

Minutes of the **PLANNING Committee Meeting**
Held on Tuesday 15 December 2020 at 7.00pm via Zoom Video Conferencing

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

= Absent Apologies Received ## = Not in attendance

Minute no	Minute	Action
20201215/01	Apologies for Absence None received	
20201215/02	Declaration of Interests None received	
20201215/03	Public Session No public attending	
20201215/04	Review of Aims and Objectives To review the aims and objectives of the Planning Committee as above Agreed	
20201215/05	Notification of New Urgent Matters <u>for discussion</u> to be taken under item 20201215/14 None	
20201215/06	Bucks Council – Planning and Enforcement Teams Meeting - To note took place at <u>5pm on 15 December 2020</u> via Teams - Feedback received – The session was largely about the re-structuring of the planning department in order to provide a better service. A question was raised about Parish Council involvement when commenting on the portal. It was reported that comments from Parish Councils are important and taken seriously. EA was asked to produce a report for the next meeting. Clerk to see if a transcript of the session or the slides are available including and a structure chart of the Planning Team.	EA Clerk
20201215/07	Matters arising from last meeting - Councillors feedback from recent Colne Valley Service Station consultation presentations pre planning - AEH & SW reported that they had attended a webinar by Welcome Break on land owned by BC in Iver Heath. AEH reported that access will be from the M25 from both directions but the site itself will be on one side only on the western side of the M25. There are two other competing sites further north. This	

	will be a slow process to complete but there is a possibility that one of the completing sites might be seen for favourable. A planning application may materialise in spring 2021. AEH to keep an eye on this and a Working Party will be set up as appropriate. There is no immediate actions required.	AEH
20201215/08	Local Plan for Slough; Spatial Strategy Consultation - Slough Council have published this strategy document stating they have a requirement for 5,000 new homes but don't have the land available for this number of residences. We need to keep a close eye and attempt to try and understand further on what is being planned by Bucks Council and the impact it may have on Denham. This may impact Windsor and Maidenhead, Wexham, Datchet, Iwer and other local parishes. We need to keep an eye on this going forward. - Cllr AEH will keep an eye on this as it moves forward. There is a consultation on this and responses need to be back with Slough by 11 January 2021. It was suggested we get some professional advice from either Neil Homer or Adrian Barker. Cllr AEH to discuss this with these parties to see if they can assist or is happy to produce some sort of response for agreement by the committee. Agreed it was important DPC were involved and represented our parish views. - EA offered to review papers and add comment as needed - There will be a need for e-mail consultations between planning committee meetings during the Christmas and New Year break.	AEH AEH EA All
20201215/09	<u>Planning Applications for Comment</u> a) PL/20/3268/FA - Flying Red Horse Service Station, Oxford Road, Denham, Buckinghamshire, UB9 4DG. Proposed Electric Vehicle Charging Hub (6) – No Objection – subject to consideration to be given to light pollution and screening as this is on the edge of green belt and ensuring the electric chargers are universal. b) PL/20/3761/FA - Buckinghamshire Golf Club, Denham Court Drive, Denham, Buckinghamshire, UB9 5PG. Extension and alterations to clubhouse including single storey extension to create a new entrance area with lockers, pro shop, orangery, reception and lounge area. Reconfiguration of ground, mezzanine and first floor areas, conversion of detached refuse building to a swing studio, changes to windows and doors and alterations to the vehicle/servicing drop off area with driveway resurfacing. Object –The property has been subject to numerous applications over a number of years, the site is a listed building with an element of archaeological importance. DPC object to further intensification of development on this site on Green Belt land: Contravenes Policy GB1, 2, 3 C6, 15, EP3 and R9 - In the Green Belt, golf club houses and facilities ancillary to golf use should normally use existing buildings where they are suitable for conversion. If the council is minded to approve the application DPC strongly	

urge them to set conditions as set out from Buckinghamshire Council Archaeological Service and for proper listed building control measure to be put in place with regular attendance at the site by planning officers – We recommend a condition that no work should be undertaken whilst Covid 19 creates difficulties for planning officers to attend site and inspect work in progress.

c) **PL/20/3762/HB - Buckinghamshire Golf Club, Denham Court Drive, Denham, Buckinghamshire, UB9 5PG.**

Listed Building Consent for extension and alterations to clubhouse including single storey extension to create a new entrance area with lockers, pro shop, orangery, reception and lounge area. Reconfiguration of ground, mezzanine and first floor

areas, conversion of detached refuse building to a swing studio, changes to windows and doors and alterations to the vehicle/servicing drop off area with driveway resurfacing.

Object –The property has been subject to numerous applications over a number of years, the site is a listed building with an element of archaeological importance. DPC object to further intensification of development on this site on Green Belt land: Contravenes Policy GB1, 2, 3 C6, 15, EP3 and R9 - In the Green Belt, golf club houses and facilities ancillary to golf use should normally use existing buildings where they are suitable for conversion. If the council is minded to approve the application DPC strongly urge them to set conditions as set out from Buckinghamshire Council Archaeological Service and for proper listed building control measure to be put in place with regular attendance at the site by planning officers – We recommend a condition that no work should be undertaken whilst Covid 19 creates difficulties for planning officers to attend site and inspect work in progress.

d) **PL/20/3954/FA - 5 Misbourne Meadows, Denham, Buckinghamshire, UB9 4AD.** Single storey rear extension.
– No Objection

e) **PL/20/3687/FA - 78 Moorfield Road, Denham Green, Buckinghamshire, UB9 5NF.** Part single, part double rear/side extensions, single storey front extension, roof hip to gable side extension, rear dormer window, 2 front and 2 side rooflights and gate – **Object-** overdevelopment - Contravenes Policy EP3 The development will be overbearing on adjacent properties, its scale, layout, siting, height, design, are not compatible with the character and amenities of the site itself and adjoining properties. Contravenes policy EP4 - would result in a significant loss of daylight or sunlight to adjacent buildings

f) **PL/20/3921/FA - Union Point, Pinstone Way, Denham, Buckinghamshire, SL9 7BJ.**

Changes to the external facades of the buildings including new windows/doors and masonry work following partial

	demolition of building 'B' and provision of soft landscaping – <u>Object</u> - to this application on the grounds that the permitted development attached to this application will result in substandard housing being created. g) PL/20/3975/FA - 21 Lime Walk, New Denham, Buckinghamshire, UB9 4AS. First floor and roof extensions to existing bungalow to form living space in the roof, including raising the overall height of roof, gable end roof extension, 2 dormer windows and 2 new bay windows at front, 2 gable end roof extensions, two storey extension, formation of first floor rear balconies with balustrades at rear, conversion of integral garage into living space, and changes to windows and doors – <u>No Objection</u> h) PL/20/3999/VRC – 35 Green Tiles Lane, Denham Green, Denham, Buckinghamshire, UB9 5HU - Variation of condition 8 (approved plans) of planning permission PL/20/2533/FA (Part single, part two storey side and rear extension, new roof over existing bay window, widening of existing vehicular access and hardstanding) to allow change of external appearance – <u>No Objection</u>													
20201215/10	<u>Planning Applications under Permitted Development / Cert of Lawfulness</u> PL/20/3953/PNO - Union Point, Pinstone Way, Denham, Buckinghamshire, SL9 7BJ - Prior Notification under Class O of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 - Change of Use from office (Use Class B1(a)) to 6 residential units (Use Class C3) - <u>Object</u> - on concerns that this is substantial habitable living spaces given the sizes seen of the plans and the application should be refused.													
20201215/11	<u>Appeals</u> • None													
20201215/12	Master Decisions list • DC reported that the tracker will become the Master Decision list and will be update fully before the end of this week with all decisions against the DPC decision so comparisons can be made													
20201215/13	Correspondence <table border="1"> <thead> <tr> <th>Date</th><th>From</th><th>Correspondence</th></tr> </thead> <tbody> <tr> <td>25/11</td><td>Leo Smith</td><td>PL/20/2537/HS2 – Complaint Acknowledge COR 18059</td></tr> <tr> <td>26/11</td><td>Slough Council</td><td>Local Plan for Slough; Spatial Strategy Consultation ##C0348</td></tr> <tr> <td>28/11</td><td>Lynne Ambrose</td><td>PL/20/3210/VRC - Variation of condition Middle Road, Higher Denham</td></tr> </tbody> </table>	Date	From	Correspondence	25/11	Leo Smith	PL/20/2537/HS2 – Complaint Acknowledge COR 18059	26/11	Slough Council	Local Plan for Slough; Spatial Strategy Consultation ##C0348	28/11	Lynne Ambrose	PL/20/3210/VRC - Variation of condition Middle Road, Higher Denham	
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	09/12	Charlie Griffin	CM0036/20 - Strategic sites committee – Thursday 17 December at 2pm	
20201215/ 14	New Urgent Matters <u>for discussion</u> to be taken under item 20201215/05 • None			
20201215/ 15	Date and Time of Next Meeting – Tuesday 12 January 2021 – 7pm - via Zoom			

Meeting ended 7.53pm

**Jeremy Day
Deputy Clerk**