

Minutes of the **PLANNING Committee Meeting on Tuesday 8 October 2024 at 7:00pm in Parish Council Office, Village Road, 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
20241008/01	Apologies for Absence Cllr SJ and Cllr MG	
20241008/02	Declarations of Interest Cllr AWH declared an interest in application PL/24/2973/FA as a near neighbour and would not take part in that discussion.	
20241008/03	Public Session Nicolas Abadjian attended the meeting as an interested prospective councillor	
20241008/04	Minutes and Actions of last Planning Committee – 3 September 2024 The minutes were agreed by the members present – Proposed by Cllr AWH and Seconded by Cllr SW	
20241008/05	Planning applications for Comment: PL/24/2683/FA - 34 Savay Close Denham UB9 5NQ - Addition of external wall insulation to the elevation of the property at the cladded / tiled areas, rendering and extension of the roof to overhang the new works. Recommendation: No objection to this application – Members agreed PL/24/2759/FA - Woodview Bakers Wood Denham UB9 4LQ - First floor side, single storey side and first floor rear extensions. Recommendation: There is significant extra floor area and believe that it is an increase of more than 50% floorspace within the Green Belt, which would be considered as overdevelopment. Object – Members agreed. PL/24/2838/FA - Trees Broken Gate Lane Denham UB9 4LA - First floor side extension built over existing ground floor Recommendation: No objections subject to construction issues being satisfactorily agreed. Members agreed. PL/24/2897/FA - 5A Broadway East North Orbital Road Denham Green UB9 5HB Conversion of a 3-bedroom maisonette to 2 x 1-bedroom flats. Recommendation: No objections – Members agreed. PL/24/2851/FA - 8 Field Road Denham UB9 4HL - Demolition of the existing dwelling and erection of a replacement two storey detached house	

	served by the existing vehicular access. Modifications to the side wall of 5 Field Road. Recommendation: No objection to this application – Members agreed PL/24/2931/FA - Wood End Bakers Wood Denham UB9 4LQ - Two front facing dormers with pitched roofs and rooflights to the front and rear elevations Recommendation: The cumulative effect of two additional permitted developments would lead to gross overdevelopment in the Green Belt. DPC objects to these applications. Also refer to planning applications 24/2868/PNE and 24/2873/PNE later on this agenda. Members agreed. PL/24/2938/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: No Objection subject to the heritage officer's satisfaction. Members agreed. PL/24/2973/FA - Cherry Tree Cottage Baconsmead Denham UB9 5AY - Rear dormer window and extension to existing annexe/garage building Recommendation: DPC objects to this application and seeking clarity from the planning case officer, as facts need to be verified. Members agreed. PL/24/2972/FA – 25 Link Way Denham Green UB9 5NL – Double storey side and single storey rear wrap-around extension. Recommendation: No objection to this application. Members agreed. PL/24/2991/FA – 8 Ash Green New Denham UB9 4EJ – Part single/part two storey side/rear extension, front porch, removal of chimney, additional/changes to some windows and doors and new roof. Recommendation: No objection to this application. Members agreed. PL/24/2935/FA – The Bungalow, Nightingale Way, Denham Green UB9 5JL – Demolition of existing dwelling and the construction of two detached houses, with landscaping and associated works. Recommendation: DPC object and would like this application to be called-in, the tarmac drive and gates have already been installed (retrospective). There are no 3-storey developments contained in the immediate Denham Green area and insufficient information covering the adjoining land. – Members agreed.	Clerk
20241008/06	Permitted Development and Other Applications for Comment: PL/24/2788/KA - Swandane House Old Mill Road Denham UB9 5AS - T1 willow - cut up and remove x2 limbs, reduce remainder of tree by approx. 4m to previous pollard points, T2 willow - reduce and reshape by approx. 2-3m (Denham Conservation Area) Recommendation: DPC support in accordance with the tree officer confirming acceptance. Members agreed. PL/24/2755/KA - Swandane House Old Mill Road Denham UB9 5AS - T1 willow - cut up and remove x2 limbs, reduce remainder of tree by approx. 4m to previous pollard points, T2 willow - reduce and reshape by approx. 2-3m. (Denham Conservation Area). Recommendation: DPC support in accordance with the tree officer confirming acceptance. Members agreed.	

	• PL/24/2913/TP - Village Green Village Road Denham - T1 Tree of Heaven, T2 lime - crown lift to 2m, T3 and T4 cherry - tip reduce by approximately 1m around whole crown areas (TPO 2 of 1980) Recommendation: DPC support in accordance with the tree officer confirming acceptance. Members agreed. • PL/24/2865/KA - Village Green Village Road Denham - T1 walnut - crown lift to 2.5m, tip reduce laterals to give 1.5m clearance from building, crown thin by 15% and ensure 0.5m clearance from BT wire (Denham Conservation Area). Withdrawn by Bucks LPA 02/10/2024 – Bucks advise this application is covered by PL/24/2913/TP and is a duplication. • PL/24/2847/NMA - Arc Uxbridge Sanderson Road New Denham – Non-material amendment to planning permission 02/01087/REM (Phase 1 infrastructure and Plot 1 development of a 3-storey office building with associated car parking and construction of vehicular access. (Details: Outline being: 00/00543/OUT)) to allow for a new pathway and service door to the south elevation and additional louvres to the south and west elevations. Recommendation: No objections to this application. Members agreed. • PL/24/2856/AGN - Land Adjoining Denham Avenue Denham - Notification of agricultural or forestry development under Schedule 2, Part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015 for: Agricultural storage building Recommendation: No objections subject to a condition being implemented for agricultural use purposes only. Members agreed. • PL/24/2868/PNE - Wood End Bakers Wood Denham UB9 4LQ -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 8.0 metres, maximum height 2.87 metres, eaves height 2.75 metres) Recommendation: The cumulative effect of two additional permitted developments and application number 24/2931/FA would lead to gross overdevelopment in the Green Belt. DPC objects to these applications. Also refer to planning applications 24/2931/FA and 24/2873/PNE. – Members agreed. • PL/24/2873/PNE - Wood End Bakers Wood Denham UB9 4LQ - 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 8.0 metres, maximum height 3.0 metres, eaves height 2.7 metres) Recommendation: The cumulative effect of two additional permitted developments and application number 24/2931/FA would lead to gross overdevelopment in the Green Belt. DPC objects to these applications. Also refer to planning applications 24/2931/FA and 24/2868/PNE. Members agreed.	
20241008/07	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/24/2595/SA - 5 Morten Gardens Denham Green UB9 5ND - Certificate of lawfulness for proposed single storey rear extension. Recommendation: No objection to this application. Members agreed.													
20241008/08	Planning Application Appeals: • PL/24/0842/FA – Appeal reference APP/N0410/D/24/3349362 - Chedley, Redhill, Denham UB9 4LD – Single storey rear extension. Appeal against refusal will be dealt with by written representation. Bucks Council has indicated that this will be dealt with under Householder Appeals Service, which there is no opportunity to submit comments. Action: Clerk to find out from the case officer what is deemed a ‘Householder Appeals Service’ and why we cannot comment on applications.	Clerk												
20241008/09	Sphere of Mutual Interest (Neighbouring Authorities Planning Consultation) • None Received													
20241008/10	Licensing Applications • PR202409-355025 – Premises Licence – 50 Oxford Road, New Denham UB9 4DN. Consultation ends 22 October 2024 (See attached). Action: Clerk to check with the Big Yellow Storage company to see if they have any restrictions for the sale of alcohol from their premises. • Consultation on Taxi Licensing Policy started 16 September 2024 concludes 24 November 2024 Recommendation: DPC has no comment to make, as it is not the determining authority.	Clerk												
20241008/11	Enforcement issues: • No enforcement issues													
20241008/12	List of Call-in Applications (To Note) • See attached list													
20241008/13	Southlands Road planning issues (To Note) • No update since last report – Chaser email sent 02/10/2024													
20241008/14	Land south of A40 Review of Business operations • This must be discussed at next month’s planning meeting. Action: Clerk to issue papers to all members of planning to have advance notice of the discussion.	Clerk												
20241008/15	Neighbourhood Planning • Denham Parish Council Neighbourhood Plan • Clerk attended the NALC NP Training Update – The future of neighbourhood plans 25 September 2024 Action: This item to appear on the Full Council agenda for 14 October to obtain a date from Cllr GH for him and the Clerk to meet with the Neighbourhood Planning Officer at Bucks Council to ascertain whether Major or Minor modifications can be made to refresh our current NP. This may require the setting up a separate working group to discuss.	Clerk												
20241008/16	CIL Contributions (To Note) <table><tr><th>Date payment Received</th><th>Amount Received</th><th>Planning Application</th><th>Deadline for CIL contribution to be spent by date.</th></tr><tr><td>10 May 2023</td><td>£1,453.74</td><td>PL/22/1962/FA Oakside</td><td>10 May 2028</td></tr><tr><td>1 November 2023</td><td>£19,979.37</td><td>PL/23/1717/FA Martin Baker</td><td>1 November 2028</td></tr></table>	Date payment Received	Amount Received	Planning Application	Deadline for CIL contribution to be spent by date.	10 May 2023	£1,453.74	PL/22/1962/FA Oakside	10 May 2028	1 November 2023	£19,979.37	PL/23/1717/FA Martin Baker	1 November 2028	
Date payment Received	Amount Received	Planning Application	Deadline for CIL contribution to be spent by date.											
10 May 2023	£1,453.74	PL/22/1962/FA Oakside	10 May 2028											
1 November 2023	£19,979.37	PL/23/1717/FA Martin Baker	1 November 2028											

	31 March 2024	£3,627.28	PL/23/1717/FA Martin Baker	31 March 2029	
	Previous contributions have been spent from financial year 2022/23 on Denham Green play Area and Fresh Air Fitness Gym Equipment totalling £6,481.80. These are reported back to Bucks Council, using CIL Regulation 121B. 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. Planning Consultant Fee for the Land South of A40 Study £1,260.00 The Clerk introduced this item and the form that needs to be completed in December, advising Bucks how much money has been spent during the year. A question was asked if the money spent to review Land south of A40 study for NP development could be allocated towards the earlier receipt received on 10 May 23. The clerk advised it will and it will also show a balance of £193.74 outstanding along with the two remaining receipts to be used on other infrastructure projects.				
20241008/17	Ongoing Monitoring – To Note ☐ Pinewood Liaison Group – No update. ☐ Maya Tandoori, New Denham – No update. Cars are now parked on-site and the consented application appears not to have been implemented. Action: Clerk to investigate with Bucks Planning on progress ☐ Fly Tipping Old Rectory Lane – Met with enforcement officer 6 August 2024. Managed to contact the owner’s son and will begin clearing the site November 2024. ☐ 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. Takes effect 1 May 2024. Action: Clerk was asked about a copy of the enforcement notice, which could be available to residents of Higher Denham that progress has been made. ☐ Chantry Park Development – GX/Chalfont St Peter – No update ☐ Denham Car Centre – No update ☐ Whitbread Field – No update ☐ 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. Received a TTRO closing the road 5 September 9.30 – 15.30. – This has now been completed. This is to fill-in the potholes in Southlands Road prior to the white lining APM markings being marked out. Bucks are coming back 14 October 2024 to carry out more pothole patching.				Clerk Clerk
20241008/18	2022 – 2024 Trackers: Planning, Enforcement – See SharePoint folder				
20241008/19	Correspondence – See SharePoint folder				

20241008/ 20	Date and Time of Next Meeting Tuesday 5 November 2024 at 7pm Denham Parish Council Office, UB9 5BN	
-------------------------	--	--

Signed: Derek Wilson – Executive Clerk and RFO
Date: 3 October 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 _____