



PLEASE NOTE: This meeting will take place at the conclusion of the ANNUAL PARISH RESIDENTS MEETING that is taking place on 8 May 2024 at 6:00pm Denham Village Hall.

Minutes of the **PLANNING Committee Meeting on Wednesday
8 May 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)	# <i>Apologies Received</i>
	# Cllr S Jefferys (SJ)	## <i>Apologies not given</i>
Clerk	Derek Wilson	

Meeting was voice-recorded.

Item no	Minutes	Actions
20240508/ 01	Apologies for Absence Cllr J Walsh, Cllr S Jefferys, Cllr M Goonesekera	
20240508/ 02	Declarations of Interest Cllr E Austin declared an interest in planning application PL/24/1037/FA 52 Middle Road and will not take within the discussion on this application.	
20240508/ 03	Public Session No members of the public present	
20240508/ 04	Minutes and Actions of last Planning Committee – 9 April 2024 Minutes were agreed by the members present.	
20240508/ 05	Planning applications for Comment: PL/24/0974/FA – 2 Frampton Court, Denham Green Lane, Denham UB9 5LH – Replacement windows and residential door. Recommendation: Denham Parish Council has no comment to make on this application. – Members present agreed with this recommendation. PL/24/1037/FA – 52 Middle Road, Denham UB9 5EQ – Demolition of existing dwelling and replacement with new detached dwelling house. Recommendation: Denham Parish Council has no comment to make on this application. – Members present agreed with this recommendation.	

	• PL/24/1111/FA – 22 Wolstan Close, Denham UB9 5BU – Vehicular access and hardstanding. Recommendation: Denham Parish Council objects to this application with the destruction of the green space and removal of two trees will have an adverse impact on the street scene. – Members present agreed with this recommendation. • PL/24/0662/FA - Site Adjacent to Hangar Road Denham UB9 5DF - Proposed new dwelling on site adjacent to car park 2 (Alternative to approved scheme ref: PL/21/2061/FA). Recommendation: Denham Parish Council supports this application. – Members present agreed with this recommendation. • PL/24/1275/FA - Franton Oxford Road Denham SL9 7AP - Demolition of existing side extension and erection of ground floor rear extension and front porch extension. Change the angle of the roof and raise the roof to allow for living space within the loft with rear dormer and 2 front, 2 side and 1 rear rooflights. New fenestration and full internal refurbishment. Recommendation: Denham Parish Council supports this application. - Members present agreed with this recommendation. • PL/24/1369/FA – 38 Willow Crescent West, New Denham UB9 4AT – Raising overall height of roof to allow for a new proposed first floor extension including new dormers to the front and rear elevations, roof lights to the front and windows to side elevations. Recommendation: Denham parish Council objects on the basis of overdevelopment with the cumulative effect exceeds the footprint, based upon a previous extension that has previously been granted.	
20240508/ 06	Permitted Development and Other Applications for Comment: • PL/24/1144/KA – The Priory, Old Mill Road, Denham UB9 5AS – T1 horse chestnut - crown reduction reducing height and spread by up to 4m, removing as much weight as possible on south side, T2 ash - monolith to 3m high, T3 ash x2 - fell to ground level, G4 - laurel, yew, and cypress - fell and grind the whole area (Denham Conservation Area) Recommendation: Denham Parish Council objects to this application as there is insufficient information and reason about the required works with the loss of the laurel, yew and cypress within the conservation area will have a detrimental effect on the surrounding area.- Members present agreed with this recommendation. • PL/24/1125/EIASR - Land North of The M40 and Southeast of Denham Court Drive Denham - Formal request for an EIA Screening Opinion under Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) with regard to the erection of an electric vehicle (EV) charging hub. Recommendation: Denham Parish Council would like to reserve judgement until the full planning application has been submitted. Members present agreed with this recommendation. • PL/24/1238/VRC - Sewage Works Amersham Road Gerrards Cross Buckinghamshire SL9 7FL - Variation of condition 5 (Approved plans)	

	of application PL/22/4379/VRC relating to variations of the original planning permission PL/20/4234/FA (Energy storage compound, associated equipment, infrastructure, fencing and lighting columns) to allow for a smaller building, relocation of HV/LV substation building, northern and western site boundaries fencing to be substituted with 3m high palisade fence, additional lighting and CCTV column, additional internal 2.4m palisade fence with 2 access gates adjacent to substation, installation of five fire resistant walls between plant transformers and widened access platform. Recommendation: Denham Parish Council has concerns about the additional lighting and needs to be checked with the revised NPPF September 2023 paragraph 191 (c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes, and nature conservation. Members present agreed with this recommendation.	
20240508/07	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/24/1294/SA – 3 James Martin Close, Denham Green UB9 5NN – Certificate of Lawfulness for proposed single storey rear extension. Recommendation: Denham Parish Council has no objections to this planning application. Members present agreed with this recommendation.	
20240508/08	Telecommunications Mast • Proposed Base Station upgrade and replacement mast – Osborne Farm, 1 Oxford Road, Denham UB9 4DA – The proposed development comprises of the removal of the existing 15m monopole supporting 6 antennas, to be replaced with a 25m tower supporting 12 antennas and 1 300mm dish. • This option has been chosen as it utilises an existing installation, which will improve coverage with minimal changes to equipment. Views are sought for this application. No formal Planning Application submitted. Recommendation: Neutral stance on this matter – To write back to the Waldron Group, confirming that it must come to our planning committee for comment.	Clerk
20240508/09	South Area Planning Committee & Strategic Sites Planning Committee • Nothing to report	
20240508/10	Planning Application Appeals: a) PL/23/2986/FA – Appeal Reference: APP/N0410/W/24/3338793 McDonalds Restaurant, 37 Oxford Road, New Denham UB9 4DA – Installation of two rapid electric vehicle charging stations within the car	

	park. Three existing parking spaces will become EV charging bays, along with associated equipment. Appeal against refusal: Comments must be submitted to the Planning Inspectorate by 24 May 2024. Action: EV points are already installed at McDonalds, Oxford Road. Contact the case officer to confirm installation no permission. No further comment to be made to the planning inspector. b) PL/22/3700/EU – Appeal Reference: APP/N0410/X/23/3334371 and EN/18/2305 – APP/N0410/C/21/3285729 Land at and around Gladwins Wood, Pinstone Way, Tatling End, Denham SL9 7BJ – Details attached relating to these two appeals – Public Inquiry commence 10am on 21 May 2024 Council Offices, Queen Victoria Road, High Wycombe, HP11 1BB and will last 4 days.	
20240508/11	Enforcement issues: (To Note) • None to report	
20240508/12	List of Call-in Applications (To Note) • See attached list	
20240508/13	Southlands Road planning issues (To Note) • 21 Southlands Road – Middlesex Ready Mix Concrete – Application for additional HGV movements – Public Notice advertised in Bucks Free Press, comments to Traffic Commissioner’s Office in Leeds. (See attached). • Action: Clerk has spoken with residents, and they have submitted comments, as the Traffic Commissioner’s Office would not accept a response from the parish council, only locally affected residents.	Clerk
20240508/14	Land south of A40 Review of Business operations • Bell Cornwell Planning Consultants to carry out investigative work of reviewing sites and their planning history. The study will entail 7 hours work @ £180 p.h. (excluding VAT and disbursements). • This will feed into work that will be carried out on the revised Denham Neighbourhood Plan and will be deducted from the CiL contributions as previously agreed. Action: Clerk to circulate a printed copy of Bell Cornwell’s response to Cllr AWH and SW on their findings. Carry forward to the next meeting of planning.	Clerk
20240508/15	Neighbourhood Planning • Denham Parish Council Neighbourhood Plan. Action: Clerk to review the file on past volunteers that took part in this process. A planning consultant will need to drive forward this process and needs to be, as there is a lack of capacity available.	Clerk
20240508/16	Licensing Applications: • Premises Licence PR202404-344992 – ARC Uxbridge, Sanderson Road, New Denham – (See attached - Licence application and map). Recommendation: No objection to this proposal – Agreed by the members present.	Clerk
20240508/17	Sphere of Mutual Interest (Neighbouring Authorities Planning Consultation) • Broadwater Lake SSSI – Hillingdon Council area. See attached update requesting further representations to be made, as the decision date has recently changed to 30 September 2024. Action: To respond again to this consultation and liaise with Stewart Pomeroy of the Colne Valley. Broadwater Lake is a resting site for migrated birds and is protected by SSSI (Special Site of Scientific Interest), so Hillingdon’s proposed use of this site is at odds with the protection that this site has been given.	Clerk

20240508/20	2022 - 2024 Trackers: Planning, Enforcement – See SharePoint folder	
20240508/21	Correspondence – See SharePoint folder	
20240508/22	Date and Time of Next Meeting Tuesday 4 June 2024 at 7pm Denham Parish Council Office, UB9 5BN	

Signed: Derek Wilson – Executive Clerk and RFO
Date: 13 May 2024

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