

Minutes of the PLANNING Committee Meeting

Held on Tuesday 8th March 2016 at 8.30pm in the Council Office

Cllrs:	Miss S Jefferys (Chairman)	# Ms K Bowen
	# Mr G Hollis (Vice-Chairman)	Mrs S Williams
	# Mr Samuel Sproul	# Mr A Pamment
	Mrs M Heath (ex officio)	Mrs T Riley (ex officio)
Clerk:	Mr John Coleman	

Aims and Objectives of the Planning Committee

To work towards the servicing of full neighbourhood planning across the Parish

To be open and accountable on all planning matters

To develop a Neighbourhood Plan that embraces every community

Regular and adequate Training of Committee Members

Awareness of current Planning Legislation

It was agreed that the Aims and Objectives of the Committee remain current.

1. Apologies for Absence

Denoted by # above.

2. Notification of any Other Business

None.

3. Matters under Delegated Action since Last Meeting

None.

4. Matters Arising from Minutes of Last Meeting

None.

5. Correspondence List

The Clerk had not received any requests for correspondence since the last meeting

6. SBDC and Chiltern Neighbourhood Plan Update

Following the Working Party meeting held on the 22nd February 2016, a draft response has been formulated utilizing input from the Working Party, Cllrs from outside the working party and residents. The minutes from the Working Party meeting with updated responses (V5) to the questions posed in the Local Plan had been distributed to the members prior to this meeting.

A walk-in session was held for residents on Monday the 29th February between 7pm and 9pm. In the Parish Council office. This enabled interested residents to examine the maps for accepted areas in Denham (stage 1) for either residential or employment development. Copies of the Parish Council's draft responses to the Local Plan were available at the session. The walk-in session was well supported with around 50 residents attending.

A further meeting preceded this meeting to finalise the Parish Council's response to the Local Plan Consultation document.

7. Planning Permissions Granted
5046/16 15/02452/TEMP Demolished Electron Works, Willow Avenue, New Denham.
5148/16 16/00118/NMA 46 Lower Road, Higher Denham, Denham.
5150/16 15/02343/FUL 5A Willow Avenue, New Denham, Denham.
5151/16 15/02338/FUL Land at Willets Lane and junction with Denham Road, Denham.
0000/16 16/00046/FUL 121 Tilehouse Lane, Denham Green, Denham.
8. Planning Permissions not Required
5161/16 16/00090/GPDE Grove House, 60 Priory Close, Denham.
5173/16 16/00105/GPDE Broom Cottage, Oxford Road, Denham.
9. Applications Refused
5147/16 15/02422/FUL 1 Side Road, Higher Denham, Denham.
5149/16 15/02479/FUL Cherry Tree Cottage, Baconsmead, Denham.
5162/16 16/00018/FUL Oakwood, Hollybush Lane, Denham.
10. Appeals Allowed
5169/16 15/01768/FUL Touchwood, Hollybush Lane, Denham.
11. Current Planning Applications (comments requested by SBDC).
See attached correspondence list refs:

5120/16 16/00223/FUL 38 Denham Way, Denham. Two storey side extension and single storey rear extension. (Cllr. Jefferys declared a personal interest and declined to comment).
DPC Comment: No Objection.

5132/16 15/02181/FUL Land off Denham Way, (formerly Verney House), Denham Way, Denham. Redevelopment of site for four dwellings, (1 x detached dwelling and 2 x apartments with attached dwelling). Including landscaping and associated works.
DPC Comment: Denham Parish Council objects strongly to this application which constitutes over-development in the Green Belt. we support the residents of Denham Way with their objections.

5137/16 16/00180/FUL Rosecroft, Bakers Wood, Denham. Extension to existing part concealed basement with terrace above and part two storey/part first floor/part single storey side extension.
DPC Comment: Object on the grounds of overdevelopment in the Green Belt. The increase in footprint would also appear to exceed permitted limits.

5157/16 16/00251/FUL 11 Side Road, Higher Denham, Denham. One front dormer and two rear dormers.
DPC Comment: No Objection.

5181/16 16/00282/FUL 39 Willow Crescent East, New Denham, Denham. Single storey rear extension.
DPC Comment: No Objection.

5189/16 16/00099/FUL 42 Southlands Road, Denham. Part single, part two storey rear extension. (Cllr. Williams declared a personal interest and declined to comment).
DPC Comment: No Objection.

5205/16 16/00320/FUL 40 Skylark Road, Denham. Two storey side and rear extension and construction of vehicular access.
DPC Comment: No Objection.

5212/16 16/0420/FUL from Three Rivers District Council. Denham Park Farm Quarry, Denham Way, Maple Cross. Variation of condition 16 (Vehicle Movements) of planning permission 12/2283/FUL (renewal of 09/1723/FUL): Application to extend the time limit for implementation for the creation of new access to A412 (Denham Way) to serve a proposed mineral workings site in Bucks) to increase vehicular movements.

DPC Comment: Denham Parish Council object strongly to this application on the following grounds:

- 1) It is noted in point 9 in section 73 that that the lorry movements are proposed to be increased by 120 per day (60 in and 60 out) this will impact heavily on Denham's already overcrowded roads.
- 2) In point 9.9 of section 73 we would challenge that the lorry movements would only increase the traffic on the A412 by 0.5% The A412 is already often gridlocked at least twice a week when the M25 has issues and traffic diverts on to the A412. The construction of HS2 also needs to be taken into account as this will have a massive impact on lorry movements on the A412.
- 3) Pollution - Dust from the site and mud will be a constant issue.

We request that Herts County Council make strong representations on behalf of local residents against what we consider to be totally inappropriate development in an area already blighted by the threat of HS2.

0000/16 16/00342/ADV Deluxe Laboratories Ltd, Denham Film Laboratories, Denham Media Park, North Orbital Road, Denham Green, Denham. Three non-illuminated hoarding signs.

DPC Comment: No Objection.

0000/16 15/02395/REM Copsewood, 69 Denham Green Lane, Denham Green, Denham. Demolition of existing dwelling and erection of 4 detached dwellings, garages and landscaping. Application includes details required in relation to conditions 10, 12, and 15 of Outline application 15/00510/OUT

DPC Comment: Denham Parish Council objects strongly to this application as it constitutes overdevelopment in the Green Belt. It has a very narrow access. There is also an issue with ancient woodland on the site.

12. Any Other Matters (agreed under item 2 above)
13. Next Meeting

To confirm the date of the next meeting as **Tuesday 29th March 2016** at 7pm in the Parish Council Office.

John Coleman
Clerk-Denham Parish Council