

Minutes of the **PLANNING Committee Meeting on Tuesday 7 January 2025 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
20250107/01	Apologies for Absence Cllr A Head, Cllr Babs Keen, (Cllr Julia Walsh attended via Zoom) Cllr S Williams chaired the meeting in the absence of the Chair and Vice-Chair	
20250107/02	Declarations of Interest No declarations recorded.	
20250107/03	Public Session No members of the public were present.	
20250107/04	Minutes and Actions of last Planning Committee – 3 December 2024 The Clerk went through the action items from the previous meeting. The matter relating to the Red Cross bungalow planning application (PL/24/2935/FA). This application has been called-in to the South Bucks planning committee 4 March 2025. The Clerk had written to Cornerstone about the mast and base station and received a written response dated 18 December 2024 decided that the site was no longer viable, and it is to be aborted. Member planning surgeries has been arranged with Ben Robinson, John Cheston to discuss Call-In applications and to review the progress of HELA (Housing Employment Land Availability) assessment. This has been arranged for 22 January 2025 at 10am. Cllr JW referred to item 16 – Land south of A40 review of business operations. This should have been marked for an action by the Clerk to contact Andy Boothby on proposed next steps following their initial report. Neighbourhood Planning Item 17 – The Clerk advised that this item is for discussion later on this agenda under item 17. The CiL report (CIL regulation 121A) for 2023-2024 financial year had been forwarded through to Bucks Council. No response on the report submitted.	Clerk/AWH

	Flytipping at Old Rectory Lane. The enforcement officer has contacted the owner's son about site clearance, which was due to commence in November 2024. Action: The Clerk to chase-up the enforcement officer for an update. SSSI Old Rectory Lane (Misbourne Farm) – This has been passed from planning enforcement through to the Environment Agency to deal with. Cllr JW advised the meeting that a full overflowing skip has not been removed and can be clearly seen from Old Rectory Lane. Action: Clerk to contact EA for an update on this site	Clerk Clerk
20250107/05	Planning applications for Comment: • PL/24/3533/FA - Summerfield House, Village Road, Denham UB9 5BE - Alteration to existing facade and roof to incorporate ventilation grilles. Recommendation: No Objection to this application – All members agreed. • PL/24/3642/FA – Saffron House, Denham Green Lane, Denham UB9 5LG – Single storey rear extension. Recommendation: DPC objects to this application, as it is cumulatively overdevelopment from other development that has taken place and the building footprint has been exceeded on this plot. • PL/24/3696/FA – 24-26 Oxford Road, New Denham UB9 4DQ - Erection of first floor side extension to create retail showroom (Use Class E) (part retrospective) Recommendation: No Objections to this application – All members agreed. • PL/24/3791/FA – Mount Dairy Farm, Mount Lane, Denham UB9 4HP – Replacement of outbuildings/garage with residential annex ancillary to main dwellinghouse (retrospective). Recommendation: DPC objects to this planning application due to the change of use it is effectively creating a new dwelling in the Green Belt, which is contrary to paragraph 154 of the National Planning Policy Framework. – Members agreed.	
20250107/06	Permitted Development and Other Applications for Comment: • PL/24/3757/NMA - Amersham Road (A413) & Land Adj To Sewage Treatment Works Amersham Road Denham - Non material amendment to permission PL/19/4461/FA (Construction of new roundabout at the junction between A413 Amersham and Old Amersham Road together with a new connecting arm and link road, to include a new bridge structure over the River Misbourne, running northbound to connect to the western side of existing Martin Baker site, including associated street lighting, drainage, signage, landscaping and screening.) to amend conditions 2, 3, 4, 5, 7, 8, 9, 13, 14, 16, 18, 19, 20 and 21. Recommendation: DPC Objects to the following conditions; Condition 18 makes it absolutely clear on the original planning application PL/19/4461/FA that if significant harm resulting from a development cannot be avoided, adequately mitigated, or as a last resort compensated for, planning permission should be refused. DPC object to this condition being amended. Condition 10 - No parking of vehicles in the roads of Higher Denham. Condition 11 - Proposed access for emergency vehicles should only use Lower Road. The proposed access for Bicycles and not for E-bikes to use.	

	N.B. The original delegated decision relating to PL/19/4461/FA is attached with this agenda for review. • PL/24/3742/VRC – Ruskin House, Mead Close, Denham UB9 5AZ - Removal of condition 6 (no enlargement, improvement or other alteration (including the erection of a garage, stable, loosebox or coach-house within the curtilage) of or to Ruskin Mead dwellinghouse the subject of this permission, shall be carried out nor shall any building or enclosure required for a purpose incidental to the enjoyment of any said dwellinghouse as such be constructed or placed on any part of the land covered by this permission) of planning permission PL/24/2121/FA (Demolition of garage and conservatory, single storey side/rear extension, alterations to existing rear extension. Alteration to existing drive and formation of new driveway). Recommendation: DPC Objects to the removal of this condition. This application extends beyond 60% and is over development in the Green Belt – Members agreed.	
20250107/07	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. • No applications received this month	
20250107/08	Planning Application Appeals: • No planning application appeals received	
20250107/09	Member Planning Liaison Meeting 22 January 2025 at 10am – Microsoft Teams Meeting with officers to discuss Call-In process and HELA information availability.	
20250107/11	Sphere of Mutual Interest (Neighbouring Authorities Planning Consultation) • None Received	
20250107/12	Licensing Applications • None Received	
20250107/13	Enforcement issues: • Enforcement Appeal ES/22/00198/MW – Willowbank Nursery, Osborne Farm, Oxford Road, New Denham UB9 4DA – Appeal against alleged material change of use of the land and buildings to a mixed use (Sui Generis). Appeal decision the enforcement notice is varied and upheld. The compliance periods have been changed to twelve months. (Attached) Costs not applicable Appeal A Ref App/N0410/C/22/3297957, Appeal B Ref App/N0410/C/22/3297958, Appeal C Ref App/N0410/C/22/3297959, Appeal D Ref App/N0410/C/22/3297960	
20250107/14	List of Call-in Applications (To Note) • See attached list with updates. It was agreed to use some examples of Call-In to the meeting with Bucks officers on 22 January 2025. Action: Clerk to liaise with Cllr AWH	Clerk/AWH

20250107/15	Southlands Road planning issues (To Note) No new update on the planning appeal against enforcement																			
20250107/16	Land south of A40 Review of Business operations (To Note) Reviewed at the previous meeting. Members agreed to progress with the initial report produced by Bell Cornwell and a brief should be worked upon for the consultant to carry out further work for submission into a future Neighbourhood Plan. Action: Clerk to liaise with Cllr AWH to prepare a brief for the planning consultant.				Clerk/AWH															
20250107/17	Neighbourhood Planning Please refer to attached spreadsheet highlighting different planning consultants and where applicable the costs of providing a review or total revamp. The Clerk gave an update on the companies contacted on the spreadsheet over Zoom/Teams they were Troy Planning and Plan-ET. Bell Cornwell consultant has just returned after the festive period and will be contacted this week, as they have experience of other Neighbourhood Plan areas. Plan-ET gave an honest appraisal of our existing Neighbourhood Plan and felt that the open space policy should have been kept in the original, despite the examiner requesting withdrawal of this policy. This is something that could be re-inserted if proper consultation is carried out. Members felt that further presentations should be made by Troy Planning and Plan-ET. They were against O'Neill Homer being involved and Bell Cornwell already have the land south of the A40 work to be progressed. The Clerk advised members that a budget of £10k could be applied for but this needs to be submitted before the end of January and the money has to be spent by 31 March 2025. This could mean applying for the grant and allocating the funds to recognised planning consultant who will be carrying out the work on our behalf. Action: Clerk to speak with Cllr AWH This item will appear on the Full Council agenda for Monday 13 January for discussion on proposed next steps for this project.				Clerk/AWH															
20250107/18	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><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></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	31 March 2024	£3,627.28	PL/23/1717/FA Martin Baker	31 March 2029
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 CiL121A form sent to Bucks Council on 23 December 2024 to meet deadline 31 December 2024 on how our contributions were spent for financial year 2023/2024. Received an acknowledgement from the CiL team that the report had been received, no further comment at this stage.	
20250107/19	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. Action: Clerk to chase-up the planning enforcement officer on progress with site clearance. ☐ SSSI Old Rectory Lane (Misbourne Farm) – No further update since last mtg. Action: Clerk to chase-up the Environment Agency on progress, as it was reported that there is a full skip still showing on-site, which can be seen from Old Rectory Lane ☐ 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. Still not fixed 2 January 2025. Cllr SW had gone out with our LAT to Southlands Road to investigate and some white lines will need to be re-marked. The potholes had been filled, new potholes had appeared in the road. This is due to the HGV movements company they had effectively removing some of the temporary patching and creating new potholes which will need to be re-done again.	Clerk Clerk
20250107/20	2022 - 2024 Trackers: Planning, Enforcement – See SharePoint folder	
20250107/21	Correspondence – See SharePoint folder	

20250107/ 22	Date and Time of Next Meeting Tuesday 4 February 2025 at 7pm Denham Parish Council Office, UB9 5BN	
-------------------------	--	--

Signed: Derek Wilson – Executive Clerk and RFO
Date: 10 January 2025

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