

Minutes of the PARISH COUNCIL meeting

Held on Monday 9 October 2017 at 7.30pm in the Parish Council Office, Denham

Cllrs. Cllr M Heath (Chairman) (MH) Cllr J Walsh (Vice Chairman) (JW) Cllr K Bowen (KB) Cllr W Davey (WD) Cllr A Hans (AH) Cllr G Hollis (GH)	Cllr S Jefferys (SJ) Cllr J Newby (JN) Cllr A Pamment (AP) # Cllr M Skelton (MS) Cllr S Sproul (SS) Cllr S Williams (SW)
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= Apologies Received

= Absent No Apologies Received

In Attendance Cllr Roger Reed

Resident Mr J Huntley

Co Clerk Roy Hill
 Minutes Vaida Slegeryte

Minute Number	Minute	Action
1711/01	Apologies Apologies had been received from Amarjeet Hans	
1711/02	Notification of any urgent other business to be taken under item 1711/06 PC equipment for the office	
1711/03	Matters dealt with under Urgent Action since last Meeting None	
1711/04	To approve the minutes of the full Council meeting held on 9 October 2017 and matters arising. The minutes of the full Council meeting held on the 9 October 2017 were Moved by Cllr Marilyn Heath and Seconded by Cllr John Newby and were approved.	
1711/05	Application by Higher Denham Community CIO for a Community Right to Build (CRTB) project for a new Community hall and a House. EA declared personal interest as she is a member of association and attends events occasionally. SJ declared personal interest as she is a member of association. At the start of this item Cllr Julia Walsh declared a Personal Non Pecuniary Interest. She explained that her reason for declaring an interest was that as with all Higher Denham residents she was a member of the Community Association and also her residential property is next to the land owned by the	

	CIO. JW is not involved in management or lettings of the hall. GH reported that he had been looking at the Community Right to Build legislation and had concluded that there was no precedent of anyone being given authority to build, on green belt, a house, intended for open sale, using the CRTB powers. He believed that such a proposal would be most unlikely to be approved which would jeopardise the whole proposal. Whilst Members of the Council are very supportive of the Higher Denham Community the following concerns regarding the application by Higher Denham Community CIO for the Community Right to Build project were raised: 1) Building on the Green Belt 2) How will the house building be funded and who will be covering the cost? Uncertainty with house prices and sale of the property after it has been built 3) No business plan presented to show potential revenue and income 4) No report from a surveyor or architect submitted to show impact of building 5) No design of the project 6) Concern for building a two storey Community Hall 7) Concern for the environmental impact 8) Lack of information presented to redevelop or expand the hall facility 9) There is no timescale for the redevelopment 10) The document presented showing the local community response to the proposal is outdated 11) Number of residents using the hall-more detailed information required 12) The council is concerned that there is no Contingency plan to cover a shortfall in income 13) Up-to-date survey required Mention was made that nearly a third of those voting were not in favour of the proposals and that a majority of the Lower Road residents were against. Councillors discussed alternative options to support Higher Denham community with the project including: • Suggestion to raise the funds for renovation of the current building, of £120k, by crowdfunding, applying for grant from national lottery and explore other funding opportunities from different parts of Denham. • Suggest investigate the refurbishment and enlargement of the hall in manageable stages. JW offered answers to many of the concerns expressed by councillors but stressed that she was speaking purely as an individual and not a representative of the community or of the CIO. To show whether the Council was in favour of allowing a house to be built, on the Green Belt, to fund the building of a new Community Development, The Chairman proposed that those in favour vote For and those Against vote Against. Seconded by Cllr Sharon Williams. Vote cast:	
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	1 - in favour 5 - Against 4 – Abstentions / Not Voting The Chairman suggested that the matter be now referred to the Neighbourhood Planning Group with a recommendation that steps are taken to obtain more up to date information of the views of Higher Denham Community.	
1711/06	Other Urgent Business (as agreed under 1711/02) Chairman proposed that we purchase an additional PC, for the office, with the extra large screen, costing approx. £500.00. Request was approved.	
1711/07	It was confirmed that the date of next meeting is Monday 13 November 2017 at 7.30pm with a Public Session, in the Parish Council Office.	
	Meeting closed at 8.50pm.	

Roy Hill
Co Clerk