

Minutes of the **PLANNING Committee Meeting on Tuesday 5 November 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)	# Apologies Received
Clerk	Derek Wilson	## Apologies not given

Meeting was voice-recorded

Item no	Minutes	Actions
20241105/01	Apologies for Absence Received from Cllr B Keen	
20241105/02	Declarations of Interest No declaration of interests was recorded	
20241105/03	Public Session Nick Abadjian attended as an interested member of public wishing to become a prospective councillor	
20241105/04	Minutes and Actions of last Planning Committee – 8 October 2024 Minutes were agreed by the members present at the meeting. Matters arising from the minutes: - The school bungalow in Nightingale Way has been called-in support from Cllr JC and Cllr SC. Cllr GH is vice-chair of the South Bucks LPA. Action: Clerk to chase-up with LPA - Land south of the A40 and Neighbourhood Plans will be discussed later. - Maya Tandoori needs to be chased-up on prospective action. - SSSI land is also up for discussion later.	Clerk
20241105/05	Planning applications for Comment: PL/24/2027/FA - 6 Ashcroft Drive Denham Green UB9 5JF - Lifting the ridge height on the front elevation to provide a first-floor front extension to match double storey rear elevation. (Amended scheme to PL/23/3555/FA). Recommendation: DPC has no objections to this application. – Members agreed. PL/24/3068/FA - New House Farm Willetts Lane Denham UB9 4HE - Demolition of existing single storey side extension and replace with single storey side extension, provision of vehicular access and vehicle hardstanding. Recommendation: DPC has no objections to this application. – Members agreed.	

	• PL/24/2937/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: DPC has no objections to this application subject to the heritage officer's recommendation. – Members agreed. • PL/24/3020/FA - Langham Broken Gate Lane Denham UB9 4LA - Front/side/rear roof extension with raised ridge, side rooflight and solar panels; removal of the existing front and rear dormers and insertion of rear and side dormers Recommendation: DPC has no objections to this application – Members agreed. • PL/24/3080/FA - Maltmas Green Blacksmiths Lane Tatling End UB9 4HN - Part retrospective application to replace glass balustrade with timber balustrade, and the retention of (1) enclosed covered link and car-port, (2) extension of rear balcony / terrace, (3) rear pergola, (4) 2 x roof lights and 1 x blind dormer in rear roof slope, (5) single storey extension on west elevation, and (6) 2 x patio doors and 1 x window in rear ground floor elevation. Recommendation: DPC has no objections to this application subject to the heritage officer's recommendation – Members agreed. • PL/24/3081/HB - Maltmas Green Blacksmiths Lane Tatling End UB9 4HN - (Part retrospective) Listed Building Consent application to replace glass balustrade with timber balustrade, and the retention of (1) enclosed covered link and car-port, (2) extension of rear balcony / terrace, (3) rear pergola, (4) 2 x roof lights and 1 x blind dormer in rear roof slope, (5) single storey extension on west elevation, and (6) 2 x patio doors and 1 x window in rear ground floor elevation. Recommendation: DPC has no objections to this application subject to the heritage officer's recommendation – Members agreed.	
20241105/06	Permitted Development and Other Applications for Comment: • PL/24/2995/VRC - Maltmas Green Blacksmiths Lane Tatling End UB9 4HN - Variation of conditions 2 (Materials), 3 (Use of garage) and 7 (Approved plans) of planning permission 98/00471/FUL (Erection of two storey extension with covered link to dwelling house) to allow for the retention of the enclosure of a covered link to the main dwelling, retention of enclosure of garage bay, retention of extension to existing rear balcony, retention of wooden pergola , retention of two rooflights and blind dormer in rear roof slope of extension, retention of storage cupboards at side of extension, retention of patio doors and window on rear elevation, change of use of garage building to residential accommodation and replacement of a glass screen on balcony with a wooden balustrade. Recommendation: Clerk needs to find out from Bucks LPA when this garage was consented for residential use, it refers to an application 98/00471 (26 years ago). Clerk to circulate to members following a response from Bucks LPA. – Members agreed.	Clerk

	• PL/24/2953/TP - Courtleigh Bakers Wood Denham UB9 4LQ - T1 oak - reduce by approx 3m in height and thin out laterals (TPO/ER/1968/09). Recommendation: Insufficient information on the plan indicates the tree outside of the boundary within the ancient woodland. DPC objects as there is inadequate information on the plan, lack of tree condition, photographic evidence. Application should be withdrawn as this application should not have been registered without key information in the application. – Members agreed. • PL/24/3138/TP - 3-9 Edinburgh Gate, Denham Garden Village, Denham UB9 5GB - Works to 16 trees covered by TPO. Recommendation: DPC objects, these have been ‘pollarded’ within the last year (along Denham Green Lane), normally this work is done every four years. Why are they needed to be done again? The oak tree appears to be contained in Bucks verge – Members agreed. • PL/24/3172/NMA – Anoopam Mission UK, Brahmajyoti, The Lea, Western Avenue, Denham UB9 4NA - Non-material amendment to planning permission PL/24/0061/VRC relating to variations to the original planning permission PL/19/4159/FA (Erection of crematorium, dining hall and widening of access road with associated landscape and biodiversity enhancements) to allow revisions to layout of crematorium building and associated external changes. Recommendations: This application is relating to moving around the rooms internally. The implications of moving the chimney may adversely affect the neighbouring community. Require further information. – Members agreed. • PL/24/3225/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 6.00 metres, maximum height 3.00 metres, eaves height 3.00 metres) Recommendation: DPC has no objections to this planning application.	
20241105/07	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	
20241105/08	Planning Application Appeals: • None Received	
20241105/09	Sphere of Mutual Interest (Neighbouring Authorities Planning Consultation) • None Received	
20241105/10	Licensing Applications • None Received	
20241105/11	Enforcement issues: • No new enforcement issues	
20241105/12	List of Call-in Applications (To Note) • See attached list – Nightingale Way bungalow has been called-in.	

	Land at Pinstone Way – Pending delegated decision for refusal, awaiting a response from Highways England.																	
20241105/13	Southlands Road planning issues (To Note) No update since last report – Chaser email sent 02/10/2024																	
20241105/14	Land south of A40 Review of Business operations - Review on land south of Oxford Road – Planning consultants conducted a survey of uses that have expanded over the years. These should be horticultural companies operating in the green belt. - There are new buildings erected on the site, which could have an effect on the revised NPPF 2024. On new proposals relating to the definition of Grey Belt sites. - The Chair of this committee is happy to develop a brief and follow this through.																	
20241105/15	Neighbourhood Planning - Denham Parish Council Neighbourhood Plan - Clerk attended the NALC NP Training Update – The future of neighbourhood plans 25 September 2024. - Attended a Neighbourhood Plan meeting with Bucks Council 30 October 2024 and Cllr Hollis. Minor amendments are only small grammatical errors or punctuation. Any new policy sites will be considered as a Major amendment, requiring a referendum and inspection. - The above report (Land south of A40) will assist in developing our Neighbourhood Plan. - A clear indication from full Council as to whether it should be a minor or major modification to review our Neighbourhood Plan. - The next time a Neighbourhood Plan is prepared it will have to be driven by planning consultants to steer us through this process.																	
20241105/16	CIL Contributions (To Note) <table border="1"><thead><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></thead><tbody><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><tr><td>31 March 2024</td><td>£3,627.28</td><td>PL/23/1717/FA Martin Baker</td><td>31 March 2029</td></tr></tbody></table> 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	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	
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20241105/ 17	Ongoing Monitoring – To Note ☐ Pinewood Liaison Group – No update. ☐ Maya Tandoori, New Denham – No update. ☐ 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. Action: Clerk to chase-up clearance. ☐ SSSI Old Rectory Lane (Misbourne Farm) – The rest of the land has been reported through to the Environment Agency. Action: Clerk to chase-up Environment Agency for any feedback. ☐ Chantry Park Development – GX/Chalfont St Peter – Cllr JW is monitoring through Denham Aerodrome, as building heights could be an issue when it falls within the flight path. This will be key in other parts of Denham when considering future planning applications. ☐ 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. ACTION: Clerk to check to see if this work has been carried out.	Clerk Clerk Clerk
20241105/ 18	2022 - 2024 Trackers: Planning, Enforcement – See SharePoint folder	
20241105/ 19	Correspondence – See SharePoint folder	
20241105/ 20	Date and Time of Next Meeting Tuesday 3 December 2024 at 7pm Denham Parish Council Office, UB9 5BN	

Signed: Derek Wilson – Executive Clerk and RFO
Date: 11 November 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 _____