

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) Recommendation: DPC has no comments on this planning application. Neutral stance. – Members agreed. 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. Recommendation: DPC has no objections to this application or to the listed building consent. – Members agreed. 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. Recommendation: DPC has no objections to this application. Members agreed. 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. Recommendation: DPC has no objections to this application. – Members agreed. 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. Recommendation: DPC has no objections to this application. – Members agreed. f) PL/23/2453/FA – Penarth, Ash Green, New Denham, UB9 4EJ – Two storey rear extension, first floor front extension, porch, and new roof. Recommendation: DPC has no objections to this application.- Members agreed. 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. Recommendation: DPC has no objections to this application. Members agreed. h) PL/23/2697/FA – Half Acre, Denham Avenue, Denham UB9 5ER – Conversion of existing outbuilding into two dwellings. Recommendation: DPC object to this application, as it is inappropriate back land development in the Green Belt and	
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	concerns about potential issues with highway safety. Members agreed. 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. Recommendation: DPC objects to this planning application. The grounds for refusal is clearly laid out below and the garage goes in front of the building line of properties in this area. Please be aware that previous applications on this site, adjacent to 4C Middle Road (namely 2 Middle Road) applications 12/00870/FUL was originally debated at South Bucks District Council, and they determined the application 18 July 2012 with the following condition 7 that states no enlargement, improvement, or other alteration (including the erection of a garage within the curtilage of this dwellinghouse subject to this permission). - Members agreed. j) PL/23/2759/FA – Cherry Tree Cottage, Baconsmead, Denham UB9 5AY – Single storey side extension. Recommendation: DPC object to this planning application, as this is out of character and overdevelopment of this building. The extension proposed is going within the root protection area of a TPO tree listed as T1. This site is located within the Green Belt and on the edge of a Conservation area. There have been previous Certificate of Lawful applications that must be taken into account, as the percentage increase must exceed allowable development within the Green Belt. – Members agreed. k) PL/23/2782/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 (alternative to PL/23/0442/FA). Recommendation: DPC Object to this application, as it is overdevelopment by increasing the footprint is 55.9sqM. This application exceeds the amount of development permitted. – Members agreed.	
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. Recommendation: DPC has no comment to make on this application. – Members agreed. 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. Recommendation: DPC has no comment to make on this application. – Members agreed.	
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. Recommendation: DPC has no comment to make on this application. – Members agreed. 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. Recommendation: See below commentary relating to this site. 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. Recommendation: DPC has no objection to this application. – Members agreed. d) PL/23/2750/SA - The Mirrie, Mirrie Lane, Denham Green, UB9 5DS - Certificate of Lawfulness for the proposed construction of two outbuildings. Recommendation: See below commentary relating to this site. 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. Recommendation: See below commentary relating to this site. ACTION: All three Certificate of lawful developments relating to <i>The Mirrie</i> appear excessive and maybe Bucks LPA should have considered a full application. The Clerk to contact the case officer to ask for their opinion. Members agreed.	Clerk
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. Recommendation: Planning consultant employed from Bell Cornwell to draft a response letter to the LPA. It has to be	

	submitted to Bucks LPA by 19 September. Draft letter to be emailed to planning committee members for review before submitting to Bucks LPA. Communicate with all three unitary authority councillors to inform them about Bucks LPA non-determination of planning applications. 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. Recommendation: DPC objected due to the dropped kerb and a view was taken that they have access from the rear to the site and should be using that as their vehicular access. Our objections still remain. 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. Recommendation: DPC have already submitted comments and it was viewed that local residents should write into the Planning Inspectorate to express their opinions. NB; Just an aside written representation appeal applications to the Planning Inspectorate are currently taking 57 weeks to determine, due to lack of resources available to them.	Clerk
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. ACTION: Clerk to continue to monitor this issue as it still requires enforcement action.	Clerk
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. Recommendation: No further action. - Proposals aimed at making the preparation of Local Plans simpler. Consultation ends 18 October 2023. Recommendation: Cllr AWH will review this consultation. - 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. Recommendation: No further action.	Cllr AWH
20230905/11	CIL/Section 106 CIL payments total last financial year 2022-23 total = £13,878.34 Notice on future agenda 'Same as previous', unless we get advised by Bucks that the CIL payments have increased.	Clerk
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). - Site meeting held with Cllr Jaspal Chhokar and Mike Lowe from Summerleaze who would be agreeable to additional visits if required. The UA Cllrs are currently liaising with Bucks for a 5 metre bund, instead of a 3metre bund that has been proposed.	
20230905/13	Land south of A40 between Denham Roundabout & A412 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. Resolved: Bell Cronwell were the only planning consultants to respond. To hold this in abeyance for the time being and will be reviewed at a later date.	
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. ACTION: Clerk to monitor actions on the pending items with the LAT.	Clerk
20230905/15	Denham Film Studios PL/23/2795/EIASO – Former Denham Landfill Site, Denham – Request for an EIA Scoping Opinion for development of a film campus on former landfill site in accordance with Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. - SP Broadway Public Relations Consultants – Planning consultation Thursday 14 September Higher Denham Community Centre 11-18.00hrs (Agenda item for Council 11 Sept 2023). - Communication to residents – James Newhall letter inviting a separate meeting with the parish, politely decline as representatives will attend the exhibition. 47 Ha/100 Acre site to include residential, hotel amongst the film complex. Recommendation: DPC cannot comment at this stage of the process as the public exhibition has yet to take place Thursday 14 September before making any additional commentary.	Clerk
20230905/16	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	Clerk

	International. Received email from Richard Pearson who is investigating this site to make it more secure. Re-chased 24/8.	Clerk
20230905/17	2022-23 Trackers: Planning, Enforcement (See attached) Archived previous years 2022 with the exception of one item, which only received consent within the last month.	
20230905/18	Correspondence - See Planning SharePoint Folder	
20230905/19	Date and Time of Next Meeting Tuesday 3 October 2023 at 7pm Denham Parish Council Office, UB9 5BN	

Meeting closed at 21:38hrs

Signed: Derek Wilson – Executive Clerk and RFO
Date: 7 September 2023

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

Chairman _____

Date _____