

	vehicles to reverse onto Cheapside Lane. The plans submitted are misleading, as the orientation of the chimneys are shown in the middle of the two 4-Bed houses (front elevation) with the rear elevation showing them in a different location. The visibility splay is a concern with these two 4-Bed houses using the access road by the side of The Plough (PH). Lack of car parking on-site and overdevelopment and no bat survey report submitted – DPC Object agreed by members present. Cllr MG arrived at 7.40pm b) PL/23/2281/FA - Half Acre Denham Avenue Denham UB9 5ER - Conversion of existing garage into dwelling. DPC Recommendation: Conversion into a 4-Bed house with two car parking spaces. Insufficient amenity space standards in the lounge for number of bedrooms. Lack of provision for car parking. Inappropriate development. – DPC Object agreed by members present. c) PL/23/2296/FA - Two Oaks Slade Oak Lane Higher Denham UB9 5DP - Demolition of existing single storey extension and erection of a two-storey side extension, demolition, and replacement of garage, widening of existing vehicle entrance and replacement of boundary fencing. The addition of solar panels to the existing side elevation, repositioning of the existing back door and changes/alterations to windows and doors. DPC Recommendation: Leave to arboriculturist to review the tree works proposed. No objections on the proposed extensions to the main dwelling. The garage proposal is not over-looking and has an additional floor level for a home office. DPC do not have any objections to this application but have concerns about this type of ancillary development accommodation being proposed. – DPC have No Objections agreed by members present. d) PL/23/2348/FA - 5 Nine Stiles Close New Denham UB9 4BA - Part single /part two storey side and rear extension, porch, and vehicular access with creation of new driveway. DPC Recommendation: Overdevelopment of the site. Significantly beyond allowable extension. In contravention of the Denham Neighbourhood Plan DEN4 relating to design. e) PL/23/2321/FA - 16 Hawthorn Drive New Denham UB9 4AJ - New roof to allow habitable accommodation in loft with hip to gable roof extensions, rear flat roof dormer and rooflights. Single storey rear infill extension. DPC Recommendation: DPC have No Objections agreed by members present. f) PL/23/2339/FA - Buckinghamshire Golf Club Denham Court Drive Denham UB9 5PG - Erection of a halfway hut and creation of new footpath. DPC Recommendation: DPC have No Objections agreed by members present. g) PL/23/2418/FA - Oakwood House Halings Lane Denham Green UB9 5DQ - Installation of 2m high sliding gate, new vehicular access and hardstanding providing ancillary access to property. DPC Recommendation: DPC have No Objections agreed by members present.	
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20230801/ 06	Permitted Development and Other Applications for Comment: a) PL/23/2227/TP – Courtleigh, Bakers Wood, Denham UB9 4LQ – T1-T11 Ash in decline and dead – Sectional fell, T12 Sycamore in decline (sooty bark disease). DPC Recommendation: DPC would like to refer to the arboriculturist for their comments and replace the trees with at least semi-mature trees. b) PL/23/1926/PNE – 20 Woodhurst Drive, Denham Green UB9 5LL - 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 6.0 metres, maximum height 3.9 metres, eaves height 2.5 metres). Patio with privacy screens and staircase. DPC Recommendation: Not impacting on neighbours, No objection agreed by members present. c) PL/23/2141/PNE - 76 Lower Road Higher Denham UB9 5ED - 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 5.00 metres, maximum height 3.85 metres, eaves height 2.76 metres) and removal of the existing garden shed. DPC Recommendation: No overlooking and No Objection – Agreed by members.	
20230801/ 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 taken into account for these types of applications. a) PL/23/2159/EU – Osborne Farm, Oxford Road, New Denham UB9 4DA – Certificate of lawfulness for an existing use as storage and distribution uses within Class B8 with ancillary parking. b) PL/23/1964/EU – 23 Denham Close, Denham, UB9 4EE – Certificate of Lawfulness for existing timber outbuilding used as a shed and outdoor entertainment area. c) PL/23/2169/SA - 68 Newtown Road, New Denham UB9 4BD - Certificate of Lawfulness for erection of rear single storey extension and loft conversion including rear dormer.	
20230801/ 08	Planning Application Appeals: – (To Note) a) PL/22/2297/FA – 22 Denham Way, Denham UB9 5AX – Appeal A ref APP/N0410/C/22/3312107, Appeal B ref APP/N0410/C/22/3312108 and Appeal C ref APP/N0410/W/22/3307640 – Appeals allowed 14.7.2023.	
20230801/ 09	Enforcement issues: None received	
20230801/ 10	Bucks Council Planning Forum: Zoom meeting 18 July 2023 – Slides from this presentation were circulated 25/7	

20230801/ 15	2022-23 Trackers: Planning, Enforcement (See attached) - Everyone to review the trackers and if they have a query to contact the Clerk. Action: Clerk to remove 2022 items that are complete and only add to them back to the tracker, if an update has been received from Bucks LPA. Remove HS2 as they have statutory rights. The 2022 Planning Application Tracker spreadsheet will then be archived.	Clerk
20230801/ 16	Correspondence - See Planning SharePoint Folder Planning magazine subscription is due for renewal 23.08.2023. The price is increasing from £120 per quarter to £135 per quarter. Action: Members agreed that the subscription should continue and to renew the subscription from 23.08.2023.	Clerk
20230801/ 19	Date and Time of Next Meeting Tuesday 5 September 2023 at 7pm Denham Parish Council Office, UB9 5BN	

Signed: Derek Wilson – Executive Clerk and RFO

Date: 26 July 2023

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

Chairman _____

Date _____