

Minutes of the **PLANNING Committee Meeting on Tuesday 3 September 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)	
	# Cllr S Jeffreys (SJ)	# <i>Apologies Received</i>
Clerk	Derek Wilson	## <i>Apologies not given</i>

Item no	Minutes	Actions
20240903/01	Apologies for Absence Cllrs J Walsh, Sylvia Jefferys	
20240903/02	Declarations of Interest No declarations recorded	
20240903/03	Public Session No members of the public present.	
20240903/04	Minutes and Actions of last Planning Committee – 6 August 2024 - The minutes were proposed by Cllr AWH Seconded by Cllr SW Members agreed. Cllr AWH went through the various action points from the previous minutes. - Bucks Golf Course, relating to call-in the application PL/24/0469/FA. Cllr JC called-in the application 30/5, DPC called-in 12/4 and 15/4. At the July planning meeting three Unitary Authority councillors are required to call-in any application. - Received an email from Bucks LPA to advise that the above planning application is not going to be called-in, despite retrospective planning works occurring and concerns about the use of the western entrance into Denham Village. This has the potential of unsafe access across pedestrian Rights of Way. Action: Clerk to check with Cllrs SC and GH on situation of call-in, as Cllr JC was the only UA to request call-in. We were previously advised that it required 3 Councillors. - Ruskin House is on the agenda for this evening, following no documents being available on the planning portal last month. - New Community Hall Higher Denham – Contacted Planning Consultant advising our comments last month and requesting larger scale drawings. No formal application has been submitted.	

	• Denham Mount is still with the Planning Inspectorate to determine. • IBB Law contacted to see if the side road that runs up the side of St Mary's Church, public right of way access to see if a 'Caution' on the land will not be possible. • NPPF 2024 Consultation has been submitted and supported the NALC position. • TTRO Southlands Road – road works being carried out 5 and 6 September 2024 – Action: Clerk to circulate TTRO to members for information. • Neighbourhood Plan – The planning committee would like confirmation that Cllr GH is going to lead the working group. Action: To place this as an item on the Full Council agenda for Monday 9 September meeting.	Clerk Clerk
20240903/05	Planning Applications for Comment: • PL/24/2121/FA – Ruskin House, Mead Close, Denham UB9 5AZ - Demolition of garage and conservatory, single storey side/rear extension, alterations to existing rear extension, hip to gable roof alterations, conversion of loft including front and rear dormers and rooflights. New front porch. Alteration to existing drive and formation of new driveway. Recommendation: DPC has no objections in principle. Increase in the floorspace. Have they extended beyond the rules to be considered overdevelopment, as the property is adjacent to the Conservation Area. Members agreed. • PL/24/2448/FA - Robert Bosch Ltd Broadwater Park North Orbital Road Denham Green UB9 5HJ - Part demolition of headquarters building, erection of new gable end and construction of a detached workshop building with associated landscaping and engineering works. Construction of campus buildings (cafe, demonstration pavilion, teaching hubs, amenity building and stores) with access, works to trees, landscaping and engineering works. Recommendation: DPC supports this development that is being proposed on this designated employment site. The applicant's planning agent has highlighted the very special circumstances to outweigh the harm to the Green Belt. It is an important employment location for a corporate head office. • PL/24/1994/FA - 43 Willow Crescent East New Denham UB9 4AR - Erection of a front and side fence including wooden gates. Recommendation: DPC objects to this planning application due to the gate opening outwards, which will cause visibility issues and highway safety with the height of the fence on top of the brick wall is a risk to pedestrian safety. • PL/24/2531/FA – 10 Middle Road, Higher Denham UB9 5EG - Single storey rear extension. Recommendation: DPC has no objections to this application.	

	• PL/24/2556/FA – Hill Crest, Old Amersham Road, Denham SL9 7BG – Demolition of existing garage, erection of two storey side extension and single storey and first floor rear extension. Recommendation: DPC has no objections to this application. • PL/24/2582/FA - 25 Link Way Denham Green UB9 5NL - Vehicular access. Recommendation: DPC has no objections to this application. • PL/24/2604/FA - Magpie House Hollybush Lane Denham UB9 4HH Single storey rear extension and new front porch Recommendation: DPC has no objections to this application. • PL/24/2625/FA - 45 Green Tiles Lane Denham Green Denham UB9 5HT - Two storey side and part two, part single storey rear extension. Recommendation: DPC has no objections to this application.	
20240903/06	Permitted Development and Other Applications for Comment: • PL/24/2398/PNE - 27 Moorfield Road, Denham Green UB9 5NE – 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 6.00 metres, maximum height 3.13 metres, eaves height 2.98 metres) Planning Application Determined by Bucks LPA 30 August 2024 under delegated authority. • PL/24/2507/PNE - 25 Link Way Denham Green UB9 5NL - 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 6.00 metres, maximum height 3.10 metres, eaves height 3.00 metres) Recommendation: DPC has no objections to this application. • PL/24/2516/TP - Silver Birches 85 Denham Green Lane Denham UB9 5LG - T1 birch - raise lower crown to approximately 5m above ground level, only sub-laterals shall be removed; T2 magnolia - selectively crown reduce all over the overextending laterals by removing up to a maximum of 1m, raise lower crown to approximately 1.5m above ground level (TPO/BD/1968/03). Recommendation: DPC has no objections to this application. • PL/24/2605/PNE - Magpie House Hollybush Lane Denham UB9 4HH - 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 4.00 metres, maximum height 3.40 metres, eaves height 3.00 metres) Recommendation: DPC has no objections to this application.	

20240903/ 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	
20240903/ 08	Planning Application Appeals: • Denham Mount – Currently two planning applications PL/23/1002/FA and PL/23/1003/HB EN/21/0258. Refused permission still at appeal awaiting determination by the planning Inspectorate. Any additional enforcement action is being held in abeyance.	
20240903/ 09	Sphere of Mutual Interest: (Neighbouring Authorities Planning Consultation) (To Note) • None Received	
20240903/ 10	Licensing Applications: • None received	
20240903/ 11	Enforcement issues: • None received	
20240903/ 12	List of Call-in Applications: (To Note) • See attached list – This was referred to at the beginning of the meeting under matters arising from the previous minutes.	
20240903/ 13	Southlands Road planning issues (To Note) • Discussed at the beginning of the meeting under matters arising from the previous minutes.	
20240903/ 14	Land south of A40 Review of Business operations • This land review will feed into our Neighbourhood Plan review	
20240903/ 15	Neighbourhood Planning • Denham Parish Council Neighbourhood Plan – Item being discussed at Full Council 9 September 2024.	
20240903/ 16	CIL Contributions (To Note) 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 Report on the Land South of A40 Study £1,260.00 Action: Clerk to place the CiL payments into a table form and when the money needs to be spent by, in order that we don't lose and must return unspent money to Bucks LPA. Also, need to confirm what the CiL money can be spent on.	Clerk
20240903/ 17	Ongoing Monitoring – To Note □ Pinewood Liaison Group – No change since last report.	

	☐ Maya Tandoori , New Denham – Remove from this agenda and keep on the Call-In list. ☐ Fly Tipping Old Rectory Lane – Bucks LPA Enforcement Officer spoken with the landowner's son starting to be cleared November 2024. ☐ SSSI Old Rectory Lane (Misbourne Farm) - Section 215 Notice has been issued. These powers are effective as a threat or informal mechanism for cleaning up sites. Notice served 19 March 2024 and takes effect 1 May 2024 Time for compliance 2 months from when the notice takes effect. ☐ Chantry Park Development – GX/Chalfont St Peter – No update. ☐ Denham Car Centre – No further issues reported. ☐ Whitbread Field – No change since last report. ☐ A40 Lay-by – No issues reported. ☐ Southlands Road – Spoke at the beginning of the meeting under matters arising from the previous minutes.	
20240903/18	2022 - 2024 Trackers: Planning, Enforcement – See SharePoint folder	
20240903/19	Correspondence – See SharePoint folder	
20240903/20	Date and Time of Next Meeting Tuesday 8 October 2024 at 7pm Denham Parish Council Office, UB9 5BN	

Meeting concluded at 9pm

Signed: Derek Wilson – Executive Clerk and RFO
Date: 5 September 2024

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