

Minutes of the PLANNING Committee Meeting

Held on Tuesday 26 June 2018 at 6.30pm in the Council Office

Cllrs. # Cllr S Jefferys (Chairman) (SJ) Cllr G Hollis (Vice-Chairman) (GH) # Cllr K Bowen (KB) Cllr M Heath (ex officio) (MH) Cllr John Newby (JN)	Cllr M Skelton (MS) Cllr S Sproul (SS) Cllr Julia Walsh (ex officio) (JW) Cllr S Williams (SW) Cllr W Davey (WD)
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Associate Mr Jon Huntley (JH) Associate Mrs Edna Austin (EA) Resident Ms Marilyn Hagan (MHag) Resident Mr Alan Head (AH) Resident Mr David Quinton (DQ) Resident Ms Katy Shaw (KS)
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= Apologies Received

= Absent No Apologies Received

Clerk Tracey Webb

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

180626/01	Presentation from Haskins Garden Centre Steve Strongman, Mary Davidson and David Billingham presented the information relating to the proposed Garden Centre in Tatling End. Information sheets were handed out at the meeting. Steve Strongman advised that Haskins is a family fun garden center, what makes a good garden center and how it met requirements. Steve then went on to advise that about a year ago Haskins bought the land from BCC and is currently leased to the farmer who originally leased the land off of BCC. Steve then went through the information sheet and advised that page 2 was an illustration of what the site could look like. The junction would have be fully signalized, lots of landscaped areas, it would look attractive and pleasant surroundings. The site has a south facing aspect which is ideal for plants. He went on to advise that there would not be any backing up of vehicles on the A40. There would be no crossing over in the car park area as it is fully accessible. Page 3 shows photos of a typical garden center which gives you an idea of what it could look like.	
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	Page 4 is key and shows what Haskins have completed already i.e. carried out highway survey work. Shows a technically designed junction. The proposed new traffic light system is further east to the current position. It has been advised that it would improve and update the traffic lighting system which is positive. It is proposed to be a 4 way junction control with a safe pedestrian crossing. There were questions asked by the committee relating to; • The time line, which is approximately 3-5 years to complete altogether however the highway work would take approximately 12-18 months. • The ownership of land which was advised that the site is completely owned by Haskins. • The traffic movement, parking spaces for employees which was advised that there would be a 300 spaces plus a possible overflow. However the site would be on a bus route and easily accessible, • The removal of soil and excavation of which most would be used at the site itself. • The green belt review has been assessed via the Local Plan however it was very early days. • How the deliveries would be incorporated through the access road which would be designed to take these type of vehicles and so they could fully turn. • How there will be no access roads in and out of Hollybush Lane. • The run in access road seems quite short however it was believed that it is mainly down to the scale of the drawing. • The Section 106 payments, these have been very minor in previous developments. • The size of the site is 11.87 acres. • The roads in Denham are overloaded by large vehicles already and was a concern. • The garden center wouldn't be selling anything other what other centers sell. • The operating hours would be 7 days a week and normal garden center office hours. • How the area is a black spot for accidents and would like to see the figures on how this will impact the junction. Steve Strongman went on to advise how he does hear all the concerns from the members of the committee and the last thing that Haskins want is to upset the local people. They want the residents to enjoy the experience and to enhance the area. He said that he would want to keep an open dialog with the Parish Council and would be happy to answer any further queries or hear any further concerns. Steve Strongman left business cards at the meeting along with the information supplied to the members.	
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180626/02	Apologies for Absence As shown above. Some attendees only attended the presentation.	
180626/03	Review of Aims and Objectives NOTED.	
180626/04	Notification of New Urgent Matters to be taken under item 180626/09 1.Survey from NALC with regards to CIL and Section 106 funding.	
180626/05	Matters dealt with under Urgent Action since Last Meeting None.	
180626/06	Correspondence List 0274 Cllr Williams 18/1041/FUL Pynsfield Tilehouse Lane - Comments for Application 0277 A Brough Resident Notes & Email - Re: Roseneath The Spinning Wheel 0279 SBDC Planning 17/01676/FUL 9 Denham Green Close – Appeal 0297 SBALC Planning – Re: emails sent for Roseneath All correspondence has been NOTED.	
180626/07	Planning Decisions 18/00726/CAN – The White House, Village Road: Chestnut (T1) – Fell (Denham Conservation Area) – GRANTED NOTED.	
180626/08	Planning Application 18/00898/RVC – 109 Tiles house Way: Variation of condition 3 of planning permission 17/01143/FUL (Part two storey, part single front, side and rear extensions) to allow external material alterations. DPC Comments: No objection. 18/00855/FUL – 24-26 Oxford Road: Erection of mezzanine floor to provide flat and fenestration alteration DPC Comments: Objection due to lack of parking. PL/18/2021/FA – 36 Southlands Road: Two Storey side and Single Rear Extension DPC Comments: No objection.	
180626/09	Any Other Matters (agreed under item 180626/04 above) 1.Survey from NALC with regards to CIL and Section 106 funding. Cllr MH went through each question on the survey. All Committee Members AGREED to the information discussed. <i>Clerk has entered the information onto online survey.</i>	
180626/10	It was confirmed that the next meeting will be held on Tuesday 17 July 2018 at 7pm in the Parish Council Office.	

Tracey Webb
Parish Clerk
26 June 2018