

Minutes of the PLANNING Committee Meeting

Held on Tuesday 17 September 2019 at 7.00pm in the Council Office

Cllrs.	Cllr S Jefferys (Chairman) (SJ)	# Cllr M Skelton (MS)
	# Cllr G Hollis (Vice-Chairman) (GH)	Cllr S Sproul (SS)
	Cllr K Bowen (KB)	Cllr S Williams (SW)
	Cllr M Heath (ex officio) (MH)	Cllr M Hagan (MEH)
Assoc.	Mrs Edna Austin (EA)	Roy Hill – Co Clerk (RH)

= Apologies Received

= Absent No Apologies Received

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

Minutes Number	Meeting Minutes	Action
190917/01	Apologies for Absence As shown above	
190917/02	Review of Aims and Objectives Agreed	
190917/03	Notification of New Urgent Matters to be taken under item None	
190917/04	Matters dealt with under Urgent Action since Last Meeting The Co Clerk was asked to record a request to the Clerk to follow up on arranging some Planning Training for Members.	
190917/05	Planning Decisions See attached	
190917/06	Planning Applications for Comment PL/19/2540/FA - White Plains Nursing Home 6 rooms & Lift - Object - overdevelopment in the green belt and contravenes condition 10 of planning application 07/01054/FA. PL/19/2702/FA - Little Acres Farm change of use to Plant Haulage retrospective Parish Council Strongly objects to this application on the following grounds: Local Plan 4 Landscape: The natural beauty of much of the District's countryside is of great importance to the quality of the life enjoyed by residents and visitors and so must be protected. It is important also that the areas of the District which have been damaged in the past, are now improved as quickly as possible, in terms of their	

	landscape quality, in order that residents and visitors within these areas enjoy a more acceptable quality of life. 1. This area of land has historically been used for agriculture, Goggle earth images show this land as green fields, SBDC have failed to protect this area within Green belt, contrary to their own policy! Therefore DPC feel it is now important that the District council uphold the policies to which they set and ensure the landscape quality is restored to enable an acceptable quality of life to Denham Parish residents. The proposal removes the open and undeveloped character which was once afforded to Denham residents. Contravenes policy GB1 *See point 1 above The proposal would adversely affect the character or amenities of the Green Belt, nearby properties or the locality in general and would not be in accordance with EP3 (Use, Design and Layout of Development); and (ii) the scale, height, layout, siting, form, design and materials of any new building would adversely affect the character or amenities of the Green Belt, nearby properties or the locality in general and the proposal would not be in accordance with Policy EP3; • Large cranes/Cement mixers are visible and the new building is over dominant on what was previously flat green land. The proposal removes the open and undeveloped character which was once afforded to Denham residents, as identified on Google Earth. Contravenes policy: GB4 The proposal would not be compatible with, and would adversely affect the character or amenities of the Green Belt, of nearby properties or the locality in general, and would not be in accordance with policy EP3 (Use, Design and Layout of Development) and; (c) the proposal would not comply with all the other policies in this plan. Particular attention is drawn to policies TR5 (Accesses, Highway Works and Traffic Generation) Contravenes policy GB5 The visual impact of vehicles and the new building are not minimal and (d) the proposed development is not compatible with and would adversely affect the character or amenities of the Green Belt, of nearby properties or the locality in general, and is not in accordance with policy EP3 (Use, Design and Layout of Development) Contravenes Policy GB9 The proposal is not compatible with and would adversely affect the character or amenities of the landscape, nearby properties or the locality in general and would be in accordance with policy EP3 (Use, Design and Layout of Development); and (d) the re-use of buildings is not in accordance with Policy GB2; and (e) in the case of the proposal for the re-use of the building there is no clear evidence that the building was used for agriculture, was genuinely required for that purpose and is no longer required for	
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	agriculture and (f) the proposal would not comply with all the other policies in this Plan. Particular attention is drawn to policies TR5 (Accesses, Highway Works and Traffic Generation) Contravenes policy TR5 The operational capacity of the A40 would be impacted especially during busy periods and the proposal would exacerbate the current situation on the A40 and (c) traffic movements would have an adverse effect on the amenities of nearby properties on the use, quality or character of the locality in general. • Currently this part of the A40 encounters many traffic issues, there is flooding along part of the road creating dangerous conditions during inclement weather, exacerbation of traffic levels will only add to these dangerous conditions. If an incident occurs on the M25 the traffic along the A40 can easily be exceeded creating major delays and road safety issues. • No traffic movements have been identified in this proposal and it is noted that TFB have not as yet made comment, we would recommend a through review of traffic movements and welcome comments from Tfb DPC recommend that this application be viewed in conjunction with planning application PL/19/2844 as both application together will create serious traffic issues along this part of the A40 and a total review of the current road layout and conditions needs to be done if consideration is given to both applications. PL/19/2775/FA - 65 Savay Close 2 storey Extension No objection PL/19/2865/FA - 52 Lower Rd Single storey side ext & conv garage to habitable No objection PL/19/2933/FA - 51 Denham Green Close Single Storey Rear Extension No objection PL/19/2844/FA - 18 Southlands Rd Redevelop Tendercare to Mercedes Garage Denham Parish Council Strongly objects to this application on the following grounds: Local Plan 4 Landscape: The natural beauty of much of the District's countryside is of great importance to the quality of the life enjoyed by residents and visitors and so must be protected. It is important also that the areas of the District which have been damaged in the past, are now improved as quickly as possible, in terms of their landscape quality, in order that residents and visitors within these areas enjoy a more acceptable quality of life	
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	DPC deplore the fact that SBDC have failed to protect this area within Green belt, and allowed expansion of this garden centre despite it being sited within green belt. Therefore DPC feel it is now important that the District council uphold the policies to which they set and ensure the landscape quality is restored to enable an acceptable quality of life to Denham Parish residents. The proposal removes the open and undeveloped character which was once afforded to Denham residents. Contravenes policy GB1 The proposal would adversely affect the character or amenities of the Green Belt, nearby properties or the locality in general and would not be in accordance with EP3 (Use, Design and Layout of Development); and (ii) the scale, height, layout, siting, form, design and materials of any new building would adversely affect the character or amenities of the Green Belt, nearby properties or the locality in general and the proposal would not be in accordance with Policy EP3; • Commercial premises with vast numbers of vehicles on what is currently landscaped green land. The proposal would remove a landscaped garden centre which is in keeping with current sites along the road and replace with a commercial property for the sale of vehicles. Contravenes policy: GB4 The proposal would not be compatible with, and would adversely affect the character or amenities of the Green Belt, of nearby properties or the locality in general, and would not be in accordance with policy EP3 (Use, Design and Layout of Development) and; (c) the proposal would not comply with all the other policies in this plan. Particular attention is drawn to policies TR5 (Accesses, Highway Works and Traffic Generation) Contravenes policy GB5 The visual impact of vehicles and the new building are not minimal and (d) the proposed development is not compatible with and would adversely affect the character or amenities of the Green Belt, of nearby properties or the locality in general, and is not in accordance with policy EP3 (Use, Design and Layout of Development) Contravenes Policy GB9 The proposal is not compatible with and would adversely affect the character or amenities of the landscape, nearby properties or the locality in general and would be in accordance with policy EP3 (Use, Design and Layout of Development); Particular attention is drawn to policies TR5 (Accesses, Highway Works and Traffic Generation) Contravenes policy TR5 The operational capacity of the A40 would be impacted especially during busy periods and the proposal would exacerbate the current situation on the A40 and (c) traffic movements would have an adverse effect on the amenities of nearby properties on the use, quality or character of the locality in general.	
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	Currently this part of the A40 encounters many traffic issues, there is flooding along part of the road creating dangerous conditions during inclement weather, exacerbation of traffic levels will only add to these dangerous conditions. If an incident occurs on the M25 the traffic along the A40 can easily be exceeded creating major delays and road safety issues. DPC recommend that this application be viewed in conjunction with planning application PL/19/2702 as both application together will create serious traffic issues along this part of the A40 and a total review of the current road layout and conditions needs to be done if consideration is given to both applications. PL/19/3037/FA - Yew Trees, Ashmead Drive, Denham, Buckinghamshire, UB9 5BA, Erection of timber entrance gates and enclosing brick walls. No objection provided that adjoining neighbour has full access to their property at all times	
190917/07	Correspondence R Young - Newstead Wood Ancient Woodland notification This matter should be referred to SBDC for their advice.	
190917/08	Any Other Matters (agreed under item 1909/03 above)	
190917/09	Next Meeting To confirm the date of the next meeting as Tuesday 8 October 2019 at 7pm in the Parish Council Office.	

Meeting concluded at 7.55pm
17 September 2019
Roy Hill – Co Clerk