

Minutes of the **PLANNING Committee Meeting on Thursday 9 February 2023 at 7:00pm in Parish Council Office, Village Rd, Denham, UB9 5BN.**

Councillors	Cllr A Head (Chairman) (AWH)	# Cllr S Sproul (SS)
	Cllr J Walsh (JW)	# Cllr M Heath (MH)
	Cllr S Williams (SW)	
	Cllr M Hagon (MEH)	# Apologies Received
Clerk	Derek Wilson	## Apologies not given

The meeting was voice recorded – Agreed.

20230209/01	Apologies for Absence – As above
20230209/02	Declarations of Interest Cllr AWH declared an interest in planning application PL/22/4346/SA Cherry Tree Cottage, Baconsmead, UB9 5AY. Cllr AWH will not take part in the discussion on this item.
20230209/03	Public Session Mr and Mrs Baxter attended the meeting to speak as concerned residents about planning application PL/23/0011/FA Lundy, Bakers Wood. The character of the area has changed. The application is moving forward on the plot reducing car parking on-site and impact on the silver Birch tree.
20230209/04	Minutes and Actions of last Planning Committee – 10 January 2023 - The previous minutes were agreed as most of the actions were the CLERK to inform BUCKS of the recommendations that were agreed at the meeting. - Cllr JW referred to an action for her to review the Tracker sheet. Reviewed a total of 149 applications from Sept 2021 to Sept 2022, 23 applications where the Parish and BUCKS disagreed, 17 of those were BUCKS disagreeing with Denham Parish Council. Other South Bucks parishes have concerns over planning and enforcement matters and when they meet a Bucks Planning representative should be invited to attend, to listen to everyone's viewpoint. - The headings should appear at the top of each page of the Enforcement Tracker.
20230209/05	2022-23 Trackers: Planning, Enforcement - The two tracker documents circulated to members were discussed, one showing the applications received and the other showing enforcement issues. - The CLERK needs to check up on the Denham Parish Council comments not being listed on the spreadsheet and will report back. ACTION: CLERK to investigate.
20230209/06	Planning Applications for Comment: PL/23/0011/FA – Lundy, Bakers Wood, Denham, UB9 4LQ - Two storey front extension following the demolition of existing two storey front projection, garage, single storey rear projection and pergola. DPC recommendation: Impact on the Green Belt, design and appearance on the streetscene. Lack of parking on the frontage with the building line moved forward. Concern over the Silver Birch tree being removed. Neighbours not being informed through the notification process. – Agreed.

- b) **PL/22/4346/SA** – Cherry Tree Cottage, Baconsmead, UB9 5AY - Certificate of Lawfulness for proposed two storey rear extension, single storey rear and side extensions and front porch extensions.
DPC recommendation: This property is located on the edge of a Conservation area. The scale and form is clearly overdevelopment in the Green Belt. Exceeding the percentage of footprint. Neighbours did not receive notification of this planning application. - Agreed.
- c) **PL/22/4365/FA** – 79 Denham Green Lane, Denham, UB9 5LG - Single storey front extension to existing garage.
DPC recommendation: No objections, approved – Agreed.
- d) **PL/22/4367/FA** – 52 Middle Road, Denham, UB9 5EQ - Erection of a detached garage located 7.4m away from dwelling house.
DPC recommendation: Out of keeping in Higher Denham with undercroft car parking, contrary to Neighbourhood Plan policy DEN3. Out of keeping with the street scene and potentially would create an unnecessary precedent. – Agreed.
- e) **PL/22/4379/VRC** – Sewage Works Amersham Road Gerrards Cross - Variation of Condition 5 (Approved Drawings) of Planning Permission PL/20/4234/FA (Energy storage compound, associated equipment, infrastructure, fencing and lighting columns) to allow for amendment to the layout of the equipment within the compound.
DPC recommendation: Approve – Agreed.
- f) **PL/22/4418/FA** – 55 Middle Road Denham UB9 5EQ - Single storey rear, side and front extensions.
DPC recommendation: Approve – Agreed.
- g) **PL/23/0062/VA** – INEOS Garage, Oxford Road, Gerrards Cross SL9 7AP - 3 x replacement non-illuminated fascia signs and 1 x replacement/ refaced externally illuminated totem.
DPC recommendation: Approve – Agreed.
- h) **PL/23/0066/FA** - Union Point, Pinstone Way, Denham, SL9 7BJ - Erection of 2 single storey warehouse buildings with associated parking following demolition of 2 existing commercial buildings.
DPC recommendation: Approve – Agreed.
- i) **PL/23/0113/FA** - 52 Middle Road Denham UB9 5EQ - Proposed new replacement detached dwelling.
DPC recommendation: The size and scale of the new development in Higher Denham is contrary to Neighbourhood Planning policy DEN3. Exceeding the developable floorspace, out of keeping of the wider vernacular in the area, when opposite you have chalet bungalows. - Agreed
- j) **PL/23/0161/NMA** – 55 Denham Green Lane, Denham UB9 5LF - Non material amendment to planning permission PL/21/1076/FA (Demolition of existing single storey rear projection and erection of full width single storey rear extension including changes to raised decking platform and steps to rear garden, loft conversion with the addition of four new dormer windows, one front, rear and either side and associated changes to windows and doors) to allow for the reduction of proposed rear extension, erection of timber pergola structure, removal of horizontal window to side elevation. and addition of utility room external door and sliding door openings to rear extension.

DPC recommendation: Approve – Agreed.

- k) **PL/23/0217/CONDA** – Former Electron Works, Willow Avenue, New Denham UB9 4BG - Approval of condition 8 (A. Preliminary risk assessment, B. Site investigation scheme & C. Site investigation results and detailed risk assessment) of planning permission PL/18/4106/FA (Allowed at appeal) - Redevelopment of site to provide 9 residential flats incorporating parking spaces. (reference attached paperwork)

DPC recommendation: Condition 8b and c have not been complied with as the report supplied by Jomas Engineering Environmental only relates to condition 8a.- Agreed.

- l) **PL/23/0224/FA** - Jos Hollybush Lane Denham UB9 4HH - First floor side extension incorporating 1 front and 1 rear dormers, 4 side rooflights, changes to doors and windows and conversion of existing garage into living space.

DPC recommendation: Approved – Agreed.

- m) **PL/23/0240/FA** - 2B Penn Drive Denham Green UB9 5JP - Demolition of garage, erection of two storey side extension and change rear window to a door.

DPC recommendation: Approved – Agreed.

- n) **PL/23/0252/FA** - Corner Cottage Denham Avenue Denham UB9 5ER - Part two, part single storey rear extension and new porch to existing dwelling house.

DPC recommendation: Object, Over-development of the property – Agreed.

- o) **PL/23/0259/FA** - Denham Golf Club Tilehouse Lane Denham UB9 5DE - Temporary structure on external terrace to provide shade.

DPC recommendation: No objection and believe this temporary structure will be removed during seasonal closure.- Agreed.

- p) **PL/23/0318/FA** - Coronach Old Mill Road Denham UB9 5AW - Front entrance elevation infill extension

DPC recommendation: Approved – Agreed.

- q) **PL/23/0342/FA** - 31 Knighton Way Lane New Denham UB9 4EG - Single storey front and first floor side extension, garage conversion to living space.

DPC recommendation: Approved – Agreed.

- r) **PL/23/0379/FA** - 14 Hawthorn Drive New Denham UB9 4AJ - Two storey rear extension.

DPC recommendation: The property red line expands on the verge that is controlled by Bucks highways department and is misleading on the number of parking spaces able to be achieved on-site. The street scene is out of character. – Object – Agreed.

- s) **PL/23/0113/FA** - 52 Middle Road Denham Buckinghamshire UB9 5EQ - Proposed new replacement detached dwelling.

DPC recommendation: The size and scale of the new development in Higher Denham is contrary to Neighbourhood Planning policy DEN3. Exceeding the developable floorspace, out of keeping of the wider vernacular in the area, when opposite you have chalet bungalows.

- t) **PL/23/0317/SA** – Coronach, Old Mill Road, Denham UB9 5AW – Certificate of lawfulness for proposed single storey rear infill extension.

DPC recommendation: Approved – Agreed.

20230209/07	Permitted Development and Other Applications for Comment: a) PL/23/0083/PNE - 91A Newtown Road, New Denham, UB9 4BD - Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A for: single storey rear extension (depth extending from the original rear wall of 5.0 metres, maximum height 3.1 metres, eaves height 2.8 metres). DPC recommendation: Approved – Agreed.
20230209/08	Planning Application Appeals None
20230209/09	Southlands Road Project Email sent to Michael Raven 23/12/2022 to find out about progress on the 'T' Jct signage, re-marking the central line and white lining outside resident driveways. Chased again 6/2/23.
20230209/10	Ongoing Monitoring – To Note ☐ Pinewood - Liaison Group – 25 January 2023 5–6.30pm ☐ SSSI Old Rectory Lane – Any update to be reported at a future meeting. ☐ Chantry Park Development – GX/Chalfont St Peter – No further development. ☐ Denham Car Centre – Cllr SW reported that the pub land is starting to be used Again. Residents are speaking with the owners of the site on this issue. ☐ CIL/S106 Anoopam Mission – According the appeal statement there are no contributions owed to DPC and none have been paid to Colne Valley, as the Planning Inspector ruled against contributions. ☐ Definitive Map – Whitbread Field, Denham Village & Bucks Golf Club – The CLERK to check with Cllr SW on this issue.
20230209/11	Correspondence - See Planning SharePoint Folder
20230209/12	Date and Time of Next Meeting Tuesday 7 March 2023 at 7pm Denham Parish Council Office, UB9 5BN

Signed: Derek Wilson – Executive Clerk and RFO

Date: 13 February 2023

Committee Members		
Cllr A. Head	Cllr S. Sproul	Cllr M. Heath
Cllr S. Williams	Cllr J. Walsh	Cllr M Hagon