

Minutes of the **PLANNING Committee Meeting on Tuesday 5 March 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)	# Apologies Received ## Apologies not given
	# Cllr B Keen (BK)	
	Cllr E Austin (EA)	
	# Cllr S Jeffreys (SJ)	
Clerk	Derek Wilson	

Item no	Minutes	Actions
20240305 /01	Apologies for Absence Apologies received from Cllr S Williams, Cllr B Keen and Cllr S Jeffreys	
20240305 /02	Declarations of Interest No declaration of interest received	
20240305 /03	Public Session No members of the public present	
20240305 /04	Minutes and Actions of last Planning Committee – 6 February 2024 The minutes were agreed by the members present. The clerk confirmed that the actions have been dealt with. The list compiling of Planning Inspector's comments will commence for useful phrases used in their determination of planning appeals.	
20240305 /05	Planning applications for Comment: PL/24/0281/FA - 3 Willow Crescent East New Denham UB9 4AP - Single storey rear extension, additional roof lights to side elevation and erection of an outbuilding to the rear garden (part retrospective) Recommendation: Denham Parish Council has no objections to this application. Members agreed. PL/24/0315/FA - Birchlea Denham Green Lane Denham UB9 5LG - Single storey rear and side extensions Recommendation: Denham Parish Council has no objections to this application. Members agreed. PL/24/0325/FA - Hill View Tilehouse Lane Denham UB9 5DD - Creation of an oak framed single-storey rear extension with bi-folding doors and a new chimney, erection of a pitched roof carport with barn-style garage doors with a proposed skylight, and oak cladding along the side wall of the extension. Recommendation: Denham Parish Council has no objections to this application. Members agreed.	

	• PL/24/0350/FA – Redroof, Old Amersham Road, Denham SL9 7BG - Demolition of the existing dwelling house and construction of dwelling house with new boundary wall and gate. Recommendation: Denham Parish Council objects to this application: No dimensions, inadequacy of drawings, giving cause of concern with potential overdevelopment in the green belt. It is welcomed that this application is being called-in for wider public scrutiny at committee. - Members agreed. • PL/24/0457/FA - Hill Crest Old Amersham Road Denham SL9 7BG - Demolition of existing garage, erection of a two-storey side and first floor rear extension. Recommendation: Denham Parish Council objects to this application due to the cumulative impact of overdevelopment in the green belt. – Members agreed. • PL/24/0449/FA - Iver Sub Station (Uxbridge Moor) Slough Road Iver Heath Buckinghamshire SL0 0ED - Erection of 132kV and 400kV GIS substations including six 460 MegaVolt Ampere (MVA) super grid transformers, gantries, office block, contractor compound, diesel generator, internal access roads, parking, drainage, lighting and cctv, permanent access road, bridge crossing, landscaping and biodiversity enhancement, and fencing. Recommendation: Denham Parish Council are unable to make valid comments due to time and lack of consultation. Clerk will be writing to National Grid/Camargue as they claim they have contacted all Denham Parish Councillors, and this is simply not the case. Therefore, this consultation appears flawed. – Neutral stance – Members agreed	Clerk
20240305 /06	Permitted Development and Other Applications for Comment: • PL/24/0458/KA - Denham Lodge Oxford Road New Denham UB9 4AB - T1 weeping willow - re-pollard removing no more than 3m, T2 horse chestnut - re-pollard removing no more than 2m, T3 grey poplar - re-pollard removing no more than 1.5m, monolith pollard and TG1 common lime x3 - re-pollard removing no more than 1.5m, monolith pollards (Conservation Area: Uxbridge Lock) Recommendation: Denham Parish Council object to this application, due to the lack of information provided by the applicant. In one diagram it clearly shows T1 being placed in the middle of the River Colne, which then begs the question about the position reliability of trees T2 and T3. Obviously, we are now in the bird nesting season from March to September and the arboriculturist needs to be mindful of that fact. – Members agreed. • PL/24/0456/PNE - Hill Crest Old Amersham Road Denham SL9 7BG - 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 6.00 metres, maximum height 3.42 metres, eaves height 2.97 metres). Recommendation: Denham Parish Council has no objections to this permitted development application. Members agreed.	

20240305 /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. a) PL/24/0268/SA - Hollybush Farm Hollybush Lane Denham UB9 4HG - Certificate of lawfulness for the proposed erection of two detached garden buildings. Recommendation: Denham Parish Council objects to this planning application due to lack of information relating to dimensions and appears overdevelopment in the green belt. Members agreed.	
20240305 /08	South Area Planning Committee & Strategic Sites Planning Committee Nothing to report	
20240305 /09	Planning Application Appeals: Nothing to report.	
20240305 /10	Enforcement issues: (To Note) 21 Southlands Road – Appellant is appealing against the enforcement action that is currently taking place by Bucks Council. There are 4 separate notices issued and are going to be dealt with by the same planning inspector by written representations. The last deadline date for representations is 11 March 2024. - The Clerk advised that representations have been made to the Planning Inspector to include the two additional appeals against enforcement action. A copy of the previous letter sent was attached to last months' Agenda and revised to include the additional appeals. - Representation has also been made to the planning application submitted.	
20240305 /11	Licensing Applications: Nothing to report	
20240305 /12	Sphere of Mutual Interest (Neighbouring Authorities Planning Consultation) (To Note) Planning Application 76265/APP/2023/1128 has been granted approval 26 February 2024 by London Borough of Hillingdon – 28 Jacks Lane, Harefield – Alterations of garage roof, erection of a three-storey side extension with balcony and balustrade, alterations to fenestration, and demolition of chimney.	
20240305 /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.	
20240305 /14	Ongoing Monitoring – To Note ☐ Pinewood - Liaison Group ☐ Maya Tandoori (formerly Soin Lounge), New Denham – Call-in request dated 6 Jul 2023, for planning application nbr PL/23/1789/FA. Emailed planning case officer for revised date. Members are concerned about the delay to this application and to make representations to the Service Director. Clerk to contact to establish when it is going to be presented to committee.	Clerk

	☐ 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. Decision refused by LPA members. ACTION: To prepare a list of Call-In applications, listing a simple line of application sites on a one-page document for members to view.	Clerk
	☐ Fly Tipping Old Rectory Lane – Response received from Gemma Davies sent with agenda papers (contained in SharePoint). Enforcement Notice reference ES/22/00117/MW raised in 2022. Officer to visit the site.	
	☐ 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 that a Section 215 Notice will be issued in due course. Further photographic evidence has been sent into Planning enforcement, showing smoke emanating from the building on-site at the weekend. ACTION: Cllr JC to contact his colleagues to place pressure on the officers to deal with both issues in Old Rectory Lane.	Clerk/JC
	☐ Chantry Park Development – GX/Chalfont St Peter – No update	
	☐ Denham Car Centre – Cllr JC/GH are dealing with this issue.	
	☐ Whitbread Field - This turns out to be land that Bucks Council has responsibility for to secure the gaps in the fencing. Currently with Bucks property department to arrange for additional closure within the fence.	
	☐ A40 Lay-by – No issues reported.	
	☐ Southlands Road – The ‘H’ white lines outside residential properties been agreed at the Council meeting 9 Oct 2023. Re-contacted LAT supervisor 29/2 and awaiting response. ACTION: Clerk to request all these ‘H’ white lines on FMS.	Clerk
	☐ Planning Consultants – Bell Cornwell to review the land south of A40. They have responded to advise that this piece of work will commence beginning of April 2024. Timescale required.	Clerk
20240305 /15	2022 - 2024 Trackers: Planning, Enforcement – See SharePoint folder	
20240305 /16	Correspondence – See SharePoint folder	
20240305 /17	Date and Time of Next Meeting Tuesday 9 April 2024 at 7pm Denham Parish Council Office, UB9 5BN	

Meeting concluded at 20.45hrs

Signed: Derek Wilson – Executive Clerk and RFO
Date: 7 March 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 _____