

Minutes of the **PLANNING Committee Meeting on Tuesday 9 January 2024 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)	
	# Cllr E Austin (EA)	# Apologies Received
	Cllr S Jeffreys (SJ)	## Apologies not given
Clerk	Derek Wilson	

Meeting was voice-recorded

Item no	Minutes	Action
20240109/01	Apologies for Absence Cllr E Austin	
20240109/02	Declarations of Interest Cllr A Head, Cllr S Jeffreys (Item 2)	
20240109/03	Public Session No members of the public present	
20240109/04	Minutes and Actions of last Planning Committee – 5 December 2023 Proposed by Cllr A Head Seconded by Cllr J Walsh – Members agreed. Cllr J Walsh referred to two action points from the previous meeting, the SSSI land in Old Rectory Lane and the Fly tipping issue that is still pending. This will be taken as part of the discussions under item 14 on the agenda.	
20240109/05	Planning Applications for Comment: PL/23/3888/FA - Mount Dairy Farm Mount Lane Denham UB9 4HP - Conversion of outbuilding/garage into residential annexe ancillary to main dwellinghouse. Recommendation: Denham Parish Council objects to this proposal. The conversion of an outbuilding into a residential annexe is effectively creating a new dwelling within the Green Belt. – Members agreed to this proposal. PL/23/3830/FA - Denham Opticians 4 Broadway East North Orbital Road Denham Green UB9 5HB - Two storey rear extension and formation of studio flat at first floor level and storage area on the ground floor. Cllr SJ declared an interest on this application. Recommendation: Denham Parish Council has no formal objections to this proposal. The concerns that we have on this application relate to the lack of a car parking space for a studio flat and the lack of adequate refuse collection from this site. – Members agreed to this proposal. PL/23/3895/FA - Treetops, 12 Bowyer Crescent, Denham UB9 5JE - Two storey side and part two, part single storey rear extension. Recommendation: Denham Parish Council has no objections to this planning application. – Members agreed to this proposal. PL/23/3995/FA - Coombe Cottage Bakers Wood Denham UB9 4LF - Erection of a single storey rear extension and changing existing side extension pitched roof to a flat roof. Alterations to front porch including,	

	change from pitched to hipped roof and changes to windows and doors and new rear garden stairs. Recommendation: Denham Parish Council has no objections to this planning application. – Members agreed to this proposal. PL/23/4044/FA – Winton House, Village Road, Denham UB9 5BH - Minor internal and external alterations including alteration to the northern range fenestration, structural repairs and repointing to the principal (south) elevation, formation of two new surface water gulleys, alteration to modern coal chutes, retention of a chimneypiece, cladding in timber of the modern brick garage. PL/23/4045HB - Listed building consent for minor internal and external alterations including alteration to the northern range fenestration, structural repairs and repointing to the principal (south) elevation formation of two new surface water gulleys, alteration to modern coal chutes, retention of a chimneypiece, cladding in timber of the modern brick garage. Recommendation: Denham Parish Council has no objections to this planning application, subject to agreement with the Council's heritage officer. – Members agreed to this proposal. PL/23/3873/FA – 91A Newtown Road, New Denham UB9 4BD – Proposed first floor rear extension. Cllr SJ declared an interest. Recommendation: Denham Parish Council has no objections to this application. – Members agreed to this proposal. Cllr MG arrived at 19.30hrs PL/23/4090/FA – Larcombe, Broken Gate Lane, Denham UB9 4LA – Garage conversion and front infill extension. Recommendation: Denham Parish Council has no objections to this planning application. – Members agreed to this proposal. PL/23/4172/HS2 – Land within The Colne Valley in proximity to the A412 North Orbital Road, HS2 SBDC, North Orbital Road, Denham Green - Request for approval of revised noise barrier designs under Schedule 17 to the High-Speed Rail (London - West Midlands) Act 2017 relating to the design and external appearance of the Colne Valley Viaduct (part of Scheduled Work 2/1) noise barrier. (Commencing at a point 60 metres to the southeast of the existing Harvil Road alignment and 255 metres north of the Harvil Road crossing of the Chilterns Line; terminating at a point 120 metres west of the A412 - North Orbital Road and 180 metres west-northwest of Weybeards Cottages). Recommendation: Denham Parish Council has no views on this application. PL/23/4113/FA – 21 Southlands Road, Denham UB9 4HD - Retention of the Garden Centre (Class E) and use of the rear of the site for open storage B8 (retrospective) with change of use for 2 residential units to ancillary office (B8) together with associated access, parking, and landscaping. Recommendation: Denham Parish Council agreed to Call-in this planning application, as there is also an appeal against enforcement action pending. It was pointed out that the application site includes two residential properties with only one belonging to the applicant, and the other property is in separate private ownership. The Design and Access statement refers to the site being located within a commercial area. This is incorrect as the site is on agricultural land in the Green Belt. It was agreed	
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	that we need professional planning advice from our consultant to review this and the appeal enforcement case. To make the three Unitary Authority Councillors aware of the Call-in and make the residents of Southlands Road aware of this application. The appeal needs to have written representations submitted by 13 February 2024. Denham Parish Council would like to Call-in this planning application, as there is also a pending appeal in progress against enforcement action being taken upon refusal of a planning application PL/23/0788/FA dated 2 August 2023. Bucks Council reference EN/20/0279/EN1 Insp Ref APP/N/0410/C/23/3335788. • PL/23/4117/FA – Mount Farm, Mount Lane, Denham UB9 4HP – Change of use of 2no. existing barns (agricultural and equestrian use) to B8 (Storage or distribution). Recommendation: Denham Parish Council has a neutral position on this planning application. There is a localised issue relating to the access and egress from the site concern about additional traffic management and would welcome confirmation from Highways.	
20240109/06	Permitted Development and Other Applications for Comment: a) PL/23/3992/PNE – Chedley, 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 8.0 metres, maximum height 3.21 metres, eaves height 3.00 metres). Recommendation: Denham Parish Council has no objection to this proposal. – Members agreed to this proposal.	
20240109/07	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/23/3864/SA - Cherry Tree Cottage Baconsmead Denham UB9 5AY - Certificate of lawfulness for proposed single storey outbuilding providing ancillary accommodation. Cllr AWH withdrew from this application due to declaration of interest and Cllr JW took the Chair for this item. Recommended: This planning application is effectively creating a new dwelling in the Green Belt, adjacent to a Conservation area without any very special circumstance case for the proposal. Overdevelopment – Members agreed. • PL/23/3926/EU - Maltmas Green Blacksmiths Lane Tatling End UB9 4HN Certificate of lawfulness for existing development including two single storey extensions to outbuilding, a welfare room, games room, vehicular and pedestrian access gates to Froggy Lane and fencing surrounding the site part 2.4 metre height metal mesh fence and part 2 metre close board fencing and 17 column mounted CCTV. Recommendation: Denham Parish Council agree that all these certificates of lawful development should be 'Called-In', as all three applications for consideration should be full planning application. (Refer to PL/23/3951/EU and PL/23/3952/EU). Members agreed.	

	• PL/23/3917/SA – Two Oaks, Slade Oak Lane, Higher Denham, UB9 5DP – Certificate of lawfulness for proposed replacement of existing garage and creating home office. Recommendation: Denham Parish Council object to this separate building in the Green Belt, overdevelopment of the plot contrary to Neighbourhood Planning policy DEN3. This building should not be suitable for habitable accommodation. Members agreed. • PL/23/3951/EU - Maltmas Green, Blacksmiths Lane, Tatling End, UB9 4HN - Certificate of lawfulness for existing detached single storey ancillary residential outbuilding. Recommendation: Denham Parish Council agree that all these certificates of lawful development should be 'Called-In', as all three applications for consideration should be full planning application. (Refer to PL/23/3926/EU and PL/23/3952/EU). This is overdevelopment of the plot. Members agreed. • PL/23/3952/EU – Maltmas Green, Blacksmiths Lane, Tatling End, UB9 4HN – Certificate of lawfulness for existing detached single storey ancillary residential outbuilding. Recommendation: Denham Parish Council agree that all these certificates of lawful development should be 'Called-In', as all three applications for consideration should be full planning application. (Refer to PL/23/3926/EU and PL/23/3951/EU). Members agreed.	
20240109/08	South Area Planning Committee & Strategic Sites Planning Committee (To Note) • New Denham Quarry restoration to lakes, woodland and grassland was going to the Strategic Sites planning committee on Friday 15 December 2023 for consideration. The planning application is lodged with the Minerals and Waste team under planning application number CM/0003/23. ACTION: Clerk to check with Minerals and Waste about the planning decision on this item, as there has not been an update at the time of this meeting. Clerk to inform planning members of the decision. • Denham Village Infant School planning application PL/21/1749/VRC was referred to the South Area Planning Committee on Tuesday 12 December 2023 for consideration. This planning application was granted conditional permission at this meeting, along with the Listed Building Consent application PL/21/1936/HB.	Clerk
20240109/09	Planning Application Appeals: – (To Note) • The clerk attended the planning appeal hearing with the Government Inspectorate on 5 December 2023 for the Electron Works appeal ref APP/N0410/W/23/3325579. Await to hear back from the Planning Inspectorate on his decision. • PL/22/3700/EU Appeal reference APP/N0410/X/23/3334371 Land at and around Gladwins Wood, Pinstone Wat, Denham SL9 7BJ – Please note that this appeal will be determined jointly alongside the ongoing Enforcement appeal APP/N0410/C/21/3285729. However, this planning appeal inquiry will take place on Tuesday 16 April 2024 starting at 10am and last up to three days. Recommendation: It was agreed to keep a watching brief on this application. Members agreed. • PL/22/3817/SA – 8 Field Road, Denham UB9 4HL – Certificate of Lawfulness two storey and single storey rear extensions. Appeal reference APP/N0410/X/23/3317280 – Appeal dismissed 03 January 2024.	

20240109/10	Enforcement issues: (To Note) Planning Inquiry hearing at Council Offices, High Wycombe Date Postponed from 23 January 2024 and will be re-scheduled; Land at and around Gladwins Wood, Pinstone Way, Tatling End, Denham SL9 7BJ Appeal against enforcement notice alleging the material change in use to a Sui Generis mixed use comprising of storage of building materials and builders waste, deposition of mixed non-inert and inert waste materials, the stationing of assorted storage and shipping containers, the storage and distribution of scaffolding materials, the parking, storage and repair of heavy goods vehicles and cranes, renting and leasing of construction and civil engineering, storage of vehicles and caravans and storage of tyres without planning permission. Appeal reference APP/N0410/C/21/3285729 Application reference EN/18/2305 The date of this enforcement action has been postponed for the Government Planning Inspector to look at this application and the appeal against planning application PL/22/3700/EU together.	
20240109/11	Licensing Applications: None to report	
20240109/12	Sphere of Mutual Interest (Neighbouring Authorities Planning Consultation) None to report	
20240109/13	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 this money to be repaid. - CiL monies to be used/allocated for the planning consultant advice at Bell Cornwell, as previously agreed in Minute 20230710/12 Full Council. - No monies at risk now, as all previous contribution have been used and current contributions will be used in part for advice and part for additional facilities to benefit the local community.	
20240109/14	Ongoing Monitoring – To Note ☐ Pinewood - Liaison Group – No further update. Currently on mailing list with Bucks Council for the next available meeting. ☐ Maya Tandoori, New Denham – Call-in requested likely to be considered January 2024, awaiting further information from Environmental Health. Emailed planning case officer for confirmation date. ACTION: To check with the planning case officer for the date of Call-In to determine the application. ☐ River View (originally known as Wrango Cottage) – Application Called-in 8 November 2023. Contacted planning case officer for anticipated committee date. ACTION: To chase-up the planning case officer for a date of Call-In request. ☐ Flytipping Old Rectory Lane – Stephanie Penney had agreed that a charge would be placed on the land to clear the site. ACTION: Clerk to chase-up Stephanie Penney and Steve Bambrick ☐ 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 – ACTION: Clerk to chase Stephanie Penney for the proposed action that was promised for this site.	Clerk Clerk Clerk Clerk

	☐ Chantry Park Development – GX/Chalfont St Peter Nothing reported ☐ Denham Car Centre – Cllr JC/GH are dealing with this issue. ACTION: Clerk to chase both UA Cllrs for an update. ☐ 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. ACTION: Bucks property department dealing with this issue, Clerk to chase-up. ☐ A40 Layby – Two blue trailers removed from lay-by, now replaced with another trailer - no lorry tractor units and no licence plates. Southlands Road - The 'H' white lines outside residential properties been agreed at the Council meeting 9 Oct 2023. Clerk chased-up LAT and awaiting response from his supervisor. ☐ Planning Consultants – Bell Cornwell to review the land south of A40 – Contacted 31 Oct 2023. List of applications attached. No clear date given, Clerk to progress.	Clerk Clerk Clerk
20240109/15	2022-23 Trackers: Planning, Enforcement (See attached) • Cllr AWH advised members present about the planning trackers. 2023 will be kept as archived. • The planning enforcement tracker will remain the same.	
20240109/16	Correspondence - See Planning SharePoint Folder – The Times Article on enforcement.	
20240109/17	Date and Time of Next Meeting Tuesday 6 February 2024 at 7pm Denham Parish Council Office, UB9 5BN	

Meeting concluded at 8.55pm

Signed: Derek Wilson – Executive Clerk and RFO
Date: 15 January 2024

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