

	Concerns over the improvements of the shared access from the western gate and retrospective planning decisions that have been implemented. Action: Clerk to contact IBB Law to see if the strip of land adjacent to St Mary's Church can be registered to DPC. Action: To secure a Call-In request to Bucks Local Planning Authority (LPA) it must be Called-In by the three Unitary Authority Councillors that represent our area. Written to planning director	Clerk Clerk
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. Recommendation: DPC object to this planning application and support the Environmental Health Officer about the increased traffic congestion. Agreed by members present. PL/24/1705/FA – Moor House Farm, Lower Road, Higher Denham UB9 5EN – Proposed agricultural building. Recommendation: DPC support but request a condition to be placed on the building for agricultural purposes only use and not to be converted at a later stage for storage to minimise traffic movements to this site. Agreed by members present. PL/24/1865/HB - White Cottage Village Road Denham UB9 5BH - Listed building consent for the rebuilding of the collapsed rear west boundary wall. Recommendation: DPC support the rebuilding of this collapsed wall. Agreed by members present. PL/24/1906/FA - 45 Green Tiles Lane Denham Green Denham UB9 5HT - Single storey rear extension and two storey side extension. Recommendation: DPC supports this application, no objections. Agreed by members present. 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. Recommendation: DPC object to this planning application due to significant overdevelopment of the plot. Contrary to DEN1 of the Denham Neighbourhood Plan and the South Bucks Character study. To discourage inappropriate development of rear gardens. Agreed by members present. 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. Recommendation: DPC has no objections to this planning application. Agreed by members present.	

	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. Recommendation: DPC has no objections to this planning application, subject to the work being done in conjunction with historic building requirements. Agreed by members present. 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. Recommendation: DPC object to this application. Cllr GH has called-in this application, inappropriate development. Design and size requirements mainly consisting of 1 Bed Studio apartments. The building is larger than existing by 9% not in a sustainable location. This building is situated within the green belt of Tatling End. DPC to call-in this application and to request the other two Unitary Authority Councillors to call this application into the committee. Agreed by members present. PL/24/1798/FA – 29 Priory Close, Denham UB9 5AT – Single storey rear and single storey front porch extension. Recommendation: DPC has no objection to this application. Agreed by members present. 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. Recommendation: This is a regrettable retrospective application to rectify issues raised by planning enforcement. It is reluctantly agreed with no objections from DPC. Agreed by members present. 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. Recommendation: This is a regrettable retrospective application to rectify issues raised by planning enforcement. It is reluctantly agreed with no objections from DPC. Agreed by members present. PL/24/1918/FA – 91 Denham Green Lane, Denham UB9 5LG – Single storey and first floor rear extension (amendment to previous permission PL/23/2623/FA). Recommendation: No comment to make on this planning application. No objection to this proposal. Agreed by members present. PL/24/1927/FA – 34 Oxford Gardens, Denham UB9 4ED – Enlargement of existing vehicle crossover. Recommendation: No comment to make on this planning application. No objection to this proposal. Agreed by members present.	
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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. Resolved: DPC cannot comment on this TPO application, as it has been determined by tree officers under delegated powers earlier today on 2 July 2024, to confirm that the TPO shall not be made. • 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. Recommendation: DPC object to this application of reducing the tree by 6 metres, as these works are within the Conservation Area. There are zero documents contained on the planning portal, despite the application being validated by LPA on 10 June 2024. Agreed by members present. • 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. Recommendation: DPC has no objections to this planning application. Agreed by members present.	
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. Representations were submitted through the planning portal on 24 June 2024. Confirmation receipt received from PiNS. b) PL/23/3402/FA (APP/X0415/W/24/3340217) – River View, Village Road, Denham UB9 5BE – Representations were submitted through the planning portal on 24 June 2024. Confirmation receipt received from PiNS. This response was submitted after the agenda papers were sent out and a copy of our response to be sent out to members of planning following this meeting.	Clerk
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 through the planning portal. (See attached) • 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 Recommendation: This is a Three Rivers application on behalf of Hertfordshire Council (Highways authority). We need to seek clarity as the initial consultation could lead to increased traffic into Denham. Consultation deadline 10 July 2024. Action: Clerk to investigate a traffic consultancy to respond to this consultation. UPDATE: Since this minute was written, further information was sought from Hertfordshire County Council that the consultation was incorrect and HGV movements will be directed to the Maple Cross roundabout. DPC objections will fall away.	
20240702/10	Licensing Applications • PR202405-349753 24-26 Oxford Road, New Denham UB9 4DQ – Premises Licence application (See Attached) Recommendation: DPC object to this planning application and should be refused based upon the comments made by the Environmental Health Officer.	Clerk
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. Recommendation: Clerk to send a response to members of the planning committee of our representations. Planning enforcement officers are planning to visit the site to see the infringements. (place on Sharepoint).	Clerk
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/ 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	

Meeting concluded at 9.10pm

Signed: Derek Wilson – Executive Clerk and RFO

Date: 8 July 2024

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