

Minutes of the **PLANNING Committee Meeting on Tuesday 6 February 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)		
	# Cllr S Jeffreys (SJ)	#	Apologies Received
		##	Apologies not given
Clerk	Derek Wilson		

Meeting was voice-recorded

Item no	Agenda Item	Action
20240206 /01	Apologies for Absence Cllr S Jeffreys	
20240206 /02	Declarations of Interest No declaration of interests recorded.	
20240206 /03	Public Session No members of the public were present.	
20240206 /04	Minutes and Actions of last Planning Committee – 9 January 2024 - Cllr J Walsh raised an item under the minutes that the fly tipping issue at Old Rectory Lane has been raised before with the Clerk. It is contained in the minutes but needs to be a standing item on future agendas. Action: Clerk to place this item as a standing item on future agenda's - The chairman went through pending actions from the previous meeting's minutes. These have been dealt with or will be discussed later on this agenda.	Clerk
20240206 /05	Planning applications for Comment: PL/23/4168/FA - Site of Former Landrecies Oxford Road SL9 7AT - Change of use from 3 dwellinghouses (Use Class C3) to children's homes (Use Class C2) Recommendation: DPC has no comment to make on this application. Members agreed. PL/24/0036/FA - Franton Oxford Road Denham SL9 7AP - Removal of existing single storey side extension, new two storey front extension and first floor extension with raising of existing ridge line and new front porch and changes to windows and doors. Recommendation: DPC has no objections to this application. Members agreed. PL/24/0134/FA – 6 Ashcroft Drive, Denham Green UB9 5JF – Loft conversion with the addition of a rear dormer including a Juliet balcony, two storey front extension, additional/changes to some windows and doors and removal of existing chimney.	

	Recommendation: DPC supports this application and has no objections. Members agreed. • PL/24/0167/FA – Orleans, Broken Gate Lane, Denham, UB9 4LA – Front and rear extensions, loft extension including roof alterations, front and rear dormers, associated internal and external alterations and landscaping. Recommendation: DPC has no objection to this planning application. However, would advise replanting removed vegetation that was previously considered as part of application PL/22/2859/FA. Support the Tree officers opinion that the new planting will provide a Biodiversity Net Gain. Also, the officer has highlighted that to the rear of the site, the land has been designated Ancient Woodland.	
20240206/06	Permitted Development and Other Applications for Comment: a) PL24/0061/VRC – Anoopam Mission UK - Variation of condition 23 (use of electric cremators) of planning permission PL/19/4159/FA (Erection of crematorium, dining hall and widening of access road with associated landscape and biodiversity enhancements) to allow use of gas fuelled cremators. Recommendation: Denham Parish Council are disappointed with the use of gas fuelled cremators when we are trying as a nation to reduce our carbon footprint. According to a website, Cremation is an energy-intensive process currently reliant on natural gas and the crematorium has the largest carbon footprint. – Members agreed. b) PL/24/0088/PNE - 12 Morten Gardens, Denham Green, UB9 5ND - 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 3.21 metres, eaves height 2.92 metres). Recommendation: DPC advises that this planning application must be considered along with planning application number PL/24/0087/SA, as this is planning by stealth, which would appear over development. Harming the character, out of keeping with neighbouring properties. Steve Bambrick needs to be informed about these two applications. – Members agreed.	
20240206/07	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/24/0055/EU - Gladwins Wood Pinstone Way Denham UB9 7BJ - Certificate of lawfulness for existing buildings (operational development) on the site for in excess of 4 years (revised application further to PL/22/3700/EU) Recommendation: This certificate of lawfulness for existing buildings must not be granted on this site. Planning enforcement are taking action on this site and therefore no planning applications should be considered at this time. Action: Clerk to request that our Unitary Authority Councillor G Hollis should be informed about this planning enforcement issue.	Clerk

	• PL/24/0087/SA - 12 Morten Gardens, Denham Green, UB9 5ND - Certificate of Lawfulness for proposed hip to gable roof extension and with 2 no. roof lights on the front elevation and rear dormer. Recommendation: DPC advises that this planning application must be considered along with planning application number PL/24/0088/PNE, as this is planning by stealth, which would appear over development. Harming the character, out of keeping with neighbouring properties. Steve Bambrick needs to be informed about these two applications.	
20240206/08	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. A planning site visit was undertaken 7 December 2023. The meeting of the strategic sites committee on 15 December, agreed the following resolution: That subject to the submission of an updated composite restoration scheme drawing for New Denham Quarry that the application be approved subject to the imposition of planning conditions broadly in accordance with the details set out in the report, suitable planning obligations securing use of EURO 6 compliant vehicles and the implementation of a Bird Hazard Management Plan. The higher bund has been agreed to screen noise and disturbance from the residents in Knighton Way Lane	
20240206/09	Planning Application Appeals: – (To Note) • PL/23/0113/FA – 52 Middle Road, Higher Denham UB9 5EQ – Proposed new replacement detached dwelling. Decision: Appeal Dismissed reference: APP/N0410/W/23/3322077 • PL/22/1288/FA - Land to The Rear of St Marys Road Denham Green UB9 5JU – Erection of a detached building comprising 10 flats with associated ancillary facilities including bin and cycle stores and parking, following demolition of garages. Decision: Appeal Dismissed reference: APP/N0410/W/22/3309449 • PL/22/2842/FA - Former Electron Works Willow Avenue New Denham UB9 – Three storey block of student accommodation comprising 38 Studios with communal area, Laundry, Plant room and Refuse store. Decision: Appeal Allowed reference APP/N0410/W/23/3325579. Application for an award of costs is refused. It was discussed about inviting the planning consultant from this development to address some of the issues relating to the vegetation being removed at the site's frontage. It was suggested that he be invited 30mins before a future planning meeting, advising that we have another meeting starting at 7pm. Also, to see if a local resident from Willowbank, is also invited to attend this meeting. ACTION: Clerk to invite all planning Cllrs to this meeting and to see when the consultant is available.	Clerk

	• PL/22/3538/OA - Land to The Rear of St Marys Road Denham Green UB9 5JU – Outline application for demolition for demolition of garages and construction of 8 flats (matters to be considered access, scale, and layout). Decision: Appeal A Dismissed reference: APP/N0410/W/23/3317519. • PL/22/3537/OA - Land to The Rear of St Marys Road Denham Green UB9 5JU - Outline application for demolition for demolition of garages and construction of 8 flats (matters to be considered access, scale, and layout). Decision: Appeal B Dismissed reference: APP/N0410/W/23/3317530. • PL/22/3539/OA - Land to The Rear of St Marys Road Denham Green UB9 5JU - Outline application for demolition for demolition of garages and construction of 4 semi-detached dwellings and 3 flats (matters to be considered access, scale, and layout). Decision: Appeal Dismissed reference: APP/N0410/W/23/3316251. As there have been some interesting comments made in reference to the appeal dismissals and the Chair suggested that the Clerk compiles a list of these remarks that could be used against future planning applications, if there are objections to planning applications.	Clerk
20240206 /10	Enforcement issues: (To Note) • Planning enforcement appeal Land at 21 Southlands Road, Denham UB9 4HD – Appeal is against an Enforcement notice alleging the erection of a building and the laying of hardstanding without planning permission. This appeal is against enforcement action being taken and will be determined based on written representations to the planning inspectorate. Reference APP/N0410/C/23/3335784 and APP/N0410/C/23/3335788. Letter sent to the Planning Inspectorate about the appeal against enforcement action, was acknowledged by their office 30 January 2024. A planning application has also been submitted to Bucks LPA for this site PL/23/4113/FA. Our planning consultant has drafted a response on our behalf, which has been submitted through to the planning case officer. The Clerk has provided details through to Bell Cornwell on land uses on various sites located south of the A40 but have heard nothing. ACTION: Clerk to chase the planning consultant for a proposed timeline as to when this work can be done.	
20240206 /11	Licensing Applications: • None to report	
20240206 /12	Sphere of Mutual Interest (Neighbouring Authorities Planning Consultation) • None to report N.B. Local Planning Authorities generally refer to these applications being SMI, when another Local Authority has an application in a neighbouring area and they need to consult as there might be matters arising that could have an affect on Denham Parish area.	
20240206 /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.	
20240206 /14	Ongoing Monitoring – To Note ☐ Pinewood - Liaison Group – Nothing to report.	

	☐ Maya Tandoori (Soin Lounge), New Denham – Call-in requested PL/23/1789/FA likely to be considered January 2024, awaiting further information from environmental health. Emailed planning case officer for confirmation date. The date of the next Bucks LPA planning meeting will be 29 February 2024. ☐ River View (originally known as Wrango Cottage) – Application Called-in 8 November 2023. Being heard Tuesday 6 February 2024 at 2.30pm, High Wycombe offices. The Clerk attended the meeting today to read out a prepared statement on behalf of Denham Parish Council. This application was refused. ☐ SSSI Old Rectory Lane - This item should be monitored hard as the planning compliance manager has given the landowner a final deadline to comply. Stephanie Penney advised 31 January that a Section 215 Notice will be issued in the next three weeks. The purpose of Section 215 of the Town and Country Planning Act 1990 (TCPA 1990) is to give a local planning authority (LPA) power to take steps to require land to be cleared up where its condition affects the amenity of the area. ☐ Fly tipping in Old Rectory Lane – This has been under Stephanie Penney's jurisdiction to deal with this issue. Catalogue events relating to this issue that as been going on for some time and needs to be referred to Steve Bambrick. News release from Martin Tett about Bucks not dealing with this issue. There was suppose to be a charge on the land. ACTION: Clerk to go back through old email communications to detail past history. ☐ Chantry Park Development – GX/Chalfont St Peter – Nothing to report. ☐ Denham Car Centre – Cllr JC/GH are dealing with this issue. Cllr GH has advised residents to take photographic evidence, which can be passed onto the new Police Sergeant who will respond to this area of concern. ☐ 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: Clerk to chase the Property section of Bucks Council for an update. ☐ A40 Lay-by - Two blue trailers removed from lay-by, now replaced with another trailer - no lorry tractor units and no licence plates. As of this meeting the lay-by is clear of trailers. ☐ Southlands Road – The 'H' white lines outside residential properties been agreed at the Council meeting 9 Oct 2023. Contacted LAT supervisor and still awaiting a response. ACTION: Clerk to escalate this issue. ☐ Planning Consultants – Bell Cornwell to review the land south of A40 – Contacted 31 Oct 2023. Contracted to do work on behalf of DPC re Land south of A40	Clerk Clerk Clerk
20240206 /15	2022-23 Trackers: Planning, Enforcement (See attached) It was agreed to place the trackers into Sharepoint to review before a meeting.	

20240206 /16	Correspondence - See Planning SharePoint Folder – The Times Article on enforcement is missing. Needs to be placed in SharePoint.	Clerk
20240206 /17	Date and Time of Next Meeting Tuesday 5 March 2024 at 7pm Denham Parish Council Office, UB9 5BN	

Meeting concluded 8.40pm

Signed: Derek Wilson – Executive Clerk and RFO

Date: 1 February 2024

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

Chairman _____

Date _____