

You are hereby summoned to attend the **PLANNING** Committee Meeting on Tuesday 3 December 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)	AM Nik Abadjian (NA)
	Cllr S Williams (SW)	
	# Cllr B Keen (BK)	
	Cllr E Austin (EA)	
Clerk	Derek Wilson	# Apologies Received ## Apologies not given

Meeting was voice-recorded

Item no	Minutes	Actions
20241203/01	Apologies for Absence Cllr B Keen gave her apologies for the meeting.	
20241203/02	Declarations of Interest No declarations of interests recorded	
20241203/03	Public Session No members of the public attended	
20241203/04	Minutes and Actions of last Planning Committee – 5 November 2024 The previous minutes were agreed. Proposed by Cllr AWH Seconded by Cllr JW Matters arising from the previous minutes dated 5 November 2024; The school bungalow should be re-titled as the Red Cross bungalow and has this application been called-in to Bucks LPA. The Clerk responded that it has been called-in and by Cllr JC and Cllr SC. There is also an issue with the agricultural barn height, which must affect the 3-storey building being sited in this location, due to being within the Denham aerodrome exclusion zone. Action: Clerk to obtain confirmation from Bucks on Call-In and Cllr JW to check with Denham aerodrome flight paths.	Clerk/Cllr JW
20241203/05	Planning applications for Comment: PL/24/3405/FA – 8 Orchard Close, New Denham UB9 4BB – Single storey rear extension. Recommendation: DPC has No Objections to this planning application. – Members agreed. PL/24/3426/FA – 8 Campion Close, Denham UB9 5BX – First floor extension over existing ground floor extension and repositioning of the existing front door. Recommendation: DPC has No Objections to this planning application. – Members agreed.	

20241203/ 06	Permitted Development and Other Applications for Comment: • 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). • PL/24/3319/RM – Land at junction of Old Mill Road and, Oxford Road, Denham – Proposed upgrade to the existing 10.0m high lamppost column, proposed 20m Phase 7 monopole to accommodate new antennas with wraparound cabinet and 2 other new cabinets, to be installed on root foundation and associated ancillary works (amendment to PL/22/3944/RM). Recommendation: This mast is sited within the Colne valley area of Denham. The mast is 20m in height, double the size of the 10m streetlight located nearby and therefore its visual impact is detrimental to the green belt. The radiation spread is a concern that will be emanating from this type of mast. Our Neighbourhood Plan policy that covers the Colne valley is DEN7. – Members agreed. • PL/24/3355/AGN – Land adjoining Denham Avenue, Denham – Steel portal frame agricultural building. Bucks LPA has already determined this application earlier today as prior approval is not required. • PL/24/3453/TP – Way and Tillard Memorial Recreation Ground, Cheapside Lane, Denham – T1 -18 Limes – reduced back to previous points and remove epicormic growth to 4m (SBDC/TPO1995/45). Recommendation: DPC has No Objections to this planning application. – Members agreed. • PL/24/3455/NMA – ARC Uxbridge, Sanderson Road, New Denham - Nonmaterial 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 two new aluminium supply and extract louvres to the south and west elevations. Recommendation: DPC has No Objections to this planning application. – Members agreed.	
20241203/ 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/24/3478/SA – 24-26 Oxford Road, New Denham UB9 4DQ – Certificate of Lawfulness for proposed change of use to bar (a Sui Generis Use). Recommendation: DPC has No objections to this planning application. We would have thought we would have been consulted on a licensing application for this use.	
20241203/ 08	Planning Application Appeals: • PL/23/3410/AV Appeal reference APP/N0410/Z/24/3346829 Esso Service Station, Oxford Road, Denham UB9 4DF – Non illuminated double sided, mobile, free-standing point-of-sale device to display	

	images of the products and services sold on the premises. This is not a digital sign; the unit contains canvases with a static image and text. Appeal Allowed – This appeal was noted for information. PL/23/1002/FA Appeal reference APP/N0410/W/24/3340108 Denham Mount, Blacksmiths Lane Tatling End UB9 4HW - Conversion and extension of the main country house and some of the listed and unlisted cottages and outbuildings to create a boutique hotel (Use Class C1) with new wellness centre, outdoor swimming pool, hot tub, 2 pickleball courts, outbuildings and associated parking, landscaping and alterations to entrance gates (part retrospective). Appeal A Dismissed (See attached). PL/23/1003/HB Appeal reference APP/N0410/Y/24/3340124 Denham Mount, Blacksmiths Lane Tatling End UB9 4HW - Listed building consent for conversion and extension of the main country house and some of the listed and unlisted cottages and outbuildings to create a boutique hotel with new wellness centre, outdoor swimming pool, hot tub, 2 pickleball courts, outbuildings and associated parking, landscaping and alterations to entrance gates (part retrospective). Appeal B Dismissed (See attached). These two appeals have been dismissed due to inappropriate development in the green belt and to the designated heritage assets. The appellant sited where local authorities do not have an up-to-date local plan development should be agreed. These appeals were noted. There are a couple of issues raised with these two appeals that could be raised as part of the revision to our Neighbourhood Plan.	
20241203/09	Pre-Application Consultation Proposed Base Station installation at (CS 30843700) The Arc Uxbridge Common, Uxbridge business park, Sanderson Road, Uxbridge UB8 1DH (See attached) CS30843700 (Cornerstone and Vodafone) – Proposed installation of 1 No. 25.0m lattice structure accommodating 6 No. proposed Antennas. Proposed installation of 1 No. 0.3m dish and 1 No. proposed 0.6m dish, proposed installation of 4 No. Cabinets, proposed installation of 2.4m High mesh fence surrounding tower base and ancillary equipment. Recommendation: This mast is sited within the Colne valley area of Denham. The mast is 25m in height, 5 times the height of the 4.9m lamp post located nearby and therefore its visual impact is detrimental to the green belt. The radiation spread is a concern that will be emanating from this type of mast. Our Neighbourhood Plan policy that covers the Colne valley is DEN7. Action: The Clerk to write to Cornerstone of our concerns in advance of a formal planning application being submitted.	Clerk
20241203/10	Member Parish Planning Surgeries – Jan to Mar 2025 It was agreed to contact Bucks planning for an appointment on 8 January 2025 – 20 minutes to discuss the call-in process to seek clarity how many members of the unitary authority council are required to ensure a call-in request. There is general lack of South Bucks applications being discussed by the LPA committee.	

	The second matter for discussion could be enforcement or a much greater priority is to find out about the Local Plan, and when the HELAA will be made available to parish councils. Action: Clerk to arrange for a meeting appointment to be made and produce a draft agenda for this discussion. N.B. The meeting will be held over Teams, and it will include the Clerk and a councillor (Cllr AWH, JW or SW).	Clerk								
20241203/11	Sphere of Mutual Interest (Neighbouring Authorities Planning Consultation) The telecommunications mast pre-consultation at ARC Uxbridge Common should have been placed under this section.									
20241203/12	Licensing Applications • None Received									
20241203/13	Enforcement issues: • No new enforcement issues									
20241203/14	List of Call-in Applications (To Note) • See attached list. No change since the last meeting.									
20241203/15	Southlands Road planning issues (To Note) • No new update on the planning appeal against enforcement. No update for this meeting.									
20241203/16	Land south of A40 Review of Business operations • A brief was to be written following the report and focussed upon in a future NP. Action: Clerk to contact Andy Boothby on the next steps that could be integrated into a future development plan.									
20241203/17	Neighbourhood Planning The Clerk advised the meeting he had obtained Neighbourhood Plans from a variety of local parish councils. Troy Planning has been contacted who worked on the Chalfont St. Peter and Chalfont St Giles Neighbourhood Plans and they have submitted a quotation to carry out a sense check of our Neighbourhood Plan to advise where new changes are needed due to legislation changes that have taken place. The initial review of our NP £3,150 to carry out a health check on our plan. Plan-ET Community is involved in the Gerrards Cross NP. We were consulted in March 2024 and has not been made yet. A discussion will take place with them to find out a similar initial review of our Neighbourhood Plan. Aylesbury Vale is another parish area that could be reviewed and investigated. Action: Clerk to further investigate with other planning consultants on their availability and resources available to carry out a revision. Continually exposed as the Government has already indicated to Bucks Council that the housing density numbers will be going up by 42%. Therefore, our Neighbourhood Plan needs to be robust, as Bucks local plan will not be available until 2027.	Clerk								
20241203/18	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></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	
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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 advised the meeting that we normally get notified twice a year on potential CiL funding that has been obtained through development and we have not heard anything back from Bucks. Action: Clerk to chase to find out a response.				Clerk
20241203/ 19	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. The planning enforcement officer advised that they would continue to monitor. Bucks should place a charge on the land to remove the rubbish. The letter was dated 29 November and to do a follow-up in the New Year. ☐ SSSI Old Rectory Lane (Misbourne Farm) – No further update since last mtg. The planning enforcement officer has contacted the Environment Agency and the Clerk to write to EA seeking a response. A diarised note should be placed to send chasers on both the fly tipping and the SSSI land to make them aware that the above matters need to be dealt with. ☐ 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. – This has not happened (as of 28/11) chased our LAT. The potholes may have been fixed previously as a temporary measure and have subsequently been popped out				Clerk Clerk Clerk

20241203/20	2022 - 2024 Trackers: Planning, Enforcement – See SharePoint folder	
20241203/21	Correspondence – See SharePoint folder	
20241203/22	Date and Time of Next Meeting Tuesday 7 January 2025 at 7pm Denham Parish Council Office, UB9 5BN	

Meeting concluded at 8.45pm

Signed: Derek Wilson – Executive Clerk and RFO
Date: 9 December 2024

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