

Minutes of the PLANNING Committee Meeting

Held on Tuesday 2nd August 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 S Sproul	Mr A Pamment
	Mrs M Heath (ex officio)	Mrs T Riley

Mrs T Moran, Resident of Denham

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

Regular and adequate Training of Committee Members

Awareness of current Planning Legislation

1. Apologies for Absence

Apologies denoted by # above

2. Review of Aims and Objectives

Noted as being current.

3. Notification of New Urgent Matters to be taken under item 14

Feedback from delegates on the planning training meeting tonight at SBDC

4. Matters Arising since Last Meeting

9 Field Road, Denham. The importation of waste/spoil on to agricultural land.

Letters had been received from the neighbour in Field Road and from Cllr. Davey, representing the Tatling End Residents Association. Despite an Enforcement Order being in place for the past six months, the importation of waste has continued at 9 Field Road. The Clerk had written to them Chief Enforcement Officer at BCC and was awaiting a reply. Cllr. Davey will continue to monitor the situation. Cllr. Hollis advised that enforcement could be a slow process and there have been many cases of appeals against enforcement that are sometimes hard to fight due to high legal costs.

5. Matters Arising from Minutes of Last Meeting

None.

6. Planning Procedures Training

This item was deferred until the end of the meeting. See item 14 Any Other Business.

7. Correspondence List

It was noted that no requests had been made to the Clerk for items on the correspondence list.

8. Planning Permissions Granted

0748/16 16/00875/FUL 47 Savay Close, Denham Green, Denham.

0749/16 16/00775/FUL 14 Willow Crescent East, New Denham, Denham.

0768/16 16/01259/REM Copsewood, 69 Denham Green Lane, Denham.
0782/16 16/00886/FUL 6 Lower Road, Higher Denham.
0811/16 16/00923/FUL Holtye, Village Road, Denham.

It was noted that permission had been granted on appeal for the Copsewood Development to which so many residents and the Parish Council had objected. Natural England had submitted their report on the woodlands too late to be considered. Cllr. Hollis explained that although the application had been controversial, the site is not in the Green Belt and therefore unprotected in this respect. Cllr. Riley observed that because Outline Planning Permission had been granted previously, SBDC would have incurred legal costs had permission not been granted. Cllr. Pamment asked if wildlife reports had been submitted, including Badgers; Cllr. Hollis advised that wildlife reports had been submitted.

9. Planning Refusals

0783/16 16/00988/FUL Rosecroft, Bakers Wood, Denham.
0812/16 16/01116/FUL Woodfield, Old Mill Road, Denham.

10. Planning Appeals

0911/16 16/00506/FUL Brickfield Cottage, Knighton Way Lane, New Denham. Appeal against refusal decision. It was noted that although one side of Knighton Way Lane is not in the Green belt, Brickfield Cottage is on the side that is in the Green Belt.

11. Certificates of Lawfulness

0792/16 16/01072/CLOPED 1 Oakside, New Denham, Denham.
0878/16 16/01186/CLOPED Briar Cottage, Old Amersham Road, Tatling End, Denham.

12. General Permitted Development

0793/16 16/01096/GPDE 1 Oakside, New Denham, Denham.
0877/16 16/01172/GPDE Woodside Reach, Redhill, Denham.

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

See attached correspondence list refs:

0746/16 16/01243/FUL 1 Oakside, New Denham, Denham. Two semi-detached dwelling houses with associated parking. (note that two applications have already been passed on this property for side and rear extensions).

DPC Comment: No Objection.

0760/16 16/01259/FUL Chestnut View, Old Amersham Road, Denham. Porch, single storey side extension, part two storey, part single storey rear extension incorporating balcony with glass balustrade.

DPC Comment: Object as the proposed plans constitute overdevelopment in the Green Belt, also the proposed balcony would overlook the neighbour's garden.

0796/16 16/01280/FUL Ray Cottage, Orchard Close, New Denham, Denham. Single storey side extensions, creation of first floor and construction of new roof incorporating front and rear dormers.

DPC Comment: No Objection.

0797/16 16/01267/TNOT 94, Oxford Road, Tatling End, Gerrards Cross. Notification under the Town and Country Planning (General Permitted Development) Order 2015, Part16 of schedule 2 for the decommissioning of the existing lamp post monopole, installation of a proposed 11.7m high Phase 4 monopole, installation of a Pogona equipment cabinet and associated development.

DPC Comment: No Objection.

0866/16 16/01320/FUL Rosecroft, Bakers Wood, Denham. Extension to existing part-concealed basement with terrace above and part single/part two storey/ part first floor side extension. (Note that this is identical to the previous application 16/00988/FUL Refused by SBDC on 11th July 2016)

DPC Comment: Object as little has changed since the last application that was refused. Cllr. Hollis has written to SBDC regarding this application.

0905/16 16/01041/FUL Pine Cottage, 51 Denham Green Close, Denham Green, Denham. Detached outbuilding.

DPC Comment: No Objection, subject to the outbuilding not being used for residential purposes.

14. Any Other Matters

SBDC Planning Procedures Training.

SW opened by stating that although the session had been informative, it was not what she had expected. Items covered in the course included Code of Conduct and Members interests by Joanna Swift, an Overview of Planning by Peter Beckford, The Policy Framework by Graham Winwright, Development Management by Tony Franklin and Enforcement by Gavin Treen.

Bucks CC are currently ranked 43rd out of 333 local authorities on major planning deadlines, 5th out of 333 on minor planning applications and 4th out of 333 on other applications.

S106 and CIL will be considered once the new Local Plan has been accepted.

Concerning Enforcement, it had been pointed out that a breach of planning regulations is not a criminal offence but becomes a criminal offence once an enforcement order is in place.

Cllr. Hollis remarked that he had not seen any evidence of the required infrastructure survey and presumed that it would be dealt with after the acceptance of the Local Plan.

Denham Parish Council Local Plan.

Cllr. Heath reminded the meeting that the Parish Council needs to push forward with the commencement of its own Neighbourhood Plan. It was agreed that the Clerk contact Alan Head to see if he would be willing to help with the plan. It was further agreed that a working party be set up to work on the plan; Cllrs. Heath, Bowen, Sproul, Williams and Mrs Moran, the resident present at the meeting agreed to form the Neighbourhood Plan working party.

15. Next Meeting

To confirm the date of the next meeting as **Tuesday 23rd August 2016** at **7pm** in the Parish Council Office.

John Coleman
Clerk-Denham Parish Council