

Minutes of the PLANNING Committee Meeting

Held on Tuesday 29th March 2016 at 7.00pm 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)	

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

The Denham Parish Councils response to the SBDC and CDC Neighbourhood Plan had been finalised and delivered to SBDC on time (14th March 2016)

Cllr. Hollis gave an update on the Local Plan: He observed that sites that had been rejected at stage one could possibly re-appear at a later stage although he felt that it was unlikely that the Arup report would be challenged. There was a further possibility that Slough could evoke the 'Duty to Cooperate' clause on Denham or other neighbouring parish councils if they cannot find suitable sites for development. Cllr. Hollis added that the South Bucks area would struggle to find sites for the original 2100 homes required in the first plan let alone the increase to 7800 in the new plan. The fact that much of our area is in the Green Belt may help to reduce the number of homes as it would jeopardise NPP policy on the Green Belt. Infrastructure too would play a major part in deciding the number of homes to build. What is required is for a consultant to challenge the HEDNA document that support the Local Plan, however this would cost tens of thousands of pounds. Cllr. Hollis added that even Conservation Areas could be threatened along with its borders. The next stage of the

Local Plan Consultation will likely take place in September or October this year at which stage we could be in a take it or leave it situation. The HEDNA document must be challenged as the house requirements are far too high. SBDC has been fighting a rear guard action for years over housing. Cllr. Hollis reminded the meeting that the Pinewood development was forced through with massive costs to SBDC and the Khalsa School had also cost £300k to fight. Khalsa have now regrouped and the question is will SBDC have the will to fight this again. Cllr. Hollis ended by saying that the precept could be raised to challenge HEDNA to which Cllr. Heath replied that we should not raise the precept to fight SBDC's battles and added that we have no say at our level in any case.

7. Planning Permissions Granted

5256/16 15/02198/FUL Huntwyk House, Redhill, Denham.
 5262/16 16/00061/FUL 50 Newtown Road, New Denham, Denham.
 5273/16 16/00117/FUL 47 Willow Crescent West, New Denham, Denham.
 5302/16 15/02480/OUT Cherry Tree Cottage, Baconsmead, Denham.
 5332/16 16/00146/FUL 60 Priory Close, Denham.
 5377/16 16/00162/FUL 30 Denham Way, Denham.
 5394/16 16/00169/FUL 53 Willow Crescent West, New Denham, Denham.
 5395/16 16/00155/FUL Sylvan Lodge, Slade Oak Lane, Higher Denham, Denham.
 5397/16 16/00223/FUL 38 Denham Way, Denham.

8. Planning Permissions not Required

5263/16 16/00047/GPDE 121 Tilehouse Way, Denham Green, Denham.
 5274/16 16/00211/GPDE 101 Knighton Way Lane, New Denham, Denham.

9. Certificates of Lawfulness

5291/16 16/00083/CLOPED Broom Cottage, Oxford Road, Denham.

10. Applications Refused

5325/16 15/02181/FUL Land off Denham Way (formerly Verney House), Denham.

11. Response from SBDC to BCC regarding Denham Park Farm

5251/16 16/00168/CM Denham Park Farm, Marish Lane, Denham Green, Denham.
 On 3rd March, Peter Beckford, Head of Sustainable Development at SBDC wrote to BCC Place Service in response to Planning Application 16/00168/CM above as follows:
 'I refer to the above application received on 2nd February 2016 and would advise you of the following:
 That Bucks County Council be advised that South Bucks District Council have concerns with regard to the impact from the consequent increase in the number of HGV movements within South Bucks District as a result of the revised proposals and the potential increase in HGV movements from the workings cumulatively from the neighbouring sites for mineral extraction including Pynesfield. The views of Transport for Bucks should be sought prior to a decision being made by Bucks County Council.
 The views of Denham Parish Council are attached'.

12. Current Planning Applications (comments requested by SBDC).

See attached correspondence list refs:

5259/16 16/00344/FUL 86 Kings Mill Way, New Denham. Two storey rear extension incorporating first floor balcony.

DPC Comment: No objection to this application subject to the balcony not overlooking neighbours

5267/16 16/00349/FUL Poppy Cottage, Denham Green Lane, Denham. Retrospective application for detached outbuilding.

DPC Comment: Object as we understand that the plans submitted are inaccurate.

5275/16 16/00400/ADJ Land at Denham Park Farm, Denham Way, Maple Cross. Variation of Condition 16 (Vehicle Movements) of planning permission 12/2283/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 (Three Rivers DC) 16/0240/FUL.

DPC Comment: No objection to this application.

5277/16 16/00336/ADV Denham Green Garage, North Orbital Road, Denham Green, Denham. 1 internally illuminated off vinyl totem panel sign, 3 internally illuminated fascia signs, 3 non-illuminated window graphic signs, 6 non-illuminated false window graphic signs, 2 non-illuminated off vinyl column signs and 3 non-illuminated off vinyl infill signs.

DPC Comment: No objection to this application.

5278/16 16/00362/FUL Rowan Tree Cottage, Oxford Road, Denham. Replacement of existing low-pitched roof to side extension with new pitched tiled roof.

DPC Comment: No objection to this application.

5285/16 16/00363/LBC Rowan Tree Cottage, Oxford Road, Denham. Replacement of existing low-pitched roof to side extension with new pitched tiled roof.

DPC Comment: No objection to this application.

5286/16 16/00361/FUL Newsteads, Denham Green Lane, Denham. Part two storey, part single storey side and rear extensions and installation of front and rear dormers for loft conversion to habitable accommodation. (Amendment to planning permission 15/02005/FUL).

DPC Comment: No objection to this application subject to the external grass verges being reinstated after building.

5303/16 15/02395/REM Copsewood, 69 Denham Green Road, 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 (**Amendment is Badger Assessment**).

DPC Comment: Subject to our existing objections, we have no further comments.

5326/16 16/00424/FUL 27 Lower Road, Higher Denham, Denham. Single storey side and rear extensions. Infill extension to the front and replacement roof incorporating dormer windows and rooflights to provide habitable accommodation. (Amendment to planning permission 15/01847/FUL).

DPC Comment: No objection to this application.

5330/16 16/00401/RVC Wickford Farm, Pinstone Way, Denham. Removal of conditions 2 & 3 of planning permission 11/01172/VC to allow removal of personal restriction on occupancy.

DPC Comment: Object as this would allow and unacceptable development in the Green Belt.

5331/16 16/00403/FUL Touchwood, Hollybush Lane, Denham. First floor rear extension incorporating 3 dormer windows. (Amendment to Planning Permission 15/01768/FUL – granted on appeal).

DPC Comment: No objection to this application.

5334/16 16/00425/FUL 12 Denham Close, Denham. Two storey side/rear extension. (Amendment to planning permission 15/01186/FUL).

DPC Comment: No objection to this application.

5336/16 16/00432/FUL 1 Side Road, Higher Denham, Denham. Single storey rear extension.

DPC Comment: No objection to this application.

5340/16 16/00427/FUL 38 Skylark Road, Denham. Single storey side/rear extension incorporating two roof lanterns.

DPC Comment: No objection to this application.

5375/16 16/00395/FUL Martin Baker Aircraft Co. Ltd. 61 Lower Road, Higher Denham, Denham. Provision of additional floor to existing building 15 (sectional building).

DPC Comment: No objection to this application.

5386/16 16/00342/ADV Deluxe Laboratories Ltd. Denham Film Studios, Denham Media Park, North Orbital Road, Denham Green, Denham. 3 non illuminated hording signs.

DPC Comment: No objection to this application.

5397/16 16/00447/FUL Deluxe Laboratories Ltd. Denham Film Studios, Denham Media Park, North Orbital Road, Denham Green, Denham. Construction of temporary vehicle and personnel access for construction traffic.

5398/16 16/00484/FUL Thames Water works, Amersham Road, Gerrards Cross. Generator Compound.

DPC Comment: No objection to this application subject to noise restrictions.

5403/16 16/00473/FUL 107 Tilehouse Way, Denham Green, Denham. Part single/part two storey front/side rear extensions. Front bay window and front porch.

DPC Comment: No objection to this application.

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

14. Next Meeting

To confirm the date of the next meeting as **Tuesday 19th April 2016** at **7pm** in the Parish Council Office.

John Coleman
Clerk-Denham Parish Council