

Minutes of the PLANNING Committee Meeting

Held on Tuesday 25th 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

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
Remove aim one (done) and reinstate once plan is in place.
New aim one add Parish before planning matters (done).
3. Notification of New Urgent Matters to be taken under item 15
None.
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. Cllr. Riley reminded the meeting that in future paper copies of correspondence lists would not be available at meetings.
7. Chiltern & SBDC Joint Local Plan: Potential Introduction of a Community Infrastructure Levy
An email issued on 29th September by CDC/SBDC regarding the introduction of a Community Infrastructure Levy (CIL) in the Joint Local Plan had been distributed to members prior to the meeting. Cllr. Jefferys drew attention to the two questions in the last paragraph of the paper.
The first question asks if the Parish Council is considering preparing a Local Plan; this has already been confirmed at Full Council.
The second question asks if the Parish Council would be willing to agree with the District Council on how the neighbourhood portion of the CIL would be spent in the Parish. Cllr. Heath asked if that meant the District Council would not give the Parish Council their portion of the CIL if they did not agree on how the money was spent. Cllr. Heath added that it may be agreeable to have the District Council as a consultee.
The committee strongly agreed that a CIL should be introduced and this should be conveyed to the District Council along with confirmation that the Parish Council will be preparing a Neighbourhood Plan. To add that the Parish Council would want control of

their share of the CIL but would be open to discussions on the District Council's recommendations as a consultee with the Parish Council having the final say. Response to CDC/SBDC by the 18th November 2106.

8. Chiltern & SBDC Joint Local Plan: Public Consultation on Green Belt Options

A Press Release from CDC/SBDC had been circulated to members prior to the meeting Responses required by 12th December 2016. Noted by the Committee. Cllr. Bowen gave apologies that she would no longer be able to attend the LGBC conference on Wednesday November 23rd in London. Associate Dr. Walsh advised that she may be able to attend the conference. The Clerk to forward details to Dr. Walsh.

9. Chiltern & SBDC Joint Local Plan: Evidence Based Documents

An email from Graham Winwright regarding the Chiltern & SBDC Local Plan briefing meeting and consultation period which may be extended if there is a delay in publishing evidence based documents by the 31st October. Noted by the Committee.

10. Chiltern & SBDC Joint Local Plan: Exhibition Leaflets/Flyers/Banners

As a follow up to the CDC/SBDC Local plan briefing on the 31st October, a meeting will be held on the 3rd November at 7.00pm to discuss the outcome of the meeting and to formulate what is required in terms of questions to put to residents at the Local Plan exhibition to be held in the Denham Village Memorial Hall on the 10th November. Advertising for the Exhibition will also be finalised at this meeting.

11. Land for Sale Hollybush Lane

The Estate Agents brochure had been circulated to members prior to the meeting. The Land is currently owned by BCC and consists of 11.9 acres of freehold pastureland with mineral, sporting and timber rights. A resident was approached last Sunday in Hollybush Lane by three travellers in a car stating that they were considering buying the land for a gipsy site. The Clerk has contacted the agent but unfortunately the person handling the sale was unavailable. Further attempts will be made to contact the agent. Cllr. Heath suggested that the Parish Council could consider buying the land but there would be nothing we could do with it. Cllr. Jefferys asked if the land could be used for a sports facility, the Clerk advised that it would be unsuitable. Cllr. Riley suggested contacting BCC to see if the Parish Council could buy the land; Cllr. Heath advised waiting until we know the outcome of negotiations on the Alderbourne Field. Cllr. Heath was concerned if the field was sold to travellers as there would be very strong opposition from the residents in Hollybush Lane. The Clerk to write to County Cllr Roger Reed voicing the Parish Council Planning Committee concerns.

12. Planning Permissions Granted

The following were noted by the Committee:

1366/16 16/01424/CLOPED 12 Orchard Close, New Denham, Denham.

1392/16 16/01480/FUL 30 Lower Road, Higher Denham, Denham.

1393/16 16/01389/FUL Rosecroft, Bakers Wood, Denham.

1394/16 16/01156/FUL 83 Willow Crescent West, New Denham, Denham.

1395/16 16/01508/CLOPED Vanessa, Broken Gate Lane, Denham.

1428/16 16/01720/NMA Deluxe Laboratories Ltd., North Orbital Road, Denham Green.

1473/16 16/01503/JNOT River Court, 50 Oxford Road, New Denham, Denham.

1484/16 16/01236/TEMP Anoopam Mission, The Lea, Western Avenue, Denham.

1576/16 16/01575/FUL Sylvan Lodge, Slade Oak Lane, Higher Denham, Denham.

13. Planning Appeals

The following were noted by the Committee:

1572/16 15/02181/FUL Land off Denham Way, (Formerly Verney House), Denham Way, Denham. Appeal dismissed by SBDC, Case to be referred to the Planning Inspectorate.

1566/16 16/00828/CLOPED The Lodge, Ashmead Drive, Denham. The Planning Inspectorate have decided that an appeal by Ms Heath against the Council's refusal to grant a Certificate of lawful use in respect of the above premises should be dealt with by the written representations procedure. **Cllr. Heath had declared a pecuniary interest in the matter before the meeting.**

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

1362/16 16/01737/LBC Deluxe Laboratories Ltd. Denham Film Laboratories, Denham Media Park, North Orbital Road, Denham Green, Denham. Listed Building Application for: Removal of signage, chimney to the rear and external escape stairs to rear and side elevation.

DPC Comment: Object to sign being removed. The Parish Council is disappointed that the SBDC LBC consultant has already approved the removal of the sign and has not recognised the importance of the signage which is considered as a landmark by Denham residents. It was noted that the sign has already been removed.

1431/16 16/01835/FUL Oakwood, Hollybush Lane, Denham. Single storey front extension and part single/part two storey rear extension.

DPC Comment: Object as this constitutes over development in the Green Belt.

1468/16 16/01851/RVC Land off Ronan Way, Oxford Road, Denham. Removal of Conditions 4 and 5 to Planning Permission 08/01412/FUL to allow for extended working hours on Saturdays, Sundays and Bank Holidays.

DPC Comment: Strongly Object as this business has already been operating outside of it's permitted hours. The whole suitability of this site is in question as it is overbearing on neighbouring properties with noise nuisance caused by loud music and machinery at unsociable hours.

1520/16 16/01887/FUL 1A Ford End, Denham. Detached double garage. The resident backing on to this property has objected as the garage will overlook her property.

DPC Comment: No Objection subject to the roof height being reduced so as not to be overbearing on the neighbouring property. No windows should be allowed to look out on to the neighbouring property.

1527/16 16/01858/FUL 32 Oxford Road, New Denham, Denham. Erection of first floor incorporating two residential units. Part change of use from ground floor A3 to part residential and part A1.

DPC Comment: No objection providing that residents park in the car park and not in the service road.

1539/16 16/01856/FUL 8 Field Road, Denham. Conversion and extension of outbuilding into self-contained dwelling and new access.

DPC Comment: no objection to this application.

1550/16 16/01781/FUL 9 Denham Green Close, Denham. Two storey side and rear extension.

DPC Comment: no objection to this application.

1551/16 16/01862/FUL 36 Penn Drive, Denham Green, Denham. Proposed single storey front and side extension.

DPC Comment: no objection to this application.

1552/16 16/01916/FUL 30 Lower Road, Higher Denham, Denham. Single storey side/rear extension (Amendment to planning permission 16/01480/FUL).

DPC Comment: no objection to this application.

1575/16 16/01938/FUL 11 Savay Close, Denham. Single storey rear extension, construction of pitched roof over existing front porch and construction of vehicular access and associated hardstanding.

DPC Comment: no objection to this application.

15. Any Other Matters (agreed under item 3 above)
None.

16. Next Meeting

To confirm the date of the next meeting as **Tuesday 15th November 2016** at 7pm in the Parish Council Office.

John Coleman
Clerk