buildings, - 350,000 sq ft of film production buildings (including sound stages, workshops, offices and an external film backlot), - Education and business hub (50,000 sq ft) , - Associated parking and servicing, - Green Infrastructure</p> <p>b) Cllr AWH proposed that the Parish Council's previous response is submitted again with some strengthening.</p> <p>c) Cllr EA agreed and emphasised the environmental mitigation should be reinforced</p> <p>d) Cllr SW advised that the Warner Bros development has been positive for the local community, and Cllr AWH advised that there was significant regeneration as part of their plans</p> <p>e) Cllr MH raised concern on the traffic impact and advised that Iver objected previously and the outcome was that there was little mitigation.</p> <p>f) Cllr JW advised that it is within greenbelt, the local employment outcomes are relatively low once complete, the application will be reviewed by the strategic sites committee.</p> <p><b>Comments:</b><br/>Cllr AH concluded that a similar response is submitted with an emphasis on the environmental mitigation</p> <p>g) <b>PL/21/3913/FA - Bluebell House, Broken Gate Lane</b>, UB9 4LB - Two storey front extension with porch, single storey garage to front, new windows in ground floor front elevation and first floor side elevation, three roof lights to front main roofslope, smooth render to existing front elevation<br/><b>Comments:</b> The decision on this application had already been made, Clerk to investigate how this occurred in such little time?</p> <p>h) <b>PL/21/4065/FA - 64 Penn Drive</b>, Denham Green, UB9 5JR - Two storey side and single storey rear extensions.<br/><b>Comments:</b> No objection</p> <p>i) <b>PL/21/1238/FA - Wrango Cottage</b>, Village Road, UB9 5BE - Demolition of existing bungalow and garage (unlisted building in a conservation</p> | Clerk  |

|                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                  |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
|                    | <p>area), erection of a new dwelling and amended drive – Amendment to roof<br/> <b>Comments:</b> <i>Objection, a disappointing response from the Heritage Officer stating that the development is 'tolerable'. Clerk and Cllr AH to formulate strong response</i></p> <p>j) <b>PL/21/4146/FA - Yew Trees, Ashmead Drive, UB9 5BA</b> - Side extension and conversion of existing detached garage with a pitched roof and side dormer to allow for living accommodation ancillary to house<br/> ▪ <b>Cllr MH and Cllr SW declared an interest and did not take part in discussions</b><br/> <b>Comments:</b> <i>Objection, overdevelopment within the Greenbelt. The Parish do not believe that this is an ancillary building it looks likely to be like a separate detached dwelling.</i></p> <p>k) <b>PL/21/4190/FA &amp; PL/21/4191/HB - Spinning Wheel Cottages, Village Road, UB9 5BE</b> - Construction of a summerhouse (retrospective), and raising of the south boundary wall in the rear garden and listed building consent<br/> ▪ <b>Cllr MH declared employed at a neighbouring property</b><br/> <b>Comments:</b> <i>No objection</i></p> <p>l) <b>PL/21/4204/FA - White Plains Nursing Home - Tilehouse Lane, UB9 5DE</b> - Erection of a single storey extension to existing care home and re-location of bin store.<br/> <b>Comments:</b> <i>Objection, no special circumstances for development in the Greenbelt</i></p> <p>m) <b>PL/21/4226/FA - 10 Upper Road, Higher Denham, UB9 5EJ</b> - Demolition of existing bungalow and 2 outbuildings and erection of 2 dwellings, 2 cycle sheds and 2 bin stores and associated hardstanding and landscaping<br/> <b>Comments:</b> <i>Objection application is contrary to NPPF policies GB3 and GB11 and the Denham Neighbourhood Plan Policy DEN 3.</i></p> <p>n) <b>PL/21/4228/FA - 10 Sheepcote Gardens, Denham Green UB9 5LJ</b> - Single storey side extensions and single storey outbuilding<br/> <b>Comments:</b> <i>Objection inappropriate potential commercial development with inadequate parking with detrimental impacts on traffic, pollution and noise</i></p> <p>o) <b>PL/21/4344/FA – Nuestras, Broken Gate Lane, UB9 4LA</b> - Single storey rear extension, two front dormer windows and side rooflights and an additional window to side elevation<br/> <b>Comments:</b> <i>No objection</i></p> <p>p) <b>PL/21/4255/FA - 34 Penn Drive, UB9 5JP</b> - Single storey side and front extension including enlargement of bay window<br/> <b>Comments:</b> <i>No objection after thorough review</i></p> <p>q) <b>PL/21/4415/HB - Wrango Hall, Denham Village, UB9 5BH</b> - alteration of a modern internal door opening and installation of a pair of new timber panelled doors<br/> <b>Comments:</b> <i>No objection, all works to be carried out as per the guidance of the historic buildings officer</i></p> | <b>Clerk AWH</b> |
| <b>20211207/04</b> | <p><b><u>Permitted Development Applications for Comment:</u></b></p> <p>a) <b>PL/21/4064/SA - Tanglewood, Bakers Wood, UB9 4LG</b> - Certificate of Lawfulness for proposed single storey side extension</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                  |

|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|  | <p><b><u>Comments:</u></b> <i>No objection</i></p> <p>b) <b>PL/21/4238/SA - Tanglewood</b>, Bakers Wood, UB9 4LG Certificate of lawfulness for proposed erection of an outbuilding in the rear garden<br/> <b><u>Comments:</u></b> <i>No objection</i></p> <p>c) <b>PL/21/4370/SA – Mutrix, 11 Nightingale Way</b>, Denham Green, UB9 5JH - Certificate of lawfulness for proposed single storey rear extension, changes to windows and doors, removal of chimney and enlargement of driveway<br/> <b><u>Comments:</u></b> <i>No objection</i></p> <p>d) <b>PL/21/4583/NMA - 12 Lime Walk</b>, New Denham, UB9 4AS - Non Material Amendment to planning permission PL/21/3199/FA (Single storey side and rear extensions, raising the roof height to allow for loft conversion to living space including 3 front dormers, 2 rear dormers and rooflights to the rear and side elevations, alterations to windows and doors) to allow a rear bedroom window to be changed to doors with a Juliet balcony<br/> <b><u>Comments:</u></b> <i>Reviewed - No comment</i></p> <p><b><u>Tree Preservation Orders:</u></b></p> <p>a) <b>PL/21/4424/KA –Cedar Cottage</b>, Village Road, UB9 5BH - Proposal: T1 - Yew - Trim and reshape to previous points (0.3m) (Denham Conservation Area).<br/> <b><u>Comments:</u></b> <i>No photographs submitted, we would be in agreement with the arboreculturalist recommendations</i></p> <p>b) <b>PL/21/4428/TP - 1 Newstead Copse</b>, UB9 5FQ - Elm T1 - Crown thin by 30%, reduction of branches growing towards neighbours house, Elm T2 - Crown thin by 30% reduction of branches growing towards neighbours house, (TPO/BD/1968/03)<br/> <b><u>Comments:</u></b> <i>Objection – this is ancient woodland and this species should be protected</i></p> <p><b><u>Other:</u></b></p> <p>a) <b>PL/21/4377/NMA - Denham Film Laboratories</b>, UB9 5HQ - Non material amendment to planning permission 14/01925/FUL (Redevelopment to provide 70 new dwellinghouses and 105 apartments, conversion of Denham Film Laboratory building to create 49 apartments, retention of an existing cinema and other associated works.) to allow for amendment of wording of condition 21 and 21 to relate to 21 (soil contamination) and condition 22 (groundwater)<br/> <b><u>Comments:</u></b> <i>No objection</i></p> <p>b) <b>PL/21/4469/ADJ Out Of Area, Riverview House</b>, Oxford Road, Uxbridge, UB8 1UX, Demolition of existing buildings and the construction of a Class E(g)ii, E(g)iii, B2 and B8 use employment unit with ancillary office accommodation, including new vehicular access, associated external yard areas, HGV and car parking, servicing, external lighting, landscaping, infrastructure and associated works. (LBH Ref: 35755/APP/2021/4136)<br/> <b><u>Comments:</u></b> <i>Traffic feasibility studies to be carried for impact on New Denham</i></p> <p>c) <b>Proposed Telecommunications Apparatus – Ickenham – See attached</b><br/> <b><u>Comments:</u></b> <i>No comment</i></p> |  |
|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

| 20211207/05 | <b>Appeals</b><br><b>a) APP/N0410/W/21/3270138 - The Lea</b> - Erection of crematorium, dining hall and widening of access road with associated landscape and biodiversity enhancements.<br>– It was noted that the appeal was heard with a presentation of a need for the service. We await the final result<br><br><b>b) APP/N0410/W/21/3279143 - BP Oil UK Ltd</b> , Flying Red Horse Service Station, Oxford Road, UB9 4DG - Installation of 6 electric vehicle charging bays, associated electrical enclosure and substation, relocation of air/water facilities, associated electrical connections and works, and new fencing<br>– We will monitor the outcome                                                                                                                                                                             |                                                      |      |                |          |                            |                                                      |          |                        |                                |          |                  |                     |          |               |                            |          |               |                                      |          |               |                              |         |                 |                                         |  |
|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|------|----------------|----------|----------------------------|------------------------------------------------------|----------|------------------------|--------------------------------|----------|------------------|---------------------|----------|---------------|----------------------------|----------|---------------|--------------------------------------|----------|---------------|------------------------------|---------|-----------------|-----------------------------------------|--|
| 20211207/06 | <b>Land on North side of Mirrie Lane</b><br>Letter received from local resident committee to follow up with the Enforcement Team                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                      |      |                |          |                            |                                                      |          |                        |                                |          |                  |                     |          |               |                            |          |               |                                      |          |               |                              |         |                 |                                         |  |
| 20211207/07 | <b>Ongoing Planning Issues and Application Monitoring</b> <ul style="list-style-type: none"> <li>▪ Soin Lounge</li> <li>▪ Gladwin's Wood</li> <li>▪ Pinewood Liaison Group</li> <li>▪ SSSI Old Rectory Lane</li> <li>▪ M25 Service Stations <ul style="list-style-type: none"> <li>○ Noted that the Chalfont Application had been rejected</li> <li>○</li> </ul> </li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                      |      |                |          |                            |                                                      |          |                        |                                |          |                  |                     |          |               |                            |          |               |                                      |          |               |                              |         |                 |                                         |  |
| 20211207/08 | <b>Bucks Licencing Consultation</b><br>ACTION - Gambling Consultation to be circulated to Council                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Clerk                                                |      |                |          |                            |                                                      |          |                        |                                |          |                  |                     |          |               |                            |          |               |                                      |          |               |                              |         |                 |                                         |  |
| 20211207/09 | <b>Correspondence</b> <table border="1"> <thead> <tr> <th>Date</th><th>From</th><th>Correspondence</th></tr> </thead> <tbody> <tr> <td>29/11/21</td><td>Bucks Planning Policy Team</td><td>Discovery &amp; Exploration Phase for the new Local Plan</td></tr> <tr> <td>23/11/21</td><td>Matthew McKane (Bucks)</td><td>Call in of Court Farm Accepted</td></tr> <tr> <td>24/11/21</td><td>Cllr. S Williams</td><td>M25 Service Station</td></tr> <tr> <td>24/11/21</td><td>Richard Regan</td><td>The Lea – Planning Inquiry</td></tr> <tr> <td>18/11/21</td><td>Cllr G Hollis</td><td>Planning Group Meeting – Slough Plan</td></tr> <tr> <td>12/11/21</td><td>Robyn Bradley</td><td>Telecommunications Apparatus</td></tr> <tr> <td>2/11/21</td><td>Caroline Steven</td><td>Bucks Licensing Consultation - Gambling</td></tr> </tbody> </table> | Date                                                 | From | Correspondence | 29/11/21 | Bucks Planning Policy Team | Discovery & Exploration Phase for the new Local Plan | 23/11/21 | Matthew McKane (Bucks) | Call in of Court Farm Accepted | 24/11/21 | Cllr. S Williams | M25 Service Station | 24/11/21 | Richard Regan | The Lea – Planning Inquiry | 18/11/21 | Cllr G Hollis | Planning Group Meeting – Slough Plan | 12/11/21 | Robyn Bradley | Telecommunications Apparatus | 2/11/21 | Caroline Steven | Bucks Licensing Consultation - Gambling |  |
| Date        | From                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Correspondence                                       |      |                |          |                            |                                                      |          |                        |                                |          |                  |                     |          |               |                            |          |               |                                      |          |               |                              |         |                 |                                         |  |
| 29/11/21    | Bucks Planning Policy Team                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Discovery & Exploration Phase for the new Local Plan |      |                |          |                            |                                                      |          |                        |                                |          |                  |                     |          |               |                            |          |               |                                      |          |               |                              |         |                 |                                         |  |
| 23/11/21    | Matthew McKane (Bucks)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Call in of Court Farm Accepted                       |      |                |          |                            |                                                      |          |                        |                                |          |                  |                     |          |               |                            |          |               |                                      |          |               |                              |         |                 |                                         |  |
| 24/11/21    | Cllr. S Williams                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | M25 Service Station                                  |      |                |          |                            |                                                      |          |                        |                                |          |                  |                     |          |               |                            |          |               |                                      |          |               |                              |         |                 |                                         |  |
| 24/11/21    | Richard Regan                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | The Lea – Planning Inquiry                           |      |                |          |                            |                                                      |          |                        |                                |          |                  |                     |          |               |                            |          |               |                                      |          |               |                              |         |                 |                                         |  |
| 18/11/21    | Cllr G Hollis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Planning Group Meeting – Slough Plan                 |      |                |          |                            |                                                      |          |                        |                                |          |                  |                     |          |               |                            |          |               |                                      |          |               |                              |         |                 |                                         |  |
| 12/11/21    | Robyn Bradley                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Telecommunications Apparatus                         |      |                |          |                            |                                                      |          |                        |                                |          |                  |                     |          |               |                            |          |               |                                      |          |               |                              |         |                 |                                         |  |
| 2/11/21     | Caroline Steven                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Bucks Licensing Consultation - Gambling              |      |                |          |                            |                                                      |          |                        |                                |          |                  |                     |          |               |                            |          |               |                                      |          |               |                              |         |                 |                                         |  |
| 20211207/10 | <b>Date and Time of Next Meeting – Tuesday 11 January 2021 at 7pm</b> at the Parish Council Office, Village Road, Denham, UB3 2LG                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                      |      |                |          |                            |                                                      |          |                        |                                |          |                  |                     |          |               |                            |          |               |                                      |          |               |                              |         |                 |                                         |  |

Jagjit Brar – Clerk  
7 December 2021