

Minutes of the PLANNING Committee Meeting

Held on Tuesday 13th September 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 (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
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 16
Cllr. Hollis Apex House Enforcement
Cllr. Hollis Local Plan
Cllr. Hollis Planning Resource Daily
Cllr. Bowen LGBC Meeting in London
4. Matters Arising since Last Meeting
None
5. Matters Arising from Minutes of Last Meeting
None.
6. Nine Field Road
Cllr. Williams declared a personal interest as she knew the resident at 9 Field Road.
This property has been subject of an Enforcement Notice to remove illegally imported waste earth and spoil. The occupant was given six months to remove the mountain of waste from the property which has been ignored. Letters of complaint have been sent to Mrs Olivia Stapleford by the neighbour and by the parish council. Mrs Stapleford is re-issuing a notice giving the occupier of 9 field Road a further six months to remove the waste. Despite this, lorries are still delivering waste material to the site albeit on a reduced level. Mrs Stapleford has advised the Clerk that photographic proof, including date stamp and time of the offence is needed of the lorries actually depositing the waste on the site which would be very difficult to achieve. Cllr. Hollis suggested that the Parish Council ask Mrs Stapleford to issue a Stop Notice. Cllr. Hollis said that he would speak to County Cllr. Reed regarding this matter. It was agreed that the Clerk writes to Mrs Stapleford regarding the Stop Notice and also to speak to the environmental department at SBDC as they have powers to fine for pollution.
7. Pynesfield HS2 Site
The activity on the Pynesfield site is on behalf of HS2. A work compound is being built which will be there for six to eight weeks while they make boreholes, trial pits and take

samples etc. This is in the area where the main tunnel work compound will be built in due course. There will be up to 12 personnel on site and extensive equipment movements. Noted by the committee.

8. Car Wash on Oxford Road

A letter has been received from the residents association at Ford End regarding noise nuisance generated by the Car Wash in Oxford Road that had been included with papers for the meeting. Cllr. Bowen observed that the car wash was operating outside of the hours allowed under their licence. This was confirmed by a flyer advertising the car wash stating the hours of operation which are outside of the hours on the licence. Cllr. Williams added that there is also a noise nuisance with radios playing loud music. It was agreed to lodge a complaint with the licencing department at Chiltern and South Bucks District Council.

9. Correspondence List

Noted by the Committee

10. Planning Permissions Granted

1126/16 16/01259/FUL Chestnut View, Old Amersham Road, Denham.

1136/16 16/01267/TNOT Land adjacent to 94 Oxford Road, Denham.

1157/16 16/01479/NMA 48 Middle Road, Higher Denham, Denham.

1202/16 16/01320/FUL Rosecroft, Bakers Wood, Denham.

11. Application Withdrawn

1173/16 16/01434/FUL Holtye, Village Road, Denham.

12. Planning Refusals

1101/16 16/01192/FUL Bien Venue, Denham Avenue, Denham.

1135/16 16/01280/FUL Ray Cottage, Orchard Close, New Denham, Denham.

1150/16 16/01243/FUL 1 Oakside, New Denham, Denham.

13. Planning Appeals

1110/16 16/00506/FUL Brickfield Cottage, Knighton Way Lane, New Denham, Denham. Appeal dismissed.

1155/16 16/00349/FUL Poppy Cottage, Denham Green Lane, Denham Green, Denham. Appeal allowed by the Planning Inspectorate appointed by the Secretary of State for Communities and Local Government.

1156/16 15/02479/FUL Cherry Tree Cottage, Baconsmead, Denham. Appeal dismissed by the Planning Inspectorate appointed by the Secretary of State for Communities and Local Government.

14. Enforcement Notice

Breach of Planning Control at 61 Savay Close, Denham. Without planning permission, the construction of a balcony at the rear of the dwellinghouse. The balcony has enabled an unacceptable and inappropriate level of overlooking of the rear garden areas of two neighbouring properties. Noted by the committee.

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

See attached correspondence list refs:

1099/16 16/01503/JNOT River Court, 50 Oxford Road, New Denham, Denham. Notification under the Town and Country Planning (General Planning Development, England) Order 2015, Part 3 of Schedule 2 Class 0 for: Change of use from offices (Class B1) to 22 Residential flats (Class C3).

DPC Comment: No Objection.

1117/16 16/01236/TEMP Anoopam Mission, The Lea, Western Avenue, Denham.
Temporary marquee.

DPC Comment: No Objection.

1172/16 16/01575/FUL Sylvan Lodge, Slade Oak Lane, Higher Denham, Denham.
Replacement dwelling (Amendment to planning permission 16/00155/FUL).

DPC Comment: No Objection subject to the new dwelling not exceeding the footprint of the original dwelling.

1189/16 16/01156/FUL 83 Willow Crescent, New Denham, Denham. Part single storey/part first floor side extension.

DPC Comment: No Objection.

16. Any Other Matters

Apex House Enforcement:

Cllr. Hollis advised that a stop notice had been served on Apex House and all the residents had moved out, however it seems that they have now moved back in again. The premises are still registered as offices but it is illegal to make people homeless. Cllr. Hollis is chasing for an inspection to ensure that fire regulations are being adhered to and essentials such as fire extinguishers, door locks, fire doors and safe boilers are installed.

SBDC and CDC Local Plan:

Cllr. Hollis advised that the District Council had distilled down areas of green belt land that are considered not as important as other green belt areas. Cllr. Hollis could not give details but said that the outcome may not be as bad as first thought although he still felt Denham was still getting the thin end of the wedge. He added that the preferred options consultation was imminent.

Planning Resource Daily:

Cllr. Hollis reported on a publication that is solely dedicated to keeping abreast of planning issues. A subscription to Planning Resource Daily costs £150.00 a year. It was agreed to put a proposal to full Council to approve the subscription.

Cllr. Bowen advised that she would be attending the LGBC meeting at Portcullis House in Westminster on the 23rd November 2016 at 6.30pm

17. Next Meeting

To confirm the date of the next meeting as **Tuesday 4th October 2016** at **7pm** in the Parish Council Office.

The meeting closed at 8.45pm.

John Coleman
Clerk - Denham Parish Council