

Minutes of the PLANNING Committee Meeting on Tuesday 4 April 2023 at 7:00pm in Parish Council Office, Village Rd, Denham, UB9 5BN.

Councillors	Cllr A Head (Chairman) (AWH)	## Cllr S Sproul (SS)
	Cllr J Walsh (JW)	# Cllr M Heath (MH)
	Cllr S Williams (SW)	
	# Cllr M Hagon (MEH)	# <i>Apologies Received</i>
Clerk	Derek Wilson	## <i>Apologies not given</i>

Meeting was Voice Recorded

Item no	Minutes
20230404/01	Apologies for Absence – See above
20230404/02	Declarations of Interest – Cllr SW declared an interest in planning applications in PL/23/0800/PNE and PL/23/0841/SA 24 Denham Close.
20230404/03	Public Session – No members of the public present.
20230404/04	Minutes and Actions of last Planning Committee – 7 March 2023 - HS2 Planning application PL/22/3676/VRC – Details supplied on the groundworks received from planning following our previous month's meeting seeking clarification on the levels. Cllr AWH will notify the Clerk and copy in committee members to respond to Bucks. - Planning application PL/23/0411/FA resolved to Call-In the planning application, due to overdevelopment of the plot. An extension of time was requested, as the expiry date for responses was a day before the meeting. No answer was received about the extension of time. Call In was requested and the planning officer advised that we were out of time. The Clerk to do further investigation and advise the planning officer and the UA Cllrs. - Planning application PL/22/1288/FA Appeal notification to go to the Planning Inspector. Cllr GH has already called-in the planning application and DPC have supported the reason for call-in. Nothing new to add to our previous representations and these will be forwarded to the Planning Inspector to review. Write to the Planning Inspector to advise that our previous representations have been made. - The Clerk to start a listing of items to be raised at the planning forum to be held later this month, as we are not always informed of items agreed under officer delegation, prior to them making the determination. - The two sites at Maple Cross, we have had no communication from our UA Cllrs about this proposal. Page 3 of the March meeting and wanted our Unitary Cllrs to respond. Re-issue the note advising our disappointment about their lack of response.
20230404/05	Planning Applications for Comment: a) CM/0003/23 – New Denham Quarry, Denham Road, Denham UB9 4EH – Mineral extraction with low level restoration to lakes, woodland, and grassland, as an eastern extension to New Denham Quarry. Part of a planning application CM/22/16 already approved March 2017. Recommendation: The residents are concerned about the level of noise and dust issues from the works being proposed at Knighton Way Lane. The planning statement 4.19 (page 7) refers that it is recommended that the dust management scheme is updated and one of the dust monitors is relocated to the eastern edge of the site to provide ongoing monitoring of dust levels throughout the development towards the nearest receptors in Knighton Way Lane.

	The noise assessment carried out by WBM Ltd; Acoustic Consultants confirm that the proposed development can be carried out within the existing approved noise limits for the site. – Agreed by members present. b) PL/23/0753/FA - 5 Nine Stiles Close New Denham UB9 4BA - Proposed single storey rear extension, two storey side extension, creation of porch and vehicular access with creation of new driveway. Recommendation: Overdevelopment of the site. Significantly beyond allowable extension. In contravention of the Denham Neighbourhood Plan DEN4 relating to design. – Agreed by members present. c) PL/23/0814/FA - ARC Uxbridge Oxford Road New Denham - The erection of a single storey amenity building to provide conference, meeting room, and wellbeing spaces, together with associated landscaping and infrastructure. Recommendation: Supportive of the development in principle. However, 28 trees are being removed along the bank, which may cause weakness to the riverbank. Some are large oaks that are being removed and there is an apparent lack of replanting within the site. - Agreed by members present. d) PL/23/0810/FA - 44 Nightingale Way Denham Green Buckinghamshire UB9 5JL - Single storey side extensions, porch and roof extension with front dormer and rooflights to sides and rear elevations to provide habitable accommodation. Recommendation: Denham Parish Council has no objections to this application. – Agreed by members present. e) PL/22/0269/FA – 19 Knighton Way Lane, New Denham UB9 4EG - Conversion of bungalow into two storey dwelling by front/side/rear first floor extension, raising of roof height and insertion of rear dormer and 3 front rooflights, erection of front porch, enlargement of front bay and changes to doors and windows – amended application. Recommendation: The Parish Council believe this application is an overdevelopment due to the scale of the site. The proposal of the development is out of character with the remainder of the houses, as there are bungalows either side of it. This is contrary to policy DEN4 of the Denham Parish Neighbourhood Plan. – Agreed by members present. f) PL/23/0951/VRC – 2 Middle Road, Higher Denham UB9 5EG - Variation of condition 9 (approved plans) of planning permission PL/18/3003/FA (Detached chalet bungalow with vehicular access and associated hardstanding) to allow white rendered finish (retrospective). Recommendation: The original consented application 18/3003 had a brick and wood fascia, which would have fitted in better to the neighbouring properties in the street-scene. This is contrary to Policy DEN3 of the Denham Parish Council neighbourhood Plan. – Agreed by members present. g) PL/22/3676/VRC - Denham Waterski Club North Orbital Road Denham Green UB9 5HE - An application submitted under Section 73 of the Town & Country Planning Act 1990 for a minor material amendment in connection with the planning permission PL/18/2966/VRC, dated 28 November 2018 to allow the following: Amendments to the approved details of the floodplain storage (Condition 6), and other consequential clarifications/amendments to approved plans (Condition 15) and other conditions. Recommendation: Denham Parish Council has no objection to this application. – Agreed by members present.
20230404/06	Permitted Development and Other Applications for Comment: a) PL/23/0697/TP - The Grove Tilehouse Lane Denham UB9 5DD - T2 ash - fell and treat with one application of glyphosate (SBDC TPO 1 of 1955) Recommendation: Subject to the Arboriculturist's comments. – Agreed by members present.

	b) PL/23/0583/SA - Oakwood House Halings Lane Denham Green Buckinghamshire UB9 5DQ - Certificate of lawfulness for proposed construction of hardstanding, creation of an opening within existing boundary wall and installation of a gate to provide access from Halings Road. Recommendation: Denham Parish Council have no objection to this application. – Agreed by members present. c) PL/23/0800/PNE - 24 Denham Close Denham UB9 4EE - 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 4.00 metres, maximum height 3.10 metres, eaves height 2.70 metres). N.B. – Cllr SW did not take part in the debate of this item/declaration of interest. Recommendation: Denham Parish Council has no comment to make on this planning application. – Agreed by members present. d) PL/23/0841/SA – 24 Denham Close Denham UB9 4EE – Certificate of lawfulness for proposed loft conversion with rear dormer window and 3 rooflights. N.B. – Cllr SW did not take part in the debate of this item/declaration of interest. Recommendation: Denham Parish Council has no objection to this planning application. - Agreed by members present.
20230404/07	Planning Application Appeals St.Marys Road discussed earlier on the agenda, refer to minutes of the previous meeting - PL/22/1288/FA.
20230404/08	Enforcement issue Land at 2 Middle Road, Higher Denham - Reported an issue through to planning enforcement about a half-demolished bungalow located on land at 2 Middle Road Denham and the safety of the site not being secured properly. - Planning enforcement requested reporting the issue to Environmental Health. Environmental Health passed this back to planning enforcement, who referred to HSE. - Contacted Stephanie Penney directly and she is going to take the matter up with Building Control 27.3.2023. – Chase on action being undertaken. Land at Denham Mount, Blacksmiths Lane, Tatling End (See attached enforcement notice) – Noted for information.
20230404/09	CIL/Section 106 - See separate report attached. - From 1 Oct 2022 additional £872.25 (only receive list of contributions every 6 months from the CIL team at Bucks Council) - Consultation on the new Infrastructure Levy Deadline for comments 19 May 2023 The information was provided to members to note. At the next meeting to review type of projects that could be considered in Denham Village, Denham Green, and Higher Denham. Test the boundary distinction on where the money can be spent. - Consultation from NALC about the new Infrastructure Levy. It is not something that the parish can comment on, as it is a technical matter.
20230404/10	Licensing Application Nothing to report.

20230404/11	Southlands Road Project Email sent to Michael Raven 23/12/2022 to find out about progress on the 'T' Jct signage, re-marking the central line and white lining outside resident driveways. Chased again 6/2/23. Re-chased LAT team 29/03/2023.
20230404/12	Ongoing Monitoring – To Note ☐ Pinewood - Liaison Group ☐ SSSI Old Rectory Lane – Issue to be raised at the Planning Forum meeting. ☐ Chantry Park Development – GX/Chalfont St Peter ☐ Denham Car Centre ☐ Definitive Map – Whitbread Field ☐ St. Mary's Road Appeal
20230404/13	2022-23 Trackers: Planning, Enforcement (See attached) The yellow updates with N/a under DPC comments are under delegation and only receive notification that they have determined the application themselves.
20230404/14	Correspondence – (See Planning SharePoint Folder) - Electron Works site in New Denham. EA have partially approved the scheme, but the developer still needs to show how they plan to deal with the site remediation. The applicant must satisfy planning officers of this remediation. 45 Lower Road – The property is contaminated with asbestos and have dug a trench re-filling the ditch, commencement of works. Environmental Health representation needs to be made, as the property is currently being rented out. - Planning forum Thursday 20 April at 1pm online, information from the tracker and not receiving the information back from the planning officers. Fly-tipping at Old Rectory Lane and the building on SSSI land are long outstanding issues. Call-in requests not being actioned.
20230404/15	Date and Time of Next Meeting Wednesday 3 May 2023 at 7pm Denham Parish Council Office, UB9 5BN

Signed: Derek Wilson – Executive Clerk and RFO

Date: 12 April 2023

Committee Members		
Cllr A. Head	Cllr S. Sproul	Cllr M. Heath
Cllr S. Williams	Cllr J. Walsh	Cllr M Hagon