

Minutes of the **PLANNING Committee Meeting on Tuesday 9 April 2024 at 7.00pm in the 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)	# <i>Apologies Received</i> ## <i>Apologies not given</i>
	# Cllr B Keen (BK)	
	# Cllr E Austin (EA)	
	# Cllr S Jeffreys (SJ)	
Clerk	Derek Wilson	

Meeting was Voice-Recorded

Item no	Minutes	Actions
20240409/01	Apologies for Absence Cllr S Williams, Cllr Edna Austin, Cllr Babs Keen, Cllr Sylvia Jeffreys	
20240409/02	Declarations of Interest None declared	
20240409/03	Public Session No members of the public present	
20240409/04	Minutes and Actions of last Planning Committee – 5 March 2024 Members agreed to the minutes presented.	
20240409/05	Planning applications for Comment: PL/24/0469/FA - Buckinghamshire Golf Club, Denham Court Drive, Denham UB9 5PG - Removal of existing farm gate and erection of a new west gate, extension of the car park and erection of adjacent bin store, replacement of the fountain and widening of driveway by entrance, creation of laybys, installation of bollard lighting and CCTV columns. Recommendation: Call-in planning application due to the proposed principle and detail of the entry/exit, change of use of footway for traffic. The traffic would effectively be accessing the site through the Conservation area to gain access/egress. Substantial differences from the proposed extant consent PL/21/4908/FA. - Notify the three Unitary Councillors of the call-in request. PL/24/0732/HB – Buckinghamshire Golf Club, Denham Court Drive, Denham UB9 5PG – Listed building consent to repair and refurbish the lean-to store attached to the listed wall and the Bothy adjacent to the listed wall. Recommendation: Support no objections, provided the works are carried out in consultation with Conservation Officer and Historic England.	Clerk

	• PL/24/0966/FA – Langham, Broken Gate Lane, Denham UB9 4LA – Removal of the existing rear dormer and proposed new rear dormer with Juliet balconies and tile-hung side dormer with obscured glass windows. Recommendation: No objection and support – Members agreed.	
20240409/06	Permitted Development and Other Applications for Comment: • PL/24/0526/HB – Wrango Hall, Village Road, Denham UB9 5BH - Listed building consent for the repointing of part of the southeast section of boundary wall and alteration of the weathering detail to the base of the roof lantern. Recommendation: No objection and support – Members agreed. • PL/24/0743/PNE - Fontmell, 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: No comment to make on this permitted development application. – Members agreed. • PL/24/0905/PNE – 12 Morton 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 4.0 metres, maximum height 3.21 metres, eaves height 2.92 metres). Recommendation: No objection and support – Members agreed. • PL/24/0898/TP - 1 Colne Place Denham UB9 5BT – T2119 Norway maple - lift over footpath to 2.5m and over road to 5m. (TPO/SBDC/2011/03) Recommendation: No objection and support – Members agreed.	
20240409/07	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/24/0532/EU – 68 Newtown Road, New Denham UB9 4BD - Certificate of lawfulness for existing single storey rear extension Recommendation: No objections to this application. – Members agreed. b) PL/24/0502/SA – 5 Cheapside Lane, Denham UB9 5AB - Certificate of lawfulness for proposed replacement of five existing windows, including three front and two rear, with grey anthracite casement uPVC double-glazed windows. Recommendation: No objections to this application. – Members agreed. c) PL/24/0681/SA – Anoopam Mission, The Lea, Western Avenue, Denham UB9 4NA – Certificate of lawfulness for proposed use: application to establish commencement of building works	

	approved under planning permission ref: APP/N0410/W/21/3270138 (PL/19/4159/FA) Recommendation: No comment to make on this application – Members agreed. d) PL/24/0727/SA – 12 Hawthorn Drive, New Denham UB9 4AJ – Certificate of Lawfulness for proposed alterations to the rear windows/doors. Recommendation: No objection to this application – Members agreed. e) PL/24/0744/SA – Fontmell, Bakers Wood, Denham UB9 4LF - Certificate of lawfulness for proposed outbuilding and a two-storey rear extension. Recommendation: There are no dimensions, no size or scale to the two-storey rear extension and object that basic information has not been provided. This also applies on the size of the swimming pool outbuilding. – Members agreed. f) PL/24/0944/SA – 38 Willow Crescent West, New Denham UB9 4AT – Certificate of lawfulness for proposed outbuilding. Recommendation: No objection to this application – Members agreed.	
20240409/08	South Area Planning Committee & Strategic Sites Planning Committee Nothing to report	
20240409/09	Planning Application Appeals: PL/22/3700/EU & EN/18/2305 – Land at and Gladwins Wood, Pinstone Way, Tatling End, Denham SL9 7BJ – Lawful Development Certificate application to confirm the erection of buildings (operational development) on the site for in excess of 4 years. Appeal reference App/N0410/X/23/3334371 - Appeal against and enforcement notice alleging the material change in use to a sui generis mixed use comprising of storage of building materials and builders waste, deposition of mixed non-inert and inert waste materials, the stationing of assorted storage and shipping containers, the storage and distribution of scaffolding materials, the parking, storage and repair of heavy good vehicles and cranes, renting and leasing of construction and civil engineering, storage of vehicles and caravans and storage of tyres without planning permission. Appeal reference EN/18/2305 – APP/N0410/C/21/3285729 Recommendation: Denham Parish Council previously made the following comments on 7 December 2022, relating to planning application number PL/22/3700/EU; Denham Parish Council have reviewed this application and object on the grounds of overdevelopment in the green belt and aware currently that there is pending enforcement action and until this has been sorted out, no permissions should be granted. Planning inquiry 21 May 2024 at 10am Council Offices, High Wycombe anticipated to last three days.	

	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. This can come off the agenda. Fly Tipping Old Rectory Lane – Awaiting response from Planning Enforcement. Awaiting a response from the enforcement officer on Section 215 Notice has been issued. ACTION: To contact Stephanie Penney as the enforcement officer is not replying to our request. SSSI Old Rectory Lane (Misbourne Farm) - 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 has been served. ACTION: Enforcement Notices should be attached to future agenda papers. 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. Old Mill Road parking issues with vehicles being left all day due to them not being ULEZ compliant. This issue is on-going process to put the yellow lines down. This parking is obstructing the junction, and the risk level is high. ACTION: The Clerk to arrange for the LAT to attend a meeting with the Chair to get something done about this junction. 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 chase the LAT Supervisor. Planning Consultants – Bell Cornwell to review the land south of A40 for potential breaches of land use. ACTION: Clerk to speak with them for actioning.	Clerk Clerk Clerk Clerk Clerk Clerk
20240409/15	2022 - 2024 Trackers: Planning, Enforcement – See SharePoint folder	
20240409/16	Correspondence – See SharePoint folder	
20240409/17	Date and Time of Next Meeting Wednesday 8 May 2024 at 7pm Denham Parish Council Office, UB9 5BN	

Meeting concluded at 10pm

Signed: Derek Wilson – Executive Clerk and RFO

Date: 4 April 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 _____