

You are hereby summoned to attend the **PLANNING Committee Meeting on Tuesday 5 September 2023 at 7:00pm in Parish Council Office, Village Rd, Denham, UB9 5BN.**

The Planning Committee shall:

- act on behalf of the Parish Council in respect of any planning and infrastructure issues and consultations
- discuss, investigate, and consider all planning applications in respect of developments in Denham and comment on behalf of the Parish Council
- submit comments and recommendations regarding planning applications to the relevant Planning Authority. raise any planning related matters with Full Council where appropriate.
- at the discretion of the Committee raise any planning matters with Full Council where appropriate
- respond on the Parish Council's behalf to planning, licencing and infrastructure consultations.

Item no	Agenda Item
20230905/01	Apologies for Absence
20230905/02	Declarations of Interest
20230905/03	Public Session
20230905/04	Minutes and Actions of last Planning Committee – 1 August 2023
20230905/05	Planning Applications for Comment: a) 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. (Amended Application) b) PL/23/2225/FA - Southlands Manor Southlands Road Iver UB9 4GY - Erection of timber conservatory following demolition of existing. PL/23/2226/HB – Listed building consent. c) PL/23/2622/FA - Martin Baker Aircraft Co Ltd 61 Lower Road Higher Denham UB9 5AJ - Retention of portakabin (2.59m x 4.81m x 2.61m high) positioned to the rear of the Environmental Test Building. d) PL/23/2623/FA - 91 Denham Green Lane, Denham UB9 5LG - Part single/part two storey rear extension, removal of the existing porch and replacement with a stone portico, garage conversion and changes to windows. The existing front boundary brick wall and piers to be knocked down and rebuilt with new brick piers and a low-level brick wall, with wrought iron railings above, together with wrought iron sliding gates. e) PL/23/2626/FA – 69 Willow Crescent West, New Denham UB9 4AU - Garage conversion, alterations to existing rear dormers to allow for 1 dormer with Juliet balcony and changes/additional door and windows on ground floor side elevation. f) PL/23/2453/FA – Penarth, Ash Green, New Denham, UB9 4EJ – Two storey rear extension, first floor front extension, porch, and new roof. g) PL/23/2454/FA – Flat 2, The Prescotts, Old Rectory Lane, Higher Denham UB9 5AH – Removal of conservatory and erection of single storey rear extension. PL/23/2455/HB – Listed Building Consent. h) PL/23/2697/FA – Half Acre, Denham Avenue, Denham UB9 5ER – Conversion of existing outbuilding into two dwellings.

	i) PL/23/2533/FA – 2 Middle Road, Higher Denham UB9 5EG – Proposed front garage attached to main dwellinghouse and fence to eastern side boundary. j) PL/23/2759/FA – Cherry Tree Cottage, Baconsmead, Denham UB9 5AY – Single storey side extension.
20230905/06	Permitted Development and Other Applications for Comment: a) PL/23/2371/VRC – Land to the west of the A412 North Orbital Road, Denham Green – Submission of details pursuant to Condition 1 (Landscape management Plan) pursuant to approval of HS2 Act Schedule 17 Submission Ref: PL/22/3611/HS2 dated 28/04/2023. b) PL/23/2370/VRC - Denham Waterski Club North Orbital Road Denham Green UB9 5HE - Submission of details pursuant to Condition 11 (Landscape management Plan) pursuant to approval of HS2 Act Schedule 17 Submission Ref: PL/22/3676/HS2 dated 31/05/2023.
20230905/07	Certificates of Lawful Development: (To Note) DPC received a communication from Bucks LPA to advise that CLA's is a legal exercise, if development meets the criteria in the legislation, then it constitutes permitted development and does not require planning permission from the Council. Normal planning considerations cannot be considered for these types of applications. a) PL/23/2659/SA – The Thatched Cottage, Slade Oak Lane, Higher Denham UB9 5DW - Certificate of Lawfulness for proposed Outbuilding to the side/rear of the existing detached dwelling house for a study, gym with changing facilities. b) PL/23/2702/SA – The Mirrie, Mirrie lane, Denham Green UB9 5DS – Certificate of Lawfulness for proposed two storey rear extension, two single storey side extensions, a side dormer window, three porches, outbuilding and new hard surfacing. c) PL/23/2768/SA – 81 Oxford Road, New Denham UB9 4DB - Certificate of lawfulness for a proposed single storey rear extension following the removal of the existing conservatory. d) PL/23/2750/SA - The Mirrie, Mirrie Lane, Denham Green, UB9 5DS - Certificate of Lawfulness for the proposed construction of two outbuildings. e) PL/23/2767/SA – The Mirrie, Mirrie Lane, Denham Green, UB9 5DS - Certificate of Lawfulness for the proposed works to construct one outbuilding under Class E of the GPDO.
20230905/08	Planning Application Appeals: – (To Note) a) APP/N0410/W/23/3317519 and APP/N0410/W23/3317530 relating to outline planning permission PL/22/3538/OA and PL/22/3537/OA Land to the rear of St. Marys Road, Denham Green UB9 5JU – Outline application for demolition of garages and construction of 8 flats (matters to be considered: access, scale and layout). Two appeals have been made to SoS against Buckinghamshire Council's failure to give notice of its decisions within the appropriate period for planning permission. b) APP/N0410/W/23/3325579 relating to Full Planning Permission PL/22/2842/FA Former Electron Works, Willow Avenue, New Denham UB9 4BG – Three storey

	block of student accommodation comprising 38 studios with communal area, laundry, plant room and refuse store. An appeal against a non-determination has been received, as detailed in the appellant's grounds of appeal and will be determined on the basis of a hearing on 5 December 2023. c) APP/N0410/D/23/2214845 relating to Full planning application PL/22/2332/FA. Milestone Cottage, 82 Oxford Road, New Denham UB9 4DW – Vehicular access and hardstanding. An appeal against refusal has been submitted and will be dealt with by written representations. This appeal will be proceeding under the Householder appeals and there is no opportunity to submit comments. d) APP/N0410/W/23/3322077 relating to Full planning application PL/23/0113/FA 52 Middle Road, Denham UB9 5EQ – Proposed new replacement detached dwelling. An appeal against refusal has been received and will be determined on the basis of written representations.
20230905/09	Enforcement issues: a) Appeal against Enforcement Notice – Ref APP/N0410/C/23/3324968 (EN/21/0350) Maltmas green, Blacksmiths Lane, Tatling End UB9 4HN – Without planning permission, erection of a link extension connecting two outbuildings.
20230905/10	Planning Consultations - Proposed changes to Permitted Development Rights, including change of use and the use of local design codes. Consultation ends 25 September 2023. - Proposals aimed at making the preparation of Local Plans simpler. Consultation ends 18 October 2023. - Streamlining and enabling the faster delivery of Nationally Significant Infrastructure Projects (NSIPs) including offshore wind, transport links and other major infrastructure. Consultation ends 19 September 2023.
20230905/11	CIL/Section 106 CIL payments total last financial year 2022-23 total = £13,878.34
20230905/12	Quarry Meeting Notes from meeting held on 17 August New Denham Community Centre (attached) Eastern extension of quarry mineral extraction (up to boundary road with Knighton Way Lane).
20230905/13	Land south of A40 between Denham Roundabout & A412 (Incl. Southlands Road) 3 Planning consultancy companies approached (Bell Cornwell, Orbis Planning and Nexus Planning) for potential planning consultants to review developments along this stretch of road and the potential of redevelopment of 18 Southlands Road 8-acre site. - Only one planning consultant has responded from Bell Cornwell based in Amersham – Andrew Boothby and they have done work on behalf of Shenley Parish Council (https://www.shenleyvillage.org/) and successfully refused planning permission in the Green Belt 37 Houses Hertsmere BC.
20230905/14	Southlands Road Project Meeting took place on Thursday 17 August with our new LAT and supervisor. A copy of the minutes is attached for information.
20230905/15	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. Re-chased 24/8 ☐ Chantry Park Development – GX/Chalfont St Peter ☐ Denham Car Centre ☐ Definitive Map – Whitbread Field - Planning application by Whitbread brewer Car Boot field, access from Denham roundabout and Old Mill Road. Contacted Mark Anderson MD for Property and International. Received email from Richard Pearson who is investigating this site to make it more secure. Re-chased 24/8.
20230905/16	2022-23 Trackers: Planning, Enforcement (See attached)
20230905/17	Correspondence - See Planning SharePoint Folder
20230905/18	Date and Time of Next Meeting Tuesday 3 October 2023 at 7pm Denham Parish Council Office, UB9 5BN

Signed: Derek Wilson – Executive Clerk and RFO

Date: 31 August 2023

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