

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

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

Meeting was Voice-Recorded – Agreed by the members present.

Item no	Minutes	Action
20230704/01	Apologies for Absence (As Above)	
20230704/02	Declarations of Interest (None)	
20230704/03	Public Session (No members of the public present)	
20230704/04	Minutes and Actions of last Planning Committee – 6 June 2023 - Cllr SW asked if Cllr MEH attended the Quarry meeting at New Denham, no Cllr attended this meeting and the meeting agreed the Clerk should attend to show a presence in consultation with the Chair, if no Cllr can attend for whatever reason on any future controversial planning applications. ACTION: Clerk to attend consultation meetings in consultation with the Chairman. - The minutes were proposed by Cllr JW Seconded by Cllr SW – Agreed.	Clerk
20230704/05	Planning Applications for Comment: PL/23/1751/FA - 51 Lower Road Higher Denham UB9 5ED - Outbuilding to the rear garden to be used for storage and as a summer house and not for habitable use. Recommendation: The Clerk reported that this application has been withdrawn. – Noted. PL/23/1778/FA - Mayfair Oxford Road Denham SL9 7AT - First floor side extension, loft conversion to habitable space, roof alterations including rear dormer, Juliet balcony roof lights to sides and rear elevations (part retrospective). Recommendation: DPC object to this development. Overlooking aspect onto neighbouring properties from bedroom located within the loft space with juliet balcony. Percentage increase in floor area from the original dwelling. Lack of adequate parking as property is becoming a 4-bedroom property. Insufficient parking layout. – Agreed. PL/23/1846/FA - Summer Breeze Woodhurst Drive Denham Green UB9 5LL - Single storey front extension with crown roof over existing and proposed extension, single storey rear extension, part conversion of garage into a habitable room and internal alterations. Recommendation: DPC has no objections to this application. – Agreed. PL/23/1789/FA - Maya Tandoori Restaurant 74 Oxford Road New Denham Denham UB9 4DN - Use of the public house for Use Class E and Use Class C1 to facilitate a restaurant and bar with associated visitor accommodation, together with works including demolition of the	

	unauthorised single storey structures to side/rear and erection of rear and side single storey extensions, side dormer window and new side porch and associated barn structure. Recommendation: Denham Parish Council have a strong objection to this planning application 23/1789/FA and for it to be called-in to Bucks Planning Panel for wider public scrutiny. It is in the public interest to have an open debate, as there is known past history to previous applications at this site location. This also applies to the Listed Building Consent application 23/1790/HB that also relates to this application. – Agreed. e) PL/23/1790/HB - Maya Tandoori Restaurant 74 Oxford Road New Denham Denham UB9 4DN – Listed Building Consent for use of the public house for Use Class E and Use Class C1 to facilitate a restaurant and bar with associated visitor accommodation, together with works including demolition of the unauthorised single storey structures to side/rear and erection of rear and side single storey extensions, side dormer window and new side porch and associated barn structure. Recommendation: Denham Parish Council have a strong objection to this planning application 23/1789/FA and for it to be called-in to Bucks Planning Panel for wider public scrutiny. It is in the public interest to have an open debate, as there is known past history to previous applications at this site location. This also applies to the Listed Building Consent application 23/1790/HB that also relates to this application. – Agreed. f) PL/23/1990/FA – 44 Denham Green Close, Denham UB9 5NB - Part two storey, part single storey rear extension and single storey side and front extension. Recommendation: DPC have noticed the 54% of development, withdraw our objection and no further comment. – Agreed. g) PL/23/0252/FA – Corner Cottage, Denham Avenue, Denham UB9 5ER – Part single, part two storey rear extension, two storey rear / side extension, front porch extension and roof alterations. Recommendation: DPC have noticed the 54% of development, withdraw our objection and no further comment. – Agreed.	Cllr GH to re-inforce Call-in request on both apps.
20230704/06	Permitted Development and Other Applications for Comment: a) PL/23/1759/HS2 - Land To The South Of Chalfont Lane and West Of Denham Way (A412) Within The Existing Align Main Compound South Portal Site.- In accordance with the requirements of Paragraph 12 of Schedule 17 to the High-Speed Rail (London - West Midlands) Act 2017, the nominated undertaker hereby requests agreement of RESTORATION PROPOSALS, comprising planting and seeding details and details of ground surface finishes, relating to the application site within the administrative area of Buckinghamshire Council. <i>This is an information item; the Council is not requesting comments. If Comments are expressed, email HS2enquiries@hs2.org.uk.</i> Recommendation: DPC has no comment to make on this application. b) PL/23/1893/SA - Highlands Bakers Wood Denham UB9 4LF - Certificate of Lawfulness for proposed erection of a single storey ancillary outbuilding parallel to rear boundary. Recommendation: Certificate of Lawfulness is a legal exercise, and if the development meets the criteria in the legislation, then it constitutes permitted development and does not require planning permission from the Council. These applications will be listed as a separate item on future planning agendas. This application is duly noted by DPC.	

	c) PL/23/1937/PNE - Rafael Old Mill Road Denham UB9 5AW - 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 2.25 metres). Recommendation: DPC has no objections to this planning application. – Agreed. d) PL/23/2058/NMA - Buckinghamshire Golf Club Denham Court Drive Denham UB9 5PG - Non material amendment to planning permission PL/21/4908/FA (Erection of a starters hut, halfway house and two access gates.) to allow for changes to the windows of the starters hut. Recommendation: DPC has no objections to this planning application. - Agreed e) PL/23/2066/PNE - Coombe Cottage Bakers Wood Denham UB9 4LF - 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 3.00 metres). Recommendation: DPC has no objections to this planning application. – Agreed.	
20230704/07	Planning Application Appeals – None notified.	
20230704/08	Enforcement issue Denham Mount, Blacksmiths Lane, Tatling End, UB9 4HW – Bucks Council ref: EN/21/0258 Inspectorate's Reference: APP/N0410/C/23/3321178 – Written representations must be received 11 July 2023. DPC have already objected to this, and those comments will be taken into account as part of the Inspectors decision process.	
20230704/09	Call-In requests with Bucks LPA - Review of the Call-In requests with Bucks LPA – Application PL/23/0411/FA was due to be called in by DPC/Cllr GH both retracted their comments as LPA were going to refuse. Not determined on the planning portal. ACTION: Clerk to contact LPA for reason as to why the decision has not been made on this application. - PL/231002/FA and PL/23/1003/HB relates to above enforcement issue at Denham Mount. - PL/23/0788/FA 21 Southlands Road relates to the open storage, converting two houses into offices and lorries doing illegal U turns. ACTION: Clerk to contact LPA Called-In 2 months ago, no decision. - PL/21/4764/FA Milestone Cottage, 82 Oxford Road, New Denham, Bucks LPA refused application 23.3.2022. - PL/22/1506/FA Wood End, Bakers Wood, Bucks LPA refused application 1.9.2022. - PL/22/2842/FA Former Electron Works, Bucks LPA were going to refuse and withdraw our Call-In requests from DPC/Cllr GH. No Decision. ACTION: Clerk to contact LPA No Decision on the portal. - PL/22/3539/OA 9 St Marys Road – Appeal lodged for non-determination of this planning application by Bucks. - Wrango Cottage, Village Road is missing from the list application PL/21/1238/FA. DPC objected and requested Call-In for main house demolition, Bucks LPA refused 22.3.2022. Appeal dismissed 4.5.2023. Bucks never advised DPC 2 years after the original application.	Clerk Clerk Clerk

	ACTION: Bucks LPA not informing DPC when Call-In requests are submitted. Write to Steve Bambrick, Corporate Director for Planning, Growth and Sustainability to notify our concerns. Also advise Cllr GH.	Clerk
20230704/10	Call for Brownfield Sites (To Note) Three Rivers District Council are calling for brownfield sites from Wednesday 21 June through to 12 July 2023. The Council will be consulting on 'Our vision for Three Rivers - our preferred Local Plan and housing numbers' in autumn 2023. In order to reduce the amount of greenfield land that is required for development, we are aiming to identify any potentially suitable and newly available brownfield sites for all types of housing and commercial development on brownfield land within Three Rivers. According to the Government's definition, a brownfield site is one which: "Is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure". The additional Call for Brownfield Sites is taking place over a three-week period. ACTION: Clerk to check with Cllrs GH/SC if Bucks made a response as a neighbouring authority.	Clerk
20230704/11	CIL/Section 106 - CIL receipts, which are now £1,453.74 (1 October 2022 to 31 March 2023) based on 25% Neighbourhood Plan contribution rate to Denham. This payment refers to planning application PL/22/1962/FA 2 Oakside - CIL receipts can be spent anywhere within the parish. - CIL payment £12,424.60 (1 April 2022 to 30 Sept 2022) Total = £13,878.34. The meeting suggested a planning consultant to fight the planning case, using CIL contribution to fund this expertise – Advice received from SLCC that CIL Payments cannot be used to fund this individual. ACTION: To be placed on the agenda of the Council meeting 10 Jul 2023. The full report should be considered by Council as extract B relates to "anything else that is concerned with addressing the demands that development places on an area."	Clerk
20230704/12	Licensing Application: New premises licence received – The Green Man, Village Road, Denham UB9 5BH. Application reference PR202306-323108 Formal representations to be made by 7 July 2023. ACTION: No Objection – Agreed.	Clerk
20230704/13	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. Sent email to new LAT for Denham for a response 30/05/2023. - Our new LAT came into the office 6 June 2023 and confirmed that a dead-end signage had been placed on the left-hand lamppost. No new signs will be erected by Bucks. Chased-up for a response 29/6/2023. ACTION: Clerk to keep chasing for a response. Date and Time to arrange a meeting on-site with our new LAT and his boss and inform Cllr AWH/JW.	Clerk
20230704/14	Ongoing Monitoring – To Note ☐ Pinewood - Liaison Group	

	☐ SSSI Old Rectory Lane - This item should be monitored hard as the planning compliance manager has given the landowner a final deadline to comply. ACTION: Clerk to continue to monitor this situation. Flytipping - Cllr JW raised the issue of still needs to be cleared. ☐ Chantry Park Development – GX/Chalfont St Peter ☐ Denham Car Centre ☐ Definitive Map – Whitbread Field - Planning application by Whitbread Brewery (Car Boot field, access from Denham roundabout and Old Mill Road). ACTION: Clerk has contacted Whitbread Property MD to resolve issue of site security on this land. ☐ Article 4 Land in Higher Denham – The LPA Case officer has given provisional consent to the sub-division of the plot (Application PL/23/0986/FA Agricultural fencing at Land south of the Moorings). ACTION: Clerk to provide copies to Cllr JW of decision.	Clerk
20230704/15	2022-23 Trackers: Planning, Enforcement (See attached) Trackers handed to members to review and to contact the Clerk on any issues.	
20230704/16	Correspondence - See Planning SharePoint Folder Cllr AWH referred to the two prime freehold development sites at 18 Southlands Road being marketed by Latitude Real Estate – A planning consultant will need to be involved to defend the parish’s position when a proposed planning application is submitted. ACTION: Clerk to refer to Council – See CIL Item 11. Two planning applications were discussed that were notified after the agenda had been sent out: PL/23/1836/EU – New House Farm, Willetts Lane, Denham - Certificate of Lawfulness – No Objections – Agreed PL/23/0951/VRC – 2 Middle Road, Higher Denham – Remains strong objection to this latest amended planning application that shows white render and larger dormer windows being inserted. Reinstate our objections from the previous application. Object – Agreed.	Clerk Clerk Clerk
20230704/17	Date and Time of Next Meeting Tuesday 1 August 2023 at 7pm Denham Parish Council Office, UB9 5BN	

Meeting closed 9.35pm

Signed: Derek Wilson – Executive Clerk and RFO

Date: 10 Jul 2023

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

Chairman

Date _____