



Minutes of the **PLANNING** Committee Meeting

Held on Tuesday 03 November 2020 at 7.00pm via Zoom Video Conferencing

Cllrs. # Cllr S Jefferys (Chairman) (SJ) Cllr M Skelton (MS)
 # Cllr A Head (AEH) Cllr S Sproul (SS)
 # Cllr K Bowen (KB) Cllr J Walsh (JW)
 # Cllr M Hagon (MEH) Cllr S Williams (SW)
 Cllr E Austin (EA)
 Deputy Clerk - Jeremy Day (JD)

= Absent Apologies Received

	Details	Action
201013/01	Apologies for Absence Apologies received and accepted from Cllrs SJ, KB, AH and MEH Cllr SW took the chair for this meeting	
201013/02	Declaration of Interests • None	
201013/03	Public Session • No members of the public joined the meeting	
201013/04	Review of Aims and Objectives – Agreed • It was noted that as training of both councillors and DC was part of the aims and objectives of the committee the DC would explore opportunities for this with the Clerk. This could be outside of the unitary and could be available via the Planning Magazine.	DC
201013/05	Notification of any New Urgent Matters to be taken under item 201013/12 • Pinewood Studios Development – Ivers Parish – PL/20/3280/OA • Master decisions list • S106 money for Willowbank	
201013/06	Matters arising from last meeting • Planning Government White Paper – submitted in advance of the deadline date – to note	
201013/07	DPC Planning Tracker – noted – the tracker identified all application notified by the weekly Planning reports rec'd for weeks ending 17, 24 and 30 October cross referenced with the planning applications the Council have been invited to comment on. Those where no invitation to comment were at item 9 on the agenda	
201013/08	Planning Applications for comments	
	a) PL/20/3356/KA - 1 Blackburn Cottages, Old Mill Road, Denham, Buckinghamshire, UB9 5AR – T1 Spruce - Remove to near ground	

	level (Denham Conservation Area) – No Objection subject to Arboretum Report.		
	b) PL/20/3164/FA – 11 Pollard Avenue, Denham Green, Buckinghamshire, UB9 5JN - Two storey front, first floor side/rear and single storey side extensions, raising of roof level with addition of two front dormers and rear rooflight, changes to doors and windows and relocation of chimney - No Objection		
	c) PL/20/3392/FA - 31 Upper Road, Higher Denham, Buckinghamshire, UB9 5EJ - Single storey side extension – No Objection		
	d) PL/20/3382/FA - 7 and 9 Denham Way, Denham, Buckinghamshire, UB9 5AX - New vehicular access for 7 and 9 Denham Way – No Objection		
	e) PL/20/3432/FA - 33 Ashcroft Drive, Denham Green, Buckinghamshire, UB9 5JG – Demolition of existing conservatory and erection of single Story rear extension and conversion of existing garage to habitable accommodation – No Objection		
	f) PL/20/3413/UA - Land To West and North Of Junction Of Halings Lane and Tilehouse Lane, Denham, UB9 5HD - To install and keep installed above ground electric line and replace existing poles with an increase of height of poles – No Objection subject to a review that the changes have no impact on the flight path at Denham Aerodrome.		
201013/09	Planning Applications under Permitted Development a) PL/20/3348/NMA – Denham Media Park, North Orbital Road, Denham - Non Material Amendment to planning permission 14/01925/FUL (Redevelopment of site to provide 70 new dwelling houses and 105 apartments, conversion of Denham Film Laboratory building to create 49 apartments, retention of an existing cinema and other associated works.) to allow for amendments to the wording of condition 21. SW & DC to agree a comment to submit to the portal. b) PL/20/3282/PNR – 18, Station Parade, New Denham – Prior Notification Retail / Sui-generis - Prior notification under Class M of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015 - Change of use of rear part of shop (A1) and associated garage to two dwellings (Use Class C3) – Comment to strongly object on the basis of traffic and parking issues around the location particularly behind the properties in the service road. The submission to include a comment about no enforcement of traffic regulations at this location. c) PL/20/3257/SA – 39 Skylark Road, Denham, Buckinghamshire, UB9 4HS – certificate of lawful Development for proposed single storey rear extension. – No comment needed. d) PL/20/3282/SA – 18, Station Parade, Denham Green, UB9 5ET – Prior notification under Class M of Part 3, Schedule 2 of the Town	DC / SW	

	and Country Planning (General Permitted Development)(England) Order 2015 - Change of use of rear part of shop (A1) and associated garage to two dwellings (Use Class C3) – Comment to strongly object as per item b) above. e) PL/20/2918/FA – 24 Nightingale Way, Denham Green, Buckinghamshire, UB9 5JJ, Application for a Certificate of Lawfulness for proposed: Change the existing garage to habitable accommodation – No comment needed. f) PL/20/3485/PNE – 25, Ranston Close, Denham Green - Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for: single storey rear extension (depth extending from the original rear wall of 4.0 metres, maximum height 3.00 metres, eaves height 2.6 metres) – No comment needed.																			
201013/10	Appeals – noted a) McDonalds Restaurant, 37 Oxford Road, New Denham, Denham, Buckinghamshire, UB9 4DA - Removal of condition 8 of planning permission 00/00675/FUL (Demolition of existing building and erection of Class A3 building to provide a McDonalds restaurant (incorporating a drive thru element) with associated car parking) to allow the restaurant to open 24 hours a day, 7 days a week – Appeal allowed. DC to locate case report and share with committee members. b) Denham Manor Nursing Home, Halings Lane, Denham Green – Erection of 2 four bed chalet style units to provide ancillary staff accommodation for the main use of the site as a Care Home. – Appeal Dismissed	DC																		
201013/11	Correspondence – noted <table border="1"> <thead> <tr> <th>Date</th><th>From</th><th>Correspondence</th></tr> </thead> <tbody> <tr> <td>13/10</td><td>Ray Sangster (Cllr) and Pauline Vahey</td><td>Pinewood Studio Plans</td></tr> <tr> <td>26/10</td><td>Cllr GH</td><td>Time limits on planning applications</td></tr> <tr> <td>26/10</td><td>Cllr GH</td><td>Planning Committee Protocols</td></tr> <tr> <td>27/10</td><td>Rachel Prance (BC)</td><td>Planning and Enforcement Queries – new process</td></tr> <tr> <td>Various</td><td>Tom Fowler (BC)</td><td>BC Planning Committee – 27 October</td></tr> </tbody> </table>	Date	From	Correspondence	13/10	Ray Sangster (Cllr) and Pauline Vahey	Pinewood Studio Plans	26/10	Cllr GH	Time limits on planning applications	26/10	Cllr GH	Planning Committee Protocols	27/10	Rachel Prance (BC)	Planning and Enforcement Queries – new process	Various	Tom Fowler (BC)	BC Planning Committee – 27 October	
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201013/12	Notification of any New Urgent Matters <u>Pinewood Studios Development</u> – Ivers Parish – PL/20/3280/OA - This application was discussed and various issues highlighted including wide ranging transportation issues and environmental issues. It was noted that a significant number of documents (300+) were already on the portal both objecting and supporting the development. DC to provide documents as problems existed with the file types / conversions. From this a response would be produced and submitted within the consultation timescales.	DC																		

	• <u>Master Decisions List</u> – DC reported that some issues with receiving decisions had occurred but were now sorted out. DC to place Master Decisions on the Agenda for the next meeting. • <u>S106 Money for Willowbank</u> – Cllr JW reported that the costings for 4 projects had been received including money for the Willow Avenue widening project. It was noted that the Willowbank project was both a priority and affordable. The matter will be raised at the Full Council Meeting on 9 November 2020.	
201013/13	Date & Time of Next Meeting • It was agreed to leave meetings at 7pm for the time being but to constantly review. DC to canvass those who apologised for this meeting to see whether the timing was the reason for non attendance. • Next Meeting: <u>Tuesday 24 November – 7.00pm via Zoom</u>	

Meeting closed at 8.48pm
Jeremy Day
Deputy Clerk