

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

Councillors	#	Cllr A Head (AWH)	#	Cllr M Goonesekera (MG)
		Cllr J Walsh (Chairman) (JW)		Cllr M Heath (MH)
	#	Cllr S Williams (SW)	#	<i>Apologies Received</i> <i>## Apologies not given</i>
	#	Cllr B Keen (BK)		
		Cllr E Austin (EA)		
	#	Cllr S Jeffreys (SJ)		
Clerk		Derek Wilson		

Meeting was Voice-recorded

Item no	Minutes Item	Action
20231205 /01	Apologies for Absence Cllr A Head, Cllr S Williams, Cllr B Keen, Cllr S Jeffreys, Cllr M Goonesekera	
20231205 /02	Declarations of Interest No declarations of interest were declared.	
20231205 /03	Public Session No members of the public present.	
20231205 /04	Minutes and Actions of last Planning Committee – 7 November 2023 - The minutes could not be agreed and will go to Full Council for ratification, due to several absences at this meeting. Cllr E Austin and Cllr S Jeffreys have recently been appointed to this committee following the last full Council meeting dated 13 November 2023. - Firdene planning application – Bucks have recently approved this scheme for six flats with limited parking spaces (1 space per flat) with no visitor spaces. This was granted conditional permission on 17 November. - Clerk to check for the email advising that Bucks LPA were not happy about Cllr JC was speaking on behalf of Denham Parish Council. - CIL contributions action point – Received update that monies need to be spent within 5 years. - The trailers that have been left abandoned within the layby should be referred to as a separate item titled A40 Layby at Denham Village and not covered under Southlands Road. - The white lines outside property entrances within Southlands Road still have not been done. Action: Clerk to chase up LAT supervisor for proposed timescale. - Meeting has taken place between Bell Cornwell with Cllr Alan Head and the Clerk, the meeting took place 15 November. No further update for this meeting. ACTION: Clerk to chase-up for a timeline update.	Clerk Clerk Clerk

	The Clerk advised members about the Certificate of Lawful Development applications at The Mirrie had all been refused by Bucks LPA with the exception of one application.	
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. Recommendation: DPC has no objections to this planning application. 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. Recommendation: DPC has no objections to this planning application. 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. Recommendation: DPC has no objections to this planning application. 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. Recommendation: DPC has no objections to this planning application. 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. Recommendation: DPC objects to this planning application. In view of the saturation of studios in the surrounding area there are no special circumstances to warrant building on this green belt site. Quarrying and land fill have deprived residents of this amenity, and it is due for restoration to a green space with further innovative amenity development. 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). Recommendation: Clerk to check with the planning officer to clarify the application, as it is not clear on the planning portal. 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 Recommendation: DPC objects to this planning application is this is overdevelopment of the original dwelling.	Clerk

	• PL/23/3794/FA – 3 Willow Crescent East, New Denham UB9 4AP - Proposed front porch extension and side carport, fenestration changes to main property and removal of chimney above eaves level. Recommendation: Clerk to clarify this application type, as it would appear the type of application is mixed-up with application PL/23/3775/SA. This application should probably be SA and the other application listed as a Certificate of Lawfulness should probably be FA. Members felt no Objection within permitted development constraints.	Clerk
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. Recommendation: DPC objects to this planning application, claiming that the round porthole windows within the front elevation are a feature, when clearly they are out of keeping with the rest of the street scene. The front porch glass roof is again out of character with other properties within the road. Obscure glazing should be level 3 or above in the side elevation. The hanging tiles is fine, the applicant refers to the white rendering of this property with others in the road, but the others have been built in the 1930's and specifically mentioned in the Denham Neighbourhood Plan. This is a new build property. The changes are beyond variation of condition and so this application should be refused. 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) Recommendation: DPC has no objections to this planning application.	
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. Recommendation: DPC objects to this planning application as it is too large to be considered as a certificate of lawful development. This should be a Full Application. • 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. Recommendation: The proposal appears over-development making this a three-storey building and out of character with the surrounding area. DPC objects to this planning application. It would have appeared less intrusive if the pitch had roof lights.	

	• PL/23/3700/SA - 49 Savay Close, Denham UB9 5NQ - Certificate of Lawfulness for proposed vehicular access and driveway. Recommendation: DPC has no objections to this application. • 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. Recommendation: Clerk to check with planning case officer on whether the application type has been mixed-up with application 23/3794/FA (Shown earlier in the agenda). Members felt no Objection within permitted development constraints.	
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 based on 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. Recommendation: DPC objects to this planning application as storage unit should not contain alcohol sales and should they be retailing alcohol from a storage unit. Clerk to check with the Licensing team.	Clerk
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. Recommendation: Intensification of use of the site will affect the bird and wildlife and it is a protected SSSI site. DPC Object to this planning application. (ref OWPC106360).	
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 the money to be repaid.	
20231205 /14	Ongoing Monitoring – To Note ☐ Pinewood - Liaison Group – Awaiting new meeting date. ☐ 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 – Contact Steve Bambrick due to lack of action from Stephanie Penny,. A skip placed on site a number of months' ago has thick vegetation growing around it. ☐ Flytipping at the end of Old Rectory Lane – This site was supposed to be cleaned-up and a charge made to the land for the clearance. This is still outstanding with enforcement. ☐ Denham Place Wall – Clerk to check on progress of this wall being repaired. ☐ 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. This is being handled by the property department at Bucks. ACTION: Clerk to follow-up with John Reed. ☐ 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 have been agreed at the Council meeting 9 Oct 2023. Contacted LAT and awaiting response. Clerk to chase. ☐ Planning Consultants – Bell Cornwell to review the land south of A40 – Contacted 31 Oct 2023.	Clerk Clerk Clerk Clerk
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	
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Meeting concluded at 9.50pm

Signed: **Derek Wilson – Executive Clerk and RFO**

Date: **12 December 2023**

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