

Minutes of the PLANNING Committee Meeting

Held on Tuesday 4th October 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 11
Release of Green Belt land in Denham under the SBDC and Chiltern DC Local Plan.
SBDC and Chiltern DC request to respond to the introduction of a Community Infrastructure Levy (CIL)
4. Matters Arising since Last Meeting
None
5. Matters Arising from Minutes of Last Meeting
None.
6. Correspondence List
Noted by the Committee
7. Planning Permissions Granted
The committee noted the following Planning Permissions.
1217/16 16/01308/FUL Dial House, Slade Oak Lane, Higher Denham, Denham.
1251/16 16/01041/FUL Pine Cottage, 51 Denham Green Close, Denham Green, Denham.
1271/16 16/00484/FUL Thames Water Works, Amersham Road, Gerrards Cross.
1294/16 16/00085/FUL Land adjacent to Field Road, Denham.
1306/16 16/01494/GPDE 1 Oxford Gardens, Denham.
1320/16 16/01381/FUL Willowbank Esso Service Station, Oxford Road, New Denham.
1321/16 16/01382/ADV Willowbank Esso Service Station, Oxford Road, New Denham.
8. Non-Material Amendment
The committee noted the following Non-Material Amendment.
1295/16 16/01553/NMA Oakwood, Hollybush Lane, Denham. SBDC refusing to acknowledge the above application as an NMA due to the proposed works being outside the scope of minor amendments.

9. Planning Appeals

The committee noted the following Planning Appeals.

1260/16 16/00560/FUL Haywood Cottage, Tilehouse Lane, Denham. Being dealt with by the Planning Inspectorate.

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

See attached correspondence list refs:

1222/16 16/01625/TPO 77 Denham Green Lane, Denham. Oak (T1) crown reduction of 2m. Oak (T2) crown thinning and reduction by 20%. Birch (T3) crown reduction of 30%. Birch (T4) crown reduction of 20%. Birch (T5) crown reduction of 20%. (SBDC TPO No 3, 1968)

DPC Comment: No objection.

1265/16 16/01673/FUL 35 Newtown Road, New Denham. Single storey side/rear extension and raised decking area.

DPC Comment: No objection.

1276/16 16/01681/FUL Briar Cottage, Old Amersham Road, Denham. Replacement dwelling.

DPC Comment: No objection.

1334/16 16/01664/ADV Denham Media Park, North Orbital road, Denham Green. Four x externally illuminated hoarding signs.

DPC Comment: No objection.

1337/16 16/01663/FUL 1 Hawthorn Drive, New Denham, Denham. Single storey side extension.

DPC Comment: No objection.

1360/16 16/01688/FUL Deluxe Laboratories Ltd. Denham Film Laboratories, Denham Media Park, North Orbital Road, Denham green, Denham. Construction of detached dwelling and associated garage with first floor habitable accommodation.

DPC Comment: No objection.

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

Release of Green belt land in Denham:

This item was added to the agenda in response to SBDC and Chiltern DC's Local Plan proposal to earmark the Denham Car Boot Sale Green Belt land for development.

Cllr. Hollis (GH) opened the discussion by stating that Denham Village must be kept sacrosanct as it is in a Conservation Area. Cllr. Heath (MH) observed that the land had not been earmarked for development in the previous Local Plan consultation. GH replied that this was because we were not given all the facts at once; he added that issues such as sustainability and infrastructure, including roads have not been addressed and a separate meeting is needed to resolve these issues. The land has been earmarked for office development that could potentially house up to 500 workers, the Denham roundabout is already gridlocked in the mornings and evenings. It was agreed to hold a meeting to discuss these issues and formulate a response after the SBDC and Chiltern Local Plan exhibition on the 10th November in the Denham Memorial Hall. MH advised that the exhibition needs to be heavily advertised throughout Denham. The briefing meeting for Parish Councils takes place on the 31st October at the SBDC office in Capswood. Hoardings, flyers, and questionnaires need to be ready to distribute directly after this meeting.

Questions for the questionnaire include:

1. Do you approve of this proposed development? If not why?
2. Current Planning Laws could be changed to residential instead of offices, would you be in favour? If not, why?
3. Do you think that the surrounding roads could cope with this proposed development?

Cllr Riley asked if the site was to be changed to residential in the future has thought been given to schools, hospital beds, dentists and doctors; she added that at the McCarthy Stone development, there are plans for a retail facility but not a doctors surgery. It would seem that the District Council is not looking beyond S106 when granting planning permission.

It was agreed to place the response to the SBDC and Chiltern DC's Local Plan preferred option consultation on the Full Council agenda on the 14th November.

Cllrs. that attend the SBDC and Chiltern DC's Local Plan briefing meeting on the 31st October to meet after the meeting on the 4th November at 7.00pm to prepare for the SBDC and Chiltern DC's Local Plan exhibition at the Denham Village Memorial Hall on the 10th November.

Cllr. Hollis read out The Scrutiny Committee's response to the HEDNA report not being adequately revisited by SBDC and Chiltern DC.

Cllr. Hollis reported that appeals were consistent at present with many being upheld. Applications were being dealt with between 8-12 weeks. The backlog of enforcement notices has reduced from 800 down to around 300. Enforcement remains an issue, as it takes too long at present. Cllr. Hollis cited Apex house in New Denham that had been unlawfully converted from office units into habitable accommodation without the necessary health & safety and fire regulations being observed.

12. Next Meeting

To confirm the date of the next meeting as **Tuesday 25th October 2016** at 7pm in the Parish Council Office.

John Coleman-Clerk
Denham Parish Council