

Minutes of the **PLANNING Committee Meeting on Tuesday 7 March 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.

20230307/01	Apologies for Absence – As above.
20230307/02	Declarations of Interest – None.
20230307/03	Public Session – No members of the public present.
20230307/04	Minutes and Actions of last Planning Committee – 9 February 2023 - Cllr JW referred to 52 Middle Road with two separate planning applications. These were listed as item d and l on the previous minutes. - Clarity was sought on what the Clerk found out about the missing DPC comments on the tracker. This was an oversight by the Clerk and has now been rectified. The minutes were then agreed by the members present.
20230307/05	2022-23 Trackers: Planning, Enforcement - Cllr SW had a meeting with David Brackin at Fulmer Parish Council who would like a copy of our tracker. The meeting agreed to sharing our information. - To place this item about the two trackers on future agendas to the end. - A copy of the enforcement notice circulated in the pack has been added to the enforcement tracker. To chase all outstanding matters for an update with Cllr GH assistance and if necessary, escalate to Steve Bambrick when no information is forthcoming. - DPC comments with no information is showing as a '-', or as 'N/A'. These are applications that have been delegated to Bucks LPA for determination. - Queried about the column DPC Object Y/N should be completed, as to our recommendation. If we refuse an application should be listed as an 'N', and similarly if DPC approve an application to use a 'Y'.
20230307/06	Planning Applications for Comment: PL/ 23/0442/FA - Rafael Old Mill Road Denham UB9 5AW - Single storey rear and side extensions and alterations to roof to provide 2 side dormer windows and changes/addition to windows at the front and rear elevations. Decision: Resolving overlooking concerns from neighbour's commentary – Agreed by members present. PL/22/3676/VRC – HS2 Ltd - Denham Waterski Club North Orbital Road Denham Green UB9 5HE - An application submitted under Section 73 of the Town & Country Planning Act 1990 for a minor material amendment in connection with the planning permission PL/18/2966/VRC, dated 28 November 2018 to allow the following: Amendments to the approved details of the floodplain storage (Condition 6), and other consequential clarifications/amendments to approved plans (Condition 15) and other conditions.

	Decision: Require an extension of time to understand the technical merits of this application – Agreed by members present. c) PL/23/0411/FA - Firdene Oxford Road Denham SL9 7AP - Demolition of existing house and outbuildings and erection of a block of 6 flats with associated parking, cycle and bin provision. Decision: This planning application needs to be called-in, the application is an overdevelopment of the plot. Lack of parking within the curtilage of the property and Environmental Health have concerns – Agreed by members present. d) PL/22/3978/FA - Rifsons House Bakers Wood Denham UB9 4LG - Front porch and rooflight. Decision: No objections to this application – Agreed by members present. e) PL/23/0588/FA - 6 Willow Crescent East New Denham UB9 4AP - Front and side extension to existing outbuilding. Decision: Overdevelopment. If Bucks agree approval this development should not be made into habitable accommodation – Agreed by members present. f) PL/23/0587/FA - De Vere Venues Denham Grove Tilehouse Lane Denham UB9 5DU - Single storey extension to existing restaurant, new roof over adjoining utility area. Decision: The footprint has gradually been overdeveloped and the speed of traffic along this narrow stretch of the road down Tilehouse Lane South is causing issues with residents. Currently trying to install an MVAS in this location. A traffic impact assessment needs to be carried out – Agreed by the members present. g) PL/23/0593/NMA - 79 Denham Green Lane Denham UB9 5LG – Non-material amendment to planning permission PL/22/4365/FA (Single storey front extension to existing garage) to allow an increase in the extension of 1.2m. Decision: No objections to this application – Agreed by the members present. h) PL/23/0557/VRC - 55 Denham Green Lane Denham UB9 5LF - Variation of condition 6 (Approved plans) of 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, removal of FF window to side elevation, addition of (re-instatement of existing) utility room external door and sliding door openings to rear extension. Decision: No objections to this application – Agreed by the members present.
20230307/07	Permitted Development and Other Applications for Comment: a) PL/23/0499/PNE - 23 Link Way Denham Green UB9 5NL - 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 4.50 metres, maximum height 3.00 metres, eaves height 3.00 metres). Decision: No objections to this application – Agreed by the members present. b) PL/23/0535/TP - Gossams Wood Hollybush Lane Denham - Various oaks, elm and other broad leaf trees within 4m of 11kv overhead powerlines, pole and uninsulated section of stay wire - reduce height of elms directly below conductors along fence line and 2m either side to gain 5m; side prune elms and oaks and any other broad

	leaf species adjacent to overhead conductors at appropriate pruning point to gain 4-5m tree to conductor, clearance species dependant. (TPO/SBDC/2002/16). Decision: Works should be carried out subject to the season, as we are now in the bird nesting season from 1 March. No objections – Agreed by the members present. c) PL/23/0601/KA - Tindalls Village Road Denham UB9 5BN - G1 beech hedge - reduce to 2ft above fence (Denham Conservation Area). Decision: No objection to this application. The start of the bird nesting started 1st March and works to be carried out in an appropriate season – Agreed by members present. d) PL/23/0647/VRC - Winton House Village Road Denham UB9 5BH - T1 cherry - crown reduction all over by approximately 1-1.5m and cut back away from building by 1m to suitable growth points, T2 cotoneaster - crown reduction all over by approximately 1-2m (Denham Conservation Area). Decision: No objection subject to arboriculturist comments in the Conservation area – Agreed by members present.
20230307/08	Planning Application Appeals • PL/22/1288/FA - Land to The Rear of St Marys Road, UB9 5JU - Erection of a detached building comprising 10 flats with associated ancillary facilities. including bin and cycle stores and parking, following demolition of garages. Decision: A temporary stop notice issued 28 February and effective 10 April 2023. This has now gone to appeal and to notify residents of this position, along with the planning appeal reference.
20230307/09	Two Strategic Housing Sites in Maple Cross • The Three Rivers website on their Local Plan will encompass the school, which will amount to over 1000 dwellings being built in this area will have a significant impact on the highway network, particularly on the A412. A traffic impact assessment will be required. • What are Bucks Council doing about this proposal and our 3 Unitary Authority Cllrs with regard to this potential development. • Representations will need to be made by Denham Parish Council over its impact when we know further information.
20230307/10	Pinewood Studios and new nature reserve • To note the press release issued by Pinewood Studios of the 21 new purpose-built sound stages, a backlot filming space and training hub totalling 1.4m sq. ft expansion, along with providing a new nature reserve at Alderbourne Farm. • To make all members aware of this press release issued by Pinewood, at the full council meeting 13 March 2023.
20230307/09	CIL/Section 106 • Discussion about CIL receipt £872.25 since 1 October 2022. The CIL payment notification only gets sent every 6 months to parish councils. • Notification on the agenda every meeting. Update only when notified and also to show the date when the money has to be spent.
20230307/10	Licensing Application • Danfran Global Ltd 50 Oxford Road, New Denham UB9 4DN – New premises Licence Consultation closing date 16 March 2023 – The site is within the Big Yellow Storage facility. • The Clerk to find out more information about this application.

20230307/11	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.
20230307/10	Ongoing Monitoring – To Note ☐ Pinewood - Liaison Group – 25 January 2023 5–6.30pm ☐ SSSI Old Rectory Lane – No further progress, enforcement officer has left and need to follow-up. ☐ Chantry Park Development – GX/Chalfont St Peter – No further information. ☐ Denham Car Centre – No further information received. ☐ 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. This item can be removed from future agendas. ☐ Definitive Map – Whitbread Field – Motorbikes in the country park and to secure the field.
20230307/11	Correspondence - See Planning SharePoint Folder
20230307/12	Date and Time of Next Meeting Tuesday 4 April 2023 at 7pm Denham Parish Council Office, UB9 5BN

Signed: Derek Wilson – Executive Clerk and RFO

Date: 9 March 2023

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