

You are hereby summoned to attend the **PLANNING Committee Meeting on Tuesday 5 December 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
20231205 /01	Apologies for Absence
20231205 /02	Declarations of Interest
20231205 /03	Public Session
20231205 /04	Minutes and Actions of last Planning Committee – 7 November 2023
20231205 /05	Planning Applications for Comment: • PL/23/3501/HB - Southlands Manor Southlands Road Iver UB9 4GY - Listed building consent for replacement of two windows with two pairs of doors. • PL/23/3555/FA – 6 Ashcroft Drive, Denham Green, UB9 5JF - Lifting the ridge height on the front elevation to provide a first-floor front extension to match double storey rear elevation. • PL/23/3581/FA - Mount Dairy Farm Mount Lane Denham UB9 4HP - Demolition of side conservatory and single storey lead-to, construction of single storey side extension, additional first floor dormer to rear elevation and changes to ground floor side windows. • PL/23/3399/FA – 16 Hawthorn Drive New Denham UB9 4AJ - Conversion of roof space to habitable accommodation by changing side hips to gables with raising of ridge, rear flat roof dormer and two front pitch roof dormers and single storey rear extension. • PL/23/3252/OA - Land To The West Of Hollybush Lane (Former Denham Landfill Site) Tatling End Denham UB9 4HH - Outline planning permission with all matters reserved (except for principal points of access) for the development of a film campus, comprising film production buildings (including sound stages, workshops, offices and backlot, ancillary retail and serviced accommodation), education floorspace, energy centre, and associated parking, servicing and green infrastructure. – This application is going to be considered by Bucks Strategic Sites committee, once consultation has closed. • PL/23/3479/FA - 24 - 26 Oxford Road New Denham Denham UB9 4DQ - Erection of first floor side extension to create retail showroom (Use Class E). • PL/23/3382/FA - Penarth, Ash Green, New Denham UB9 4EJ - Two storey rear extension, first floor front extension, porch and additional/changes to some windows and doors, removal of chimneys

20231205 /06	Permitted Development and Other Applications for Comment: a) PL/23/3781/VRC – 1B Upper Road, Higher Denham UB9 5EJ – Variation of Condition 9 (approved plans) of Planning Permission PL/20/2311/FA (Demolition of the existing dwelling and construction of 2 semi detached dwellings) to allow for additional of side windows and front porch glass roof; relocation of rooflights; replacement of oak cladding on dormer windows with hanging tiles and internal changes. b) PL/23/3802/PNE – Crestway, Redhill, Denham UB9 4LD – 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 4.00 metres)
20231205 /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/23/3526/SA – Coombe Cottage, Bakers Wood, Denham UB9 4LF - Certificate of Lawfulness for proposed two storey rear extension and an outbuilding. • PL/23/3618/SA – 68 Newtown Road, New Denham UB9 4BD – Certificate of lawfulness for proposed loft conversion including rear dormer, 2 front rooflights and side gable window. • PL/23/3700/SA - 49 Savay Close, Denham UB9 5NQ - Certificate of Lawfulness for proposed vehicular access and driveway. • PL/23/3775/SA – 3 Willow Crescent East, New Denham UB9 4AP - Certificate of Lawfulness for proposed rear outbuilding and single storey rear extension, new additional rooflights to the side elevations and alterations to fenestration.
20231205 /08	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 was deferred by the Bucks LPA awaiting feedback from Highways. The application returned on 14/11 and was granted conditional permission 17/11.
20231205 /09	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. PL/22/2332/FA – Milestone Cottage, 82 Oxford Road, New Denham UB9 4DW – Vehicular access and hardstanding APP/N0410/D/23/3314845 – Appeal allowed 13 November 2023.

20231205 /10	Enforcement issues: (To Note) 21 Southlands Road, Denham UB9 4HD – Enforcement Notice issued 23 November 2023. The Notice effect date is 1 January 2024.
20231205 /11	Licensing Applications: PR202311-336030 Big Yellow Storage, Oxford Road, New Denham – Purchase of alcohol on-line fulfilment of orders by the licensee at the premises. Sale by retail of Alcohol Monday – Saturday 9am to 5pm and Sunday 12.00 Noon to 4pm.
20231205 /12	Sphere of Mutual Interest (Neighbouring Authorities Planning Consultation) Hillingdon Council - 2382/APP/2023/2906 – Broadwater Lake, Moorhall Road, Harefield - Redevelopment of the site to create the Hillingdon Watersports Facility and Activity Centre including demolition of existing Broadwater Lake Sailing Club (BSC) clubhouse at the north of the lake and erection of a building to be occupied by HOAC and BSC including changing facilities, meeting rooms, storage, Workshop and seasonal worker accommodation (sui generis), activity shelters; installation of pontoons and concrete slipways; boat shed; equipment storage huts (north of lake and at entrance); boat parking and racking areas; camping area; outdoor activity areas; ecological enhancement throughout the site; new pedestrian routes through the peninsula; landscaping including new woodland, dense vegetation screens and boundary treatment; new access and access road; localised dredging and land reclamation; relocation of existing sailing area and creation of floating and fixed islands within the lake; coach drop off and turning area; vehicle parking; cycle parking; and associated works.
20231205 /13	CIL Contributions (To Note) CiL contributions must be spent within 5 years of them being received, otherwise Bucks Council can ask for some or all of this money to be repaid.
20231205 /14	Ongoing Monitoring – To Note ☐ Pinewood - Liaison Group ☐ Maya Tandoori, New Denham – Call-in requested likely to be considered January 2024, awaiting further information from Environmental Health. ☐ River View (originally known as Wrango Cottage) – Application Called-In 8 November 2023. ☐ 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. This turns out to be land that Bucks Council has responsibility for to secure the gaps in the fencing. ☐ Southlands Road – Two blue trailers removed from lay-by, now replaced with another trailer - no lorry tractor units and no licence plates. The 'H' white lines outside residential properties been agreed at the Council meeting 9 Oct 2023. Contacted LAT and awaiting response. ☐ Planning Consultants – Bell Cornwell to review the land south of A40 – Contacted 31 Oct 2023.
20231205 /15	2022-23 Trackers: Planning, Enforcement (See attached)
20231205 /16	Correspondence - See Planning SharePoint Folder
20231205 /17	Date and Time of Next Meeting Tuesday 9 January 2024 at 7pm Denham Parish Council Office, UB9 5BN

Signed: Derek Wilson – Executive Clerk and RFO

Date: 29 November 2023

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