

Minutes of the PLANNING Committee Meeting

Held on Tuesday 6th December 2016 at 7.00pm in the Council Office

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

Clerk: Mr John Coleman

Aims and Objectives of the Planning Committee

To be open and accountable on all Parish 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
Agreed as current.
3. Notification of New Urgent Matters to be taken under item 12

S106 payments from Weston Homes:

Accident in Cheapside Lane:

4. Matters dealt with under Urgent Action since Last Meeting
None.
5. Matters Arising from Minutes of Last Meeting
None.
6. Correspondence List
No requests had been made to the Clerk for items on the Correspondence List. Noted by the members.
7. Chiltern & SBDC Joint Local Plan: Public Consultation on Green Belt Options
The Parish Council's responses to Preferred Option 10 of the Chiltern & SBDC Joint Local Plan Public Consultation on Green Belt Options was discussed at length and final amendments made. The response that is due by the 12th December reads as follows:

1/ Office development not needed because:

- a) We are a community that commutes to work
- b) There is already surplus office capacity within the district and in neighbouring areas.

2/ A Commercial building would detract from the character of the area. In addition, the entrance would be situated on the same road as the Colne Valley Park and Visitor Centre and the Buckinghamshire Golf Club who's image and business is a large source of

income for the district and hosts major golfing and social events for incoming prestige businesses.

3/ the proposed site all but links the two communities of New Denham and Denham Village. When the Greater London Authority proposed the Green Belt in 1935, it was described as being 'The Lungs of London' and was designed to prevent urban sprawl.

4/ It is unclear why the Denham site was rejected at stage 1 of the HEELA as 'previously undeveloped Green Belt land' only to reappear 9 months later and we would **dispute the assessment of this site (ref no: 3.07C) as reported on page 12 of the Green Belt Assessment part 2 Appendix 5 as follows:**

re purpose 1b: this option is at the edge of a large housing estate and creates an increase in its sprawl.

Re purpose 2: A motorway does not constitute a barrier between communities. It merges them. Therefore point 3/ above stands.

Re purpose 3: This is the edge of the Colne Valley Park area. It is an open field used for a once weekly large car boot sale for six months of the year and is not 'semi urbanised.' Even with this relatively small usage, it creates a massive traffic issue suggesting that the road infrastructure is inadequate for commercial use.

5/ It is somewhat perverse that this consultation does not ask residents to comment on infrastructure issues as it is they who would be best able to advise as part of the impact assessments as to what the issues are.

For instance, there is no way the adjacent roads could be effectively improved to meet the massive traffic flows including M25/A40 spill-overs and future HS2 lorry movements (of up to 200 per day) that already exist here let alone with the extra traffic this would generate without a complete overhaul of what is a large M40 junction.

6/ The first five points refer specifically to Denham; this is a general observation of the whole process.

Why is SBDC continuing to spend taxpayers' money on developing this plan when we already have an approved plan that will provide enough housing over the next two years to avoid challenge until we have to start the process all over again under the auspices of whatever unitary council takes its place subsequent to it being abolished?

8. BT Payphone Boxes

Papers outlining BT's intention of removing payphone telephone boxes had been circulated to members prior to the meeting. Cllr. Heath had no objection to the removal of the telephone boxes, however she objected to the fact that the red telephone box had been removed from the village and replaced with a modern one that did not suit a conservation area. Cllr. Heath asked if an empty red telephone box could replace the modern one when it is removed from the village. It was noted that the Willowbank Estate wished to keep their telephone box, which has been earmarked for removal. The Willowbank residents association need to take up the matter with BT to keep their box.

9. Planning Permissions Granted

The committee noted the following:

1760/16 16/01664/ADV Deluxe Laboratories Ltd. Denham Film Studios, Denham Media Park, North Orbital Road, Denham Green, Denham.

1767/16 16/01854/GPDE 68 Oxford Road New Denham, Denham.

1784/16 16/02044/LIC Co-Operative, North Orbital Road, Denham Green, Denham.

1882/16 16/01688/FUL Deluxe Laboratories Ltd. Denham Film Studios, Denham Media Park, North Orbital Road, Denham Green, Denham.

1866/16 16/01737/LBC Deluxe Laboratories Ltd. Denham Film Studios, Denham Media Park, North Orbital Road, Denham Green, Denham.
 1906/16 16/02080/ADJ Out of Area, Land adjacent to The Abrook Arms, Harefield Road, Uxbridge.
 1907/16 16/01832/TPO Land opposite the Falcon, Village Road, Denham.
 1908/16 16/01994/TPO Deluxe Laboratories Ltd. Denham Film Studios, Denham Media Park, North Orbital Road, Denham Green, Denham.
 1909/16 16/01862/FUL 36 Penn Drive, Denham Green, Denham.
 1910/16 16/01835/FUL Oakwood, Hollybush Lane, Denham.
 1911/16 16/01846/ADV Co-Operative, North Orbital Road, Denham Green, Denham.

10. Appeals

The committee noted the following appeals.

1725/16 16/00560/FUL Haywood Cottage, Tilehouse Lane, Denham. Appeal Dismissed.
 1843/16 16/00004/APPENF Apex Works, Willow Avenue, New Denham, Denham. Appeal against SBDC Enforcement Order. The Planning Inspectorate in Bristol is dealing with appeal. Any representations to be made to them by the 15th December.

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

See attached correspondence list refs:

1874/16 16/02129/FUL 15 Nightingale Way, Denham Green, Denham. Part two storey, part single storey front, side and rear extensions.

DPC Comment: No objection.

1879/16 16/01929/RVC Anoopam Mission, Brahmajyoti, the Lea, Western Avenue, Denham. Variation of Condition 2 of planning permission 13/01166/FUL to allow reconfiguration of layout, design and mass of approved building.

DPC Comment: Unable to comment as the condition is unclear. We will rely on SBDC's expertise to make the correct decision.

1895/16 16/02203/FUL Briar Cottage, Old Amersham Road, Denham. Replacement dwelling.

DPC Comment: No objection.

1903/16 16/01781/FUL 9 Denham Green Close, Denham Green, Denham. Two storey side and part two storey/part single storey rear extension.

DPC Comment: No objection.

1904/16 16/01773/FUL Forge Cottage, Village Road, Denham. Single storey rear extension.

DPC Comment: No objection.

1905/16 16/01774/LBC Forge Cottage, Village Road, Denham. Listed Building Application for a Single storey rear extension.

DPC Comment: No objection.

12. Any Other Matters (agreed under item 3 above)

S106 payments from Weston Homes:

It was agreed at full Council to move this item to the planning committee. Weston Homes have paid three sums of money to BCC. The largest sum of £346K was awarded to Chesham Grammar School for expansion plans to be able to serve the Denham area. This

is very unrealistic given that school transport costs from Denham to Chesham would be astronomical and currently, no Chesham schools support Denham.

Cllr. Williams suggested that the first thing to do is to contact County Cllr. Reed for his view and secondly, to invite the person responsible for S106 payments at BCC to a planning meeting early in the New Year. Cllr. Jefferys commented that this matter is serious and needs to go all the way to the top. Cllr. Williams will consult with the Chair of Governors at Chalfonts Community College for his views. It was also suggested to ask District Cllr. Hollis to see if he can throw any light on the situation.

Accident in Cheapside Lane:

This item was discussed at full Council and transferred to the Planning Committee. A child was recently knocked down by a car in Cheapside Lane near the Village Infant School. It was suggested at full Council that the Parish Council should fully support the views and recommendations made by the parents; however, we should not pay for extra signage or other road calming measures that are the responsibility of Transport for Bucks.

Cllr. Heath supported the parents, but advised that parents consideration when parking, should be made to the safety of the children and that the safer option was the Fat Cow pub car park. Cllr. Williams suggested adding that the Fat Cow pub has offered the use of their car park at school start and finish times to help to alleviate the problem of parking. Cllr. Williams ended by saying if the parents request help from TfB, we should support their request.

13. Next Meeting

To confirm the date of the next meeting as **Tuesday 24th January 2017** at **7pm** in the Parish Council Office.

The meeting closed at 7.50pm

John Coleman
Clerk