

Minutes of the **PLANNING Committee Meeting held on Tuesday 4 June 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)	# Apologies Received
	# Cllr S Jeffreys (SJ)	## Apologies not given
Clerk	Derek Wilson	

Minutes were voice-recorded

Item no	Minutes	Actions
20240604/01	Apologies for Absence Cllr EA and Cllr SJ both gave their apologies for the meeting.	
20240604/02	Declarations of Interest Cllr AWH and Cllr SW declared personal interest in two properties located near to both of their residences. Cllr AWH declared an interest in planning application PL/24/1417/FA and Cllr SW declared an interest in planning application PL/24/1515/PAPCR.	
20240604/03	Election of Chairman Cllr SW proposed Cllr AWH Seconded by Cllr JW as Chair of this committee – Agreed by members present.	
20240604/04	Election of Vice-Chairman Cllr AWH proposed Cllr JW Seconded by Cllr BK as Vice-Chairman of this committee – Agreed by members present.	
20240604/05	Public Session No members of the public were present at the meeting.	
20240604/06	Minutes and Actions of last Planning Committee – 8 May 2024 Cllr AWH went through the individual pages for accuracy and were agreed by the members of the committee present. The items that have been flagged-up are going to be covered later on this agenda.	
20240604/07	Planning applications for Comment: PL/24/0752/FA - 23 Penn Drive Denham Green UB9 5JP - Part two storey / part single storey / part first floor side/rear extension, single storey front extension and garage conversion to living space. This application has been amended parking layout changed and new vehicular dropped kerb added. Recommended: Denham Parish Council's objection remains the same as before with the amendment that this is overdevelopment of the plot, with potential overlooking aspect. – Members agreed.	

	• PL/24/1417/FA - Cherry Tree Cottage Baconsmead Denham UB9 5AY - Single storey side extension. Recommendation: Denham Parish Council object to this planning application, which is similar, just re-orientated of a previously refused scheme PL/23/2759. The site is within the Green Belt and in close proximity to the local conservation area. The property has already been much extended from its original form. The proposal remains cumulatively disproportionate increase in built form, it therefore continues as inappropriate development and is harmful to the Green Belt setting. There are no very special circumstances. The application route used here indicates that further development is being sought by stealth. The back door approach of getting a Development Certificate earlier in the year, in contravention of the previous refusal is not fair, in what should be a transparent and democratic process. Further the Tree Officer has not properly performed his role and taken into account the applicants' former attitude to protected trees nor put the effort into thinking through the proposed buildings impact on the tree roots. – Members agreed. • PL/24/1604/FA - 62 Penn Drive Denham Green UB9 5JR - Two storey side extension and single storey rear extension. Recommendation: The Council had no objection to this application, but there was a difference of opinion based upon the Denham Neighbourhood Plan, so a vote was taken with the members present. Four members voted in favour of this application and one member voted against the proposal. • PL/24/1556/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: This is a refresh of a previous application considered PL/24/0350/FA where no dimensions were previously included as part of the validation process. Denham Parish Council objects based upon the scale of the development being overdevelopment, so querying the footprint in the Green Belt and not all the dimensions have been listed clearly. – Members agreed.	
20240604/08	Permitted Development and Other Applications for Comment: • PL/24/1515/PAPCR - Chalfont House Oxford Road Denham UB9 4DX - Prior Notification under Class MA of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 for change of use from office (Use Class E) to 41 residential units (Use Class C3). Recommendation: This application is 41 studio apartments and 85 parking spaces. This housing is not sustainable and there are traffic issues relating to access and egress arrangements and will cause traffic management issues. The issue relates to the crossing over point on the A40, where vehicles turning right	

	across the path of traffic heading towards the Denham roundabout may cause potential risks. Object – Members agreed. Telecommunications upgrade proposal Received notification from Perry Williams Ltd about a proposed upgrade to an existing radio base station installation at Denham Water Pumping Station, Old Rectory Lane – Members agreed on a 'No Comment'.	
20240604/09	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/24/1350/SA - 26 Ashcroft Drive, Denham Green, UB9 5JG - Certificate of lawfulness for proposed rear dormer and side half gable (on area of original footprint of roof), rear rooflights and single storey side extension. Recommendation: Denham Parish Council has no objection to this application. – Members agreed. • PL/24/1357/SA - 12 Penn Drive, Denham Green UB9 5JP - Certificate of Lawfulness for proposed Conversion of front garden into a driveway and new vehicular access. Recommendation: Denham Parish Council has no comment to make on this application. – Members agreed. • PL/24/1431/SA - 4C Middle Road Denham UB9 5EG - Certificate of lawfulness for proposed convert an existing portico into a porch, fit double glazed surround windows and door, and refit part of the driveway to level-off against entrance/step onto porch. Recommendation: Denham Parish Council has no objection to this application. – Members agreed. • PL/24/1340/SA - 149 Tilehouse Way, Denham Green, UB9 5JD - Certificate of Lawfulness for proposed extension to existing vehicular access. Recommendation: Denham Parish Council has no objection to this application. – Members agreed. • PL/24/1471/SA - Wood End, Bakers Wood, Denham UB9 4LQ - Certificate of lawfulness for proposed hip to gable conversions and 1 no. rear dormer and 4 no. front rooflights. Recommendation: Denham Parish Council has no comment to make on this application. – Members agreed.	
20240604/10	Planning Application Appeals: a) PL/23/1002/FA (APP/N0410/W/24/3340108) and PL/23/1003/HB – Denham Mount, Blacksmiths Lane, Tatling End, UB9 4HW – Representations need to be made to the Planning Inspectorate by 24 June 2024 - See attached paperwork. Recommendation: Bucks Council failed to determine this application on 6 March 2024 and the applicant has gone to appeal for non-determination. The Clerk to try and find a planning consultant to act on our behalf to make representations on our	Clerk/AWH

	behalf to the planning inspectorate with sign-off by Cllr AWH. – Members agreed. b) PL/23/3402/FA (APP/X0415/W/24/3340217) – River View, Village Road, Denham UB9 5BE – Representations need to be made to the Planning Inspectorate by 28 June 2024 – See attached paperwork. Recommendation: Cllr AWH to make representations on behalf of DPC. We made significant objections on this application when it was discussed at the planning meeting in High Wycombe, along with the resident of Wrango Hall.	
20240604/11	Sphere of Mutual Interest (Neighbouring Authorities Planning Consultation) Epilepsy Society 975 Housing Development planning application PL/22/2898/OA Chalfont St Peter Deadline for comments 27 June 2024. Recommendation: To liaise with the Clerk at Chalfont St. Peter for the reasons of objection and to write supporting their refusal. This will have severe implications on the amount of traffic generated along Slade Oak Lane, which is a single-track road and we have recently seen the consequences of two HGV's being stuck when Old Rectory Lane was closed by Affinity Water.	
20240604/12	List of Call-In requests - We need to understand the rules for parish Call-In requests using the planning portal. Clerk to contact Ben Robinson of Bucks LPA to establish reasons for Call-In. - The Maya Tandoori was another application that was called-in and was determined by officers. Email sent to Steve Bambrick and Ben Robinson about our call-in request being ignored by Bucks. The case officer replied advising not sufficient material planning grounds were given. Action: Clerk to contact the Head of Planning at Bucks to express our disappointment at the lack of courtesy when requesting call-in of applications. - Another call-in request related to Denham Mount, and this was a failed to determine decision by Bucks, despite the parish council's wish for an open and transparent debate in a public forum. - Bucks Golf Club working being done retrospectively. Listed building work has been granted on 30 May 2024. We have not received any response from Wesley Trooper operations manager. Action: Clerk to contact Surinder Arora further to our meeting on X and respond by return. Liaise with the three Unitary Authorities and Arif Hussain, who is the localism contact with parish councils with these call-in request actions.	Clerk
20240604/13	Enforcement issues: (To Note) Breach reported at 21 Southlands Road (See below).	
20240604/14	List of Call-in Applications (To Note) See attached list	
20240604/15	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 (TCO) in Leeds. • Response received from TCO that they will not accept parish comments. Alerted residents and they have written to them directly to object. • Alerted to additional concrete being laid as hardstanding on Green Belt land, so notified planning enforcement of this breach. Still awaiting an outcome from the Planning Inspectorate on the enforcement action.	
20240604/16	Land south of A40 Review of Business operations • Bell Cornwell Planning Consultants to carry out investigative work of reviewing sites and the planning history. 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. Recommended: To bring the report prepared by Bell Cornwell, on land south of the A40 to the next planning meeting.	
20240604/17	Neighbourhood Planning • Denham Parish Council Neighbourhood Plan. It was originally with Cllr GH to move this item forward and now he has advised that this no longer needs to be done as Bucks local plan is not due out until 2027. • The Neighbourhood Plan needs to be updated and need to get a planning consultant who specialises within this area and review Gerrards Cross NP who worked on their plan. Use a different planning consultant, discuss this at our next Clerks meeting.	Clerk
20240604/18	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. Three CiL payments made to Denham Parish Council: PL/22/1962/FA Oakside CiL Payment £1,453.74 Received for period 31 Mar 23 to 30 Sep 23 - CiL Payment £19,979.37 PL/23/1717/FA Martin Baker CiL Payment £3,627.28 Planning Consultant Fee for the Land South of A40 Study £1,260.00 Action: The Clerk to prepare a table showing the amount of money available, along with deadline of when the money needs to be spent.	Clerk
20240604/19	Ongoing Monitoring – To Note ☐ Pinewood Liaison Group – Format of meetings will change, and they will advise new arrangements when known. ☐ Maya Tandoori, New Denham – Call-in request dated 6 Jul 2023, for planning application number PL/23/1789/FA and	

	PL/23/1790/HB – Delegated approval - Conditional permission granted 24/4/2024. The applications were discussed with the Chairman of Planning and it was agreed that there was not sufficient material planning considerations to warrant the application going to planning committee. ☐ Fly Tipping Old Rectory Lane – Awaiting response from Planning Enforcement. Contacted the planning enforcement case officer for an update 30/5. ☐ 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 issued. ☐ Fly tipping at Tatling End along the A40 Left hand side needs to be removed and recorded on Fix My Street. ☐ 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. Spoke with LAT on Monday 29/4/2024 to chase this issue, as we are still waiting for these lines to be laid across accesses and egresses to private residential/small holdings. Progress is being made with our LAT and they have been given the addresses to white H lines. Awaiting invoice for the works to be completed covering 10 properties. ☐ Banners to be removed at Denham Green, along the A412 heading towards Denham Green and by the New Denham Community Centre – N.B: The banners at Denham Green can be removed and the banners at New Denham are on railings that are privately owned by them.	
20240604/20	2022 - 2024 Trackers: Planning, Enforcement – See SharePoint folder	
20240604/21	Correspondence – See SharePoint folder	
20240604/22	Date and Time of Next Meeting Tuesday 2 July 2024 at 7pm Denham Parish Council Office, UB9 5BN	

Signed: Derek Wilson – Executive Clerk and RFO
Date: 6 June 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 _____