

Minutes of the PLANNING Committee Meeting

Held on Tuesday 16th February 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.

With both the Chairman and Vice-Chairman absent from the meeting, Rule 3.o of Standing Orders was actioned and it was agreed that Cllr. Williams chair the meeting. For the avoidance of doubt, rule 3.o states 'The Chairman, if present, shall preside at a meeting. If the Chairman is absent from a meeting, the Vice-Chairman, if present, shall preside. If both the Chairman and the Vice-Chairman are absent from a meeting, a councillor chosen by the councillors present shall preside at the meeting'.

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

All relevant documents have been printed off to enable the working party to answer the questions on the Local Plan. Three residents have come forward willing to help the Parish Council respond to the Local Plan consultation. The working party meeting to respond to the SBDC and CDC Local Plan will take place on Monday 22nd February 2016 at 7.30pm in the Denham Parish Council office.

7. Planning Permissions Granted
 5016/16 15/02329/FUL 53 Willow Crescent West, New Denham, Denham.5054/16
 15/02356/FUL Land Adjoining the Lodge, Ashmead Drive, Denham.
 5081/16 15/01906/FUL 59 Denham Green Lane, Denham Green, Denham.
 5101/16 15/02248/CAN Amberleigh, Cheapside Lane. No requirement for a TPO.
 5119/16 15/02309/FUL Poppy Cottage, Denham Green Lane, Denham.
 5121/16 15/02442/FUL Roughwood, Bakers Wood, Denham.

8. Certificates of Lawfulness
 4992/16 15/02342/CLOPED 47 Willow Crescent West, New Denham.
 5107/16 15/02378/CLOPED The Priory, Old Mill Road, Denham.

9. Applications Refused
 5006/16 15/02402/FUL 60 Middle Road, Higher Denham, Denham.
 5041/16 15/02094/FUL Lundy, Bakers Wood, Denham.
 5071/16 15/02358/FUL Cleveland, Cheapside Lane, Denham.

10. HS2 £480K Fund for Road Safety Improvements
 Please see press release from Wycombe District Council regarding them winning £480K from HS2 for road safety improvements on HS2 Ltd. construction routes. It was suggested that The Parish Council needs to lobby SBDC on this matter to determine what mitigation if any, is in place for Denham. The Co-Clerk to draft a letter to SBDC. A meeting has been arranged to meet with The Colne Valley CIC regarding HS2 on Wednesday 24th February 2016.

11. Scoping Opinion Request
 A response has been sent to BCC Planning regarding the Scoping Opinion requested by BCC regarding the relocation of HOAC. A covering letter with the proposal sent to County Cllr. Reed has also been sent to BCC Planning Department. Noted by the committee.

12. Current Planning Applications (comments requested by SBDC).
 See attached correspondence list refs:

 4871/16 16/00017/FUL 15 St Francis Road, Denham Green, Denham. Single storey side and rear extension including front storm porch.
DPC Comment: No objection.

 4987/15 16/00117/FUL 47 Willow Crescent West, New Denham, Denham. Garage conversion into habitable accommodation.
DPC Comment: No objection.

 5055/16 16/00155/FUL Sylvan Lodge, Slade Oak Lane, Higher Denham, Denham. Replacement Dwelling.
DPC Comment: No objection.

 5056/16 16/00169/FUL 53 Willow Crescent West, New Denham, Denham. Front porch canopy, part single/part two storey side/rear extension incorporating annexe. Roof extension incorporating front and rear dormers. (Amendment to Planning Permission 15/02329/FUL).
DPC Comment: No objection.

 5057/16 16/00162/FUL 30 Denham Way, Denham. Single storey rear extension.
DPC Comment: No objection however, plans were of very poor quality and barely legible.

5061/16 16/00168/CM Denham Park Farm, Marish Lane, Denham Green, Denham. Permission 11/01260/CM for progressive mineral extraction and infilling with inert material and restoration to agriculture. S.73 application to update working programme and phasing and consequential amendments following submission of details required pursuant to conditions (BCC Ref.CM/04/16).

DPC Comment: This application is complex and outside the remit of the Parish Council. The observations we are able to make are as follows:

- 1. Clarification of the hours of operation, especially the lorry movements.**
- 2. It was noted in point 9 in section 73 that the lorry movements are proposed to increase by 120 per day (60 in and 60 out) this will impact heavily on Denham's already overcrowded roads.**
- 3. 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 also have a massive impact on lorry movements on the A412.**

5036/16 16/00146/FUL 60 Priory Close, Denham. First floor rear extension with pitched roof.

DPC Comment: No objection.

5106/16 16/00201/FUL 6 Baconsmead, Denham. Part two storey, part single storey rear extension.

DPC Comment: No objection.

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

14. Next Meeting

To confirm the date of the next meeting as **Tuesday 8th March 2016** at **7pm** in the Parish Council Office.

John Coleman
Clerk-Denham Parish Council