

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

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

Minutes were Voice-Recorded

Item no	Minutes	Action
20231107 /01	Apologies for Absence Cllr JW and Cllr MG	
20231107 /02	Declarations of Interest None	
20231107 /03	Public Session No members of the public present	
20231107 /04	Minutes and Actions of last Planning Committee – 3 October 2023 - The minutes were proposed by Cllr AWH and Seconded by Cllr SW – Agreed by members present. - The Clerk reviewed the action points from last meeting – Those items with an update will be addressed when we reach that item on the agenda. - Cllr AWH referred to the item relating to making local plan simpler consultation from the Department of Levelling-Up, Housing and Communities. This consultation was not appropriate for a parish council to respond to in any event.	
20231107 /05	Planning Applications for Comment: PL/23/2985/FA - 1 Oxford Road, New Denham, Denham UB9 4DA - New roof with dormer windows to allow for a two-storey building with loft accommodation, addition of entrance portico, external escape stair and parking. Recommendation: No objection to this planning application agreed by members. PL/23/3043/FA – Tall Trees, Bakers Wood, Denham UB9 4LG – Construction of basement, covered patio, light wells and associated development. Recommendation: No objection to this planning application agreed by members. PL/23/2956/FA - Buckinghamshire Golf Club, Denham Court Drive, Denham UB9 5PG - Erection of a Starter's hut. Recommendation: No objection to this planning application agreed by members. PL/23/3063/FA - Halings Lodge, Halings Lane, Denham Green UB9 5DQ - Single storey rear extension. Recommendation: No objection to this planning application. However, would like to recommend that a Party Wall Award is implemented to address the boundary issue dispute. Members agreed.	

	e) PL/23/3388/FA – Hill View, Tilehouse Lane, Denham UB9 5DD - Creation of a single storey rear extension with the installation of a woodburner and new chimney, new attached side carport, oak cladding to the front and left elevation, and changes to windows. Recommendation: No objection to this planning application. Members agreed. f) PL/23/3354/FA – 81 Oxford Road, New Denham, Denham UB9 4DB – Single Storey rear extension. Recommendation: No objection to this planning application. Members agreed. g) PL/23/3223/FA – Summer Breeze, Woodhurst Drive, Denham Green UB9 5LL - Remodelling of house including conversion of roof space into habitable room by increasing the height of external roof and incorporating two rear dormers with front and side roof lights, two storey front, first floor front and first floor rear extensions. Recommendation: No objection to this planning application. Members agreed. h) PL/23/3402/FA – River View, Village Road, Denham UB9 5BE - Demolition of existing bungalow and erection of new 3-bed single storey dwelling. Recommendation: Denham Parish Council object to this application and would like this called-in to the LPA planning committee, as this is contrary to the neighbourhood plan 2020-2036 policy DEN2. This planning application is out of character with neighbouring properties situated within the Denham Village Conservation Area. The applicant's heritage statement refers to a basement being included under paragraph 2.1 but there are no plans to support this on the planning portal. Also, contained within this same document reference is made to the Conservation officers' approval of design in paragraph 2.3, although there are no comments from the Conservation Officer on the planning portal. The design is out of character with the neighbouring properties situated within the conservation area. For these reasons, the application requires further public scrutiny, and we would like to come along to that hearing to present our case. Please advise when that hearing may take place. Members agreed.	
20231107 /06	Permitted Development and Other Applications for Comment: a) PL/23/3227/NMA - 1B Upper Road Higher Denham UB9 5EJ - Non material amendment to planning permission PL/20/2311/FA (Demolition of the existing dwelling and construction of 2 semi-detached dwellings.) to allow for additional doors to front elevation, the installation of a glass roof above the entrance porch, repositioning of front round rooflights, replace oak cladding on all dormer windows with hanging tiles, introduction of ground and first floor side windows, changes to position of rooflight, addition of sunpipe and internal layout changes. Recommendation: Denham Parish Council object to this Non-Material Amendment to this planning application. This application is being changed significantly from the original proposal. The additional doors on the front elevation is highly likely to change this development of two semi-detached properties to a potential 4-flatted accommodation and is totally inappropriate development within the immediate location of Higher Denham. This is contrary to the Denham parish neighbourhood plan 2020-2036 policy DEN3. This should not be a non-material application and should only have been considered as a full planning application, due to its wider implications on the surrounding area. The white rendering material being used is out of keeping with the line of properties within the road. – Members agreed.	

	b) PL/23/2964/CONDA - 1B Upper Road Higher Denham UB9 5EJ - Approval of conditions 2 (materials), 3 (arboricultural method statement), 4 (landscaping scheme), 5 (first planting season), 6 (highways 1 - vehicular access crossover), 7 (highways 2 - parking bays) and 8 (biodiversity mitigation and ecology) of planning permission PL/20/2311/FA (Demolition of the existing dwelling and construction of 2 semi-detached dwellings.) Recommendation: No comment – Members agreed. c) PL/23/3410/AV – Esso Service Station, Oxford Road, Denham UB9 4DF – Non illuminated double sided, mobile, free-standing point-of-sale device to display images of the products and services sold on the premises. This is not a digital sign; the unit contains canvases with a static image and text. Recommendation: Denham Parish Council strongly objects to this retrospective planning application. This sign is out of keeping and is a dangerous distraction to drivers travelling along this road. The health and safety issues do not warrant this signage and should be removed within 3 months. This is a semi-rural environment. – Members agreed.	
20231107 /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. PL/23/3260/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, cinema room and gym with changing facilities. Recommendation: No objection to this planning application. Members agreed. PL/23/3339/SA – 4 Broken Gate Lane, Denham UB9 4LA – Certificate of lawfulness for proposed enlargement of existing side dormers. Recommendation: Denham Parish Council objects to this planning application. It is out of keeping with the street scene. The quality of design and architecture is a lot desired with potential over-looking neighbours' properties.	
20231107 /08	Minerals and Waste CM/0003/23 – New Denham Quarry, Denham Road, Denham – Mineral extraction with low level restoration to lakes, woodland, and grassland, as an eastern extension to New Denham Quarry. Recommendation: Denham Parish Council support the applicant but would like to ensure that the following conditions apply; There is approximately 60m distance between the extraction site and the houses. Will put in a bund 3m high to act as a sound barrier, ideally would like a 5m bund if possible. Residents would support this if it can be done. No imported materials to infill. Operating hours 8am to 4.30pm Monday - Friday. No working on Saturday and Sunday to protect resident's amenity. Members agreed.	
20231107 /09	Telecommunications, Denham Perry Williams Ltd acting on behalf of ICON Towers, communications infrastructure provider enquiring about land availability. Recommendation: To respond with - No suitable locations in Denham.	Clerk

	Members agreed.	
20231107 /10	South Area Planning Committee Meeting 17 October 2023 - Cllr Jaspal Chhokar attended the public hearing of the following application. 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 and widening of existing vehicular access. - This planning application has been deferred by the LPA awaiting further feedback from Highways and will return to a Bucks planning panel on Tuesday 14 November at 2.30pm in Amersham. Bucks LPA are not allowing public speaking on this item. - Denham Parish Council object to this planning application on the grounds of parking provision within the site. The ground floor flats are three-bedroom with the upper storeys being two-bedrooms. This development is not located close to a town centre to warrant only one car parking space for each flat and the total parking scheme of 6 spaces. Generally, the two three-bedroom flats on the ground floor should provide at least two spaces per flat. The other flats in the development are two-bedroom. It is obvious that you are only considering one car user per flat with no consideration given to visitors and to suggest on-street parking on a busy road is acceptable to Bucks Council? We strongly urge you to reject this application, as it is clearly over-development of the plot.	
20231107 /11	Planning Application Appeals: – (To Note) PL/22/2842/FA Electron Works APP/N0410/W/23/3325579 relating to Full Planning Permission. 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. Bucks Planning Appeals and the Planning Inspectorate notified about Cllr Alan Head's attendance to speak on behalf of Denham Parish Council.	
20231107 /12	Three Rivers District Council Local Plan Consultation Regulation 18 - Above LPA are carrying out their Regulation 18 consultation on Housing sites. Commenced Friday 27 Oct through to Sunday 10 December 2023. - Map of potential sites appended in the Maple Cross area. Those marked Green are not being taken forward, those marked Red EOS7.0 (550 dwellings) and EOS12.4 (850 dwellings) are out for consultation. - Sites EOS12.2 Land to the west and south of Maple Cross and EOS12.3 Land to the north of Chalfont Road are being removed from this consultation. - We previously responded on 7 March 2023 and two of the sites have been dropped for green belt release in the Maple Cross area, which would directly have an affect on the Denham Parish area.	

	- The two remaining sites for consideration are listed above, the proposed development of 1400 dwellings. Denham parish council's concerns relate to infrastructure (roads, GP surgeries etc.) and traffic implications. EOS12.4 Land west of Maple Cross: Denham Parish Council has concerns about the increased traffic movements that would result in a development of 850 dwellings and the potential increase of traffic through the Denham Parish area. The infrastructure detailed should be progressed at the earliest opportunity, along with suitable road layout to remediate traffic congestion during peak times. As the site is located close to the M25, suggest an AQMA study to view the likely impact arising from this development. EOS7.0 Land to the south of Shepherds Lane and east of the M25: Denham Parish Council has concerns about the increased traffic movements that would result in a development of 550 dwellings and the potential increase of traffic through the Denham Parish area. The infrastructure detailed should be progressed at the earliest opportunity, along with suitable road layout to remediate traffic congestion during peak times. As the site is located close to the M25, suggest an AQMA study to view the likely impact arising from this development.	
20231107 /13	Enforcement issues: See Enforcement Tracker – There has been no further updates from the enforcement team since the previous month.	
20231107 /14	Licensing Applications: Asda Express PFS Denham – Reference PR202310-333796 Asda Express PFS Willowbank – Reference PR202310-333923 The clerk updated members that an update has been provided by the Commercial Licensing Caseworker that both of these premises to be open 7 days a week, 24 hours a day which will include the sale by retail alcohol for the same duration. Provision of late-night refreshment is defined as the supply of hot food or drink to members of the public and is only licensable between the hours of 11pm and 5am, effectively making both operations 24 hours per day. Recommendation: No comment – Agreed by members present.	
20231107 /15	Iver Motorway Service Area Strategic Sites Committee 28 September 2023 Welcome Break Planning Application PL/20/4332/OA and associated minerals application CM/0036/21. Buckinghamshire Council notice attached. - Letter to SoS Rt Hon Michael Gove was sent 25 October to Joy Morrissey MP, Unitary Councillors, Iver PC and Stewart Pomeroy. This item will now be listed as an on-going monitoring on future agendas.	
20231107 /16	CIL Contributions - CiL money received 31 Mar to 30 Sep 2023 = £19,979.37 Martin Baker Application 22/1289/FA (£15,848.03) Land adj to 10 Sheepcote Gardens 21/0485/FA (£4,131.34) - Clerk reported he had received a report from Bucks Council to complete on CIL Payments used for 2022-2023. - The clerk needs to find out the monies received from Bucks and when it needs to be used by, as we do not want to payback due to local	Clerk

	infrastructure requirements. Denham Green play area was an area where monies were spent. Professional advice is being sought	
20231107 /17	Ongoing Monitoring – To Note ☒ Pinewood - Liaison Group – Bucks Council confirmed there will be a future meeting shortly. ☐ 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, 28/9, 2/11 ☐ Chantry Park Development – GX/Chalfont St Peter ☐ Denham Car Centre – Cllr JC/GH are dealing with this issue. ☐ 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, Received response from the MD 25/8 that he is looking into this matter. Sent another chaser 24/10. The clerk advised members that he has taken up the issue with Cllr GH, who advised he has contacted someone in property at Bucks, as it appears that the gap is on their land. ☐ Southlands Road – Two trailers remaining in the lay-by, no lorry tractor units and no licence plates. These have now been removed, only to be replaced with another different trailer. ACTION: Clerk to contact LAT The 'H' white lines outside residential properties been agreed at the Council meeting 9 Oct 2023. Received response from LAT supervisor on Full Council agenda 13 November 2023. ☐ Planning Consultants – Bell Cornwell to review the land south of A40 – Contacted 31 Oct 2023. Cllr AWH and the Clerk meeting with Andy Boothby Monday 13 November at 2.00pm Parish Office. ACTION: Clerk to investigate the number of different uses along the A40	Clerk Clerk
20231107 /18	2022-23 Trackers: Planning, Enforcement (See attached) Certificate of Lawfulness – The Mirrie have all been refused with the exception of one application for an outbuilding. Chase-up Call-In requests – Clerk to chase Bucks LPA	Clerk
20231107 /19	Correspondence - See Planning SharePoint Folder	
20231107 /20	Date and Time of Next Meeting Tuesday 5 December 2023 at 7pm Denham Parish Council Office, UB9 5BN	

Meeting concluded at 21.23hrs

Signed: Derek Wilson – Executive Clerk and RFO

Date: 9 November 2023

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

Chairman _____

Date _____