

Minutes of the **PLANNING Committee Meeting on Wednesday 6 June 2023 at 7:00pm in Parish Council Office, Village Rd, Denham, UB9 5BN.**

Councillors	# Cllr A Head (AWH)	Cllr B Keen (BK)
	Cllr J Walsh (Chairman) (JW)	Cllr M Goonesekera (MG)
	Cllr S Williams (SW)	
	# Cllr M Hagon (MEH)	# Apologies Received
Clerk	Derek Wilson	## Apologies not given

Meeting was Voice-Recorded – Agreed by the members present.

Item no	Agenda Item
20230606/01	Apologies for Absence (As noted above)
20230606/02	Election of Vice-Chairman for 2023-24 Cllr JW was proposed as Vice-Chairman by Cllr SW and seconded by Cllr BK - Agreed
20230606/03	Declarations of Interest (None)
20230606/04	Public Session (No members of the public present)
20230606/05	Minutes and Actions of last Planning Committee – 3 May 2023 - Cllr JW referred to the previous minutes with the outstanding action of obtaining CIL advice about using a planning consultant to assist Denham Parish Council in protecting an area covering south of the A40, covering Southlands Road/Willets Lane from development. ACTION: Clerk to chase-up for a response. - The minutes were agreed by the members present.
20230606/06	Planning Applications for Comment: PL/23/1378/ADJ - Out of Area 28 Jacks Lane Harefield Uxbridge UB9 6HE- Consultation from London Borough of Hillingdon: Alterations of garage roof, erection of a three-storey side extension with balcony and balustrade, alterations to fenestration, demolition of chimney and extended rear patio (revised description). Planning reference 76265/APP/2023/1128. Recommendation: Denham Parish Council (DPC) were invited to comment, as an adjacent authority/area as part of the consultation process and we have no objection to this proposal. This comment was placed on the Hillingdon planning portal Reference OWPC99452. - Agreed PL/23/1425/FA - Crestway Redhill Denham UB9 4LD - Demolition of garage, rear projection, and side lean-to. Construction of double-storey front extension and alteration to roof design. Rendering exterior walls of all elevations. Recommendation: Denham Parish Council do not object to this proposal but would like the planning officer to check the original consented build of 1936, as the addition could exceed 50% within the Green Belt, although the applicant refers to a 49.6% increase. - Agreed

	c) PL/22/1411/OA – Land between Junctions 16 and 17 of the M25, Near Chalfont St. Peter - Outline Application for the erection of a Motorway Service Area with all matters reserved with the exception of access from the M25, comprising a facilities building, fuel filling station, electric vehicle charging, service yard, parking facilities, vehicle circulation, landscaping, amenity spaces, Sustainable Drainage Systems (SuDS)/attenuation, retaining structures and associated mitigation, infrastructure and earthworks/enabling works. Recommendation: Denham Parish Council strongly objects to this application. The site immediately adjoins the boundary of the parish. Construction of the proposed facility appears to have access to the site from roads within the parish, which are already badly congested and thus will adversely affect traffic flow and highway safety. The proposal will clearly impact on the openness of the Green Belt and the applicant has made no VSC (Very Special Circumstances) case to justify why the proposal be allowed. Denham Parish Council calls for this application to be refused. There is no emergency access and support the comments that have been previously made by Thames Valley Police. - Agreed d) PL/23/1655/FA – 23 Willow Crescent East, New Denham UB9 4AR – Part two, part single storey rear extension with a first-floor terrace and single storey side extension. Recommendation: Denham Parish Council objects that this application is over-development sandwiched between two houses either side that have been enlarged. The two houses and potentially this development will cause the street scene to change from smaller properties to larger properties that might show a terracing effect to take place. - Agreed e) PL/23/1544/FA – 22 Lower Road, Higher Denham UB9 5EA - Rising the roof ridge to make the roof space habitable, hip to gable roof extensions to both sides with a rear dormer and erection of a pitch dormer on the front slope. Recommendation: Denham Parish Council objects to this planning application, as it is out of keeping in the street scene and contained in the green belt. - Agreed f) PL/23/1604/FA – 5 Penn Drive, Denham Green UB9 5JP - Infill single storey side and rear extension and behind garage and adjoining existing rear extension. Recommendation: Denham Parish Council has no objection to this application. - Agreed g) PL/23/1717/FA – Martin Baker Aircraft Co Ltd, 61 Lower Road, Higher Denham UB9 5AJ – Construction of 2 storey cafeteria/office building with associated hardstanding following demolition of existing building. Recommendation: Denham Parish Council has no objection to this application. - Agreed h) PL/23/1561/FA – Penarth, Ash Green, New Denham UB9 4EJ – Single storey rear and roof extension, front dormer and front porch. Recommendation: Denham Parish Council has no objection to this application. - Agreed i) PL/23/1652/FA – Ronyar Ltd, 5 Broadway East, North Orbital Road, Denham Green, UB9 5HB - Part two storey / part first floor / part single storey rear extension, extending the ground floor commercial unit, with a new studio flat formed within the first floor of the extension, and bin store to rear. Recommendation: Denham Parish Council objects to this planning application, as it is over-development of the site to create another studio apartment. There are
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	already issues with Car Parking in Broadway East and this scheme could potentially exacerbate this problem. - Agreed
20230606/07	Permitted Development and Other Applications for Comment: a) PL/23/1243/AV – Denham Green Garage, North Orbital Road, Denham Green UB9 5EY – Consent to display an advertisement (Retrospective Application for Opening Hours signage on the fascia above the ATM. Recommendation: Denham Parish Council has no objection subject to the Highways conditions being implemented as per their commentary. - Agreed b) PL/23/1307/SA - 40 Savay Close Denham UB9 5NQ - Certificate of lawfulness for proposed single storey rear extension. Recommendation: Denham Parish Council cannot make any comment as the planning officer has delegated the decision and approved this application on 2 June 2023. Cllr GH to be notified that this decision was taken before any comments were made by consultees. - Agreed c) PL/23/1508/TP - 71 Denham Green Lane Denham UB9 5LG - T1 eucalyptus – fell to ground level (SBDC TPO 3 of 1968). Recommendation: Denham Parish Council do not object to the removal of this tree but would like a replacement native tree to be replanted of an appropriate size to give best chance for growth. - Agreed d) PL/23/1371/SA - Highlands Bakers Wood Denham UB9 4LF - Certificate of Lawfulness for proposed erection of a single storey ancillary outbuilding parallel to rear boundary. Recommendation: Denham Parish Council has no objection to this planning application. However, there should be a caveat that this outbuilding does not become habitable accommodation and a condition is applied tying this building to the main property of this dwelling. - Agreed e) PL/23/1444/PNE - Rafael Old Mill Road Denham Buckinghamshire UB9 5AW – 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 8.00 metres, maximum height 4.00 metres, eaves height 2.25 metres). Recommendation: Denham Parish Council has no objections to this application. – Agreed f) PL/23/1426/SA - The Mirrie, Mirrie Lane, Denham Green UB9 5DS - Certificate of Lawfulness for the proposed works to create a single storey rear extension, a two-storey rear extension, and a single storey side extension, a rear dormer window, two front porches and four outbuildings. Recommendation: Denham Parish Council object to this planning application as this cannot be a certificate of lawfulness, as it is affecting many buildings across the site with change of use etc. This property is situated within the Green Belt and would like this planning application to be called to the panel for determination. - Agreed g) PL/23/1585/SA - Oakwood House Halings Lane Denham Green UB9 5DQ - Certificate of Lawfulness for proposed Construction of a hardstanding, creation of an opening within existing boundary wall and installation of a 1m high sliding gate to provide access from the proposed hardstanding to Halings Lane. Recommendation: Denham Parish Council have no objection to this application. - Agreed h) PL/23/1651/SA - Cherry Tree Cottage Baconsmead Denham UB9 5AY - Certificate of Lawfulness submission for proposed single storey side extension.

	Recommendation: Denham Parish Council has no objections to this application. - Agreed i) PL/23/1691/KA - Swandane House Old Mill Road Denham UB9 5AS - T1 cedar - reduce lateral growth all round, particularly over long branches extending beyond tree's natural shape, raise crown along tennis court fence line by up to 1m, ensure 1.2m clearance from magnolia. (Denham Conservation Area). Recommendation: Denham Parish Council has no objections to this application. - Agreed j) PL/23/1713/NMA – Anoopam Mission, Brahmajyoti, The Lea, Western Avenue, Denham UB9 4NA – non-material amendment to planning permission 13/01166/FUL and varied by PL/22/3384/VRC (Redevelopment of site to provide new mission comprising temple, accommodation building, dining hall and offices. Landscape works including creation of new pond.) to allow for relocation of first floor balcony and changes to layout and windows/doors. Recommendation: Denham Parish Council has no objections to this application. _ Agreed
20230606/08	Planning Application Appeals (To note) PL/22/3539/OA Appeal reference APP/N0410/W/23/3316251 Outline Planning Permission – Land to the rear of St Marys Road, Denham Green UB9 5JU – Demolition of garages and construction of 4 semi-detached dwellings and 3 flats (matters to be considered access, scale, and layout). Reason: Bucks Council failed to determine the application within the statutory period.
20230606/09	Minerals and Waste Quarry site New Denham (To Note) CM/0003/23 – New Denham Quarry, Denham Road, Denham UB9 4EH – Mineral extraction with low level restoration to lakes, woodland, and grassland, as an eastern extension to New Denham Quarry. Part of a planning application CM/22/16 already approved March 2017. Recommendation: The residents are concerned about the level of noise and dust issues from the works being proposed at Knighton Way Lane. The planning statement 4.19 (page 7) refers that it is recommended that the dust management scheme is updated and one of the dust monitors is relocated to the eastern edge of the site to provide ongoing monitoring of dust levels throughout the development towards the nearest receptors in Knighton Way Lane. Thursday 8 June 7.30pm at New Denham Community Centre with Mike Lowe from Summerleaze to discuss the quarry extension. Cllr JW cannot make this meeting and Cllr MEH will be attending the meeting.
20230606/10	Enforcement issue Land at Malmes Green, Blacksmiths Lane, Denham, UB9 4HN - Breach of Planning control: Without planning permission and without listed building consent: Construction of various outbuildings including meeting room, installation of air conditioning units and glass roof to rear of the dwelling, construction of an additional dwellinghouse, additional hardstanding/pathways, alterations to boundary fence/gate, lighting on council land to rear of property, the use of outbuildings for accommodation purposes, decking and hut next to lake, internal modifications without Listed Building consent. Notice issued 16/05/2023 Enforcement notice takes effect 30/06/2023.
20230606/11	CIL/Section 106

	- CIL receipts, which are now £1,453.74 (1 October 2022 to 31 March 2023) based on 25% Neighbourhood Plan contribution rate to Denham. This payment refers to planning application PL/22/1962/FA 2 Oakside - CIL receipts can be spent anywhere within the parish. - CIL payment £12,424.60 (1 April 2022 to 30 Sept 2022) Total = £13,878.34. The meeting suggested a planning consultant to fight the planning case at Southlands Road, using CIL contribution to fund this expertise. It was agreed at the previous meeting for the Clerk to check and find out if this is allowable use of CIL Monies. ACTION: Clerk to chase for a response as none has been received since requested with the CIL team or BMKALC.
20230606/ 12	Local Plan for Buckinghamshire and the Local Transport Plan 5 Survey consultation on the context for new development and transport in the area to 2040 to cover critical matters for the future including climate change, the local economy, infrastructure, sustainable transport, new housing, and the environment. https://buckinghamshire.gov.uk/vision-and-objectives. Cllr JW and the CLERK have submitted the response on behalf of Denham Parish Council reference ANON-8UEQ-BPMG-9 on 2 June 2023 as the deadline for submissions was Sunday 4 June 2023.
20230606/ 13	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. This had previously been agreed with the previous LAT as per minute September 2022. Chased again 6/2/23. Re-chased LAT team 29/03/2023. Sent email to new LAT for Denham for a response 30/05/2023. - Our new LAT came into the office this morning and confirmed that a dead-end signage had been placed on the left-hand lamppost. No new signs will be erected by Bucks.
20230606/ 14	Ongoing Monitoring – To Note ☐ Pinewood - Liaison Group ☐ SSSI Old Rectory Lane – This item should be monitored hard as the planning compliance manager has given the landowner a final deadline to comply. ☐ Chantry Park Development – GX/Chalfont St Peter ☐ Denham Car Centre ☐ Definitive Map – Whitbread Field – Planning application by Whitbread brewery Car Boot field, access from Denham roundabout and Old Mill Road.
20230606/ 15	2022-23 Trackers: Planning, Enforcement (See attached) The clerk gave an overview of the two tracker documents to the new members of the committee, one being the application tracker and other being the enforcement tracker. Those marked in Green are new applications or enforcement matters. Yellow are those delegated to Bucks that have been determined by the case officer. The Blue colour on the application tracker is those Called-In to Bucks for determination by them.
20230606/ 16	Correspondence - See Planning SharePoint Folder

20230606/ 17	Date and Time of Next Meeting Tuesday 4 July 2023 at 7pm Denham Parish Council Office, UB9 5BN
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Signed: Derek Wilson – Executive Clerk and RFO

Date: 30 May 2023

	Committee Members		
Cllr A. Head	Cllr M Hagon	Cllr M Goonesekera	
Cllr S. Williams	Cllr J. Walsh	Cllr B. Keen	

Meeting concluded at 9.30pm