

You are hereby summoned to attend the **PLANNING Committee Meeting on Tuesday 2 July 2024 at 7:00pm in Parish Council Office, Village Rd, Denham, UB9 5BN.**

The Planning Committee shall:

- act on behalf of the Parish Council in respect of any planning and infrastructure issues and consultations
- discuss, investigate, and consider all planning applications in respect of developments in Denham and comment on behalf of the Parish Council
- submit comments and recommendations regarding planning applications to the relevant Planning Authority. raise any planning related matters with Full Council where appropriate.
- at the discretion of the Committee raise any planning matters with Full Council where appropriate
- respond on the Parish Council's behalf to planning, licencing and infrastructure consultations.

Item no	Agenda Item
20240702/01	Apologies for Absence
20240702/02	Declarations of Interest
20240702/03	Public Session
20240702/04	Minutes and Actions of last Planning Committee – 4 June 2024
20240702/05	Planning applications for Comment: • PL/24/1131/FA - 24 - 26 Oxford Road New Denham UB9 4DQ - Change of use to restaurant (Use Class E) and takeaway (a Sui Generis use) with internal layout amendments. • PL/24/1705/FA – Moor House Farm, Lower Road, Higher Denham UB9 5EN – Proposed agricultural building • PL/24/1865/HB - White Cottage Village Road Denham UB9 5BH - Listed building consent for the rebuilding of the collapsed rear west boundary wall. • PL/24/1906/FA - 45 Green Tiles Lane Denham Green Denham UB9 5HT - Single storey rear extension and two storey side extension • PL/24/1626/FA - 44 Nightingale Way Denham Green UB9 5JL - Single storey side extensions, porch and roof extension, with front dormer and rooflights to sides and rear elevations to provide habitable accommodation, an additional window to the side elevation and garage conversion. • PL/24/1715/FA - Summerfield House Village Road Denham UB9 5BE - Addition of 2 roof lanterns to the existing single storey ground floor rear extension and removal of 1 existing rooflight. • PL/24/1716/FA - Summerfield House Village Road Denham UB9 5BE - Replacement of the ground floor front entrance door, internal courtyard doors and doors to rear garden to match the existing design and windows but extended down to create step-free access throughout the ground floor. • PL/24/1787/FA - Phoenix House Oxford Road Denham SL9 7AP – Demolition of Class E office building. Erection of 58 flats, a bin store, a cycle store and associated landscaping.

	• PL/24/1798/FA – 29 Priory Close, Denham UB9 5AT – Single storey rear and single storey front porch extension. • PL/24/1811/FA – Maltmas Green, Blacksmiths Lane, Tatling End UB9 4HN - Retention of windows and doors and a wall-mounted electric vehicle charging outlet on main dwelling. Retention of 2 rooflight openings on south roof slope of The Lodge, and proposed installation of 2 conservation rooflights. • PL/24/1812/HB - Maltmas Green, Blacksmiths Lane, Tatling End UB9 4HN – Listed building consent for the retention of windows and doors and a wall-mounted electric vehicle charging outlet on main dwelling. Retention of 2 rooflight openings on south roof slope of The Lodge, and proposed installation of 2 conservation rooflights.
20240702/06	Permitted Development and Other Applications for Comment: • PL/24/1670/KA – Cedar Cottage, Village Road, Denham UB9 5BH – T1 yew – prune back to give 2m clearance from house, trim rest around hard (up to 0.25m). Denham Conservation Area. • PL/24/1769/KA - Rose Cottages, Village Road, Denham UB9 5BH - T1 oak - reduce height by up to 6m and bring in sides accordingly to balance up, by up to 2.5m. Denham Conservation Area. • PL/24/1641/PAPCR - Ground Floor Flat 1 - 2 Denham Parade Oxford Road Denham UB9 4DZ - Prior Notification under Class G of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 - Proposed enlargement of existing ground floor flat.
20240702/07	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. • None received
20240702/08	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 b) PL/23/3402/FA (APP/X0415/W/24/3340217) – River View, Village Road, Denham UB9 5BE Representations submitted through to the Planning Inspectorate portal on 24 June 2024 on the above planning appeals (See attached)
20240702/09	Sphere of Mutual Interest (Neighbouring Authorities Planning Consultation) • PL/22/2898/OA - Outline planning application for the development of up to 975 homes including affordable housing (Use Class C3), up to 75 care accommodation beds (Use Class C2), new primary school provision, local retail and employment provision (Use Class E), reprovision of sport pitches, landscaping, car parking

	provision and associated works (matter to be considered at this stage: access). Land at The National Society for Epilepsy Chesham Lane Chalfont St Peter Buckinghamshire SL9 0RJ – Representations made to Bucks LPA (See attached) through the planning portal. • Proposed Traffic Regulation Order – Turning restriction and revocation order in Denham Way & Sibson Way, Rickmansworth. Extended time limit for consultation to take place with Denham Parish Council (See attached). Consultation
20240702/10	Licensing Applications • PR202405-349753 24-26 Oxford Road, New Denham UB9 4DQ – Premises Licence application (See Attached)
20240702/11	Enforcement issues: • ES/24/00284/LB – River View, Village Road, Denham Alleged erection of buildings, a flagpole and the siting of two caravans
20240702/12	List of Call-in Applications (To Note) • See attached list
20240702/13	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 (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. • Notification received from Middlesex Readymix Concrete Ltd, in response to our representations to the Traffic Commissioner's Office.
20240702/14	Land south of A40 Review of Business operations • Bell Cornwell Planning Consultants carried 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.
20240702/15	Neighbourhood Planning • Denham Parish Council Neighbourhood Plan
20240702/16	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 DPC:- 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

20240702/ 17	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. ☐ 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 Wednesday 26 June, order has been confirmed.
20240702/ 18	2022 - 2024 Trackers: Planning, Enforcement – See SharePoint folder
20240702/ 19	Correspondence – See SharePoint folder
20240702/ 20	Date and Time of Next Meeting Tuesday 6 August 2024 at 7pm Denham Parish Council Office, UB9 5BN

Signed: Derek Wilson – Executive Clerk and RFO
Date: 27 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	