

You are hereby summoned to attend the **PLANNING Committee Meeting on Tuesday 4 February 2025 at 7:00pm in Parish Council Office, Village Road, Denham, UB9 5BN.**

The Planning Committee shall:

- act on behalf of the Parish Council in respect of any planning and infrastructure issues and consultations
- discuss, investigate, and consider all planning applications in respect of developments in Denham and comment on behalf of the Parish Council
- submit comments and recommendations regarding planning applications to the relevant Planning Authority. raise any planning related matters with Full Council where appropriate.
- at the discretion of the Committee raise any planning matters with Full Council where appropriate
- respond on the Parish Council's behalf to planning, licencing and infrastructure consultations.

Item no	Agenda Item
20250204/01	Apologies for Absence
20250204/02	Declarations of Interest
20250204/03	Public Session
20250204/04	Minutes and Actions of last Planning Committee – 7 January 2025
20250204/05	Planning applications for Comment: • PL/24/3664/FA – 41-49 Oxford Road, New Denham UB9 4DB - Erection of four storey residential building housing five flats, within service yard of existing ground floor commercial unit. Refurbishment of existing ground floor commercial unit facade and facade of existing four residential flats above. Addition of third floor above existing four residential flats to facilitate formation of an additional flat. • PL/24/3935/FA – 8 Ash Green, New Denham UB9 4EJ - Part two, part single storey rear extension, front porch, removal of chimney, additional changes to some windows, doors and new roof. • PL/24/3951/FA – White Lodge, Tilehouse Lane, Denham UB9 5DA - Demolition of summerhouse and three sheds and erection of a single storey garden room • 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. • PL/25/0057/HS2 – Broadwater Lake Nature Reserve, Denham - In accordance with paragraph 2 and 3 of Schedule 17 to the High-Speed Rail (London - West Midlands) Act 2017, the nominated undertaker hereby requests approval of Plans and Specifications relating to the following development authorised by the Act: Footbridge structure over the River Colne and revised earthworks at riverbanks. • PL/25/0024/FA – 5 Bowyer Crescent, Denham UB9 5JE – Proposed two storey rear extension with alterations to an existing detached dwelling. • PL/25/0055/FA – 24 Ashcroft Drive, Denham Green UB9 5JG - Single storey and first floor side/rear extensions, front porch, changes to doors and windows and removal of chimneys (application previously approved under PL/21/2257/FA)

20250204/06	Permitted Development and Other Applications for Comment: • PL/25/0014/PNE – 93 Knighton Way Lane, New Denham UB9 4EH - 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 6.0 metres, maximum height 3.4 metres, eaves height 3.0 metres)
20250204/07	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
20250204/08	Planning Application Appeals: (To Note) • 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 extensions. This application was refused by Bucks LPA 14 October 2024 as the property is located within the Metropolitan Green Belt, contrary to GB1 of the South Bucks Local Plan, Section 13 of NPPF, detrimental effect to neighbouring properties EP3, EP5 and H11 of South Bucks Local Plan, contrary to CP9 of the South Bucks Core Strategy and requirements of the NPPF and NPPG. This appeal will be determined on the basis of written representations under the Householder Appeals Service. There is no opportunity to submit comments. • PL/23/3402/FA – River View (formerly Wrango Cottage), Village Road, Denham UB9 5BE – Demolition of existing bungalow and erection of new 3-bed single storey dwelling. Appeal Reference: APP/X0415/W/24/3340217 – Appeal Allowed.
20250204/09	Member Planning Liaison Meeting 22 January 2025 at 10am – Microsoft Teams Meeting with officers to discuss Call-In process and HELA information availability.
20250204/11	Sphere of Mutual Interest (Neighbouring Authorities Planning Consultation) • No applications received
20250204/12	Licensing Applications • No applications received
20250204/13	Enforcement issues • None received
20250204/14	List of Call-in Applications (To Note) • See attached list with updates.
20250204/15	Southlands Road planning issues (To Note) • No new update on the planning appeal against enforcement

20250204/ 16	Land south of A40 Review of Business operations (To Note) Reviewed at the previous meeting.			
20250204/ 17	Neighbourhood Planning Contacted three potential planning consultants to review – presentations to take place week commencing 10 February 2025			
20250204/ 18	CIL Contributions (To Note)			
	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. Copy attached.				
20250204/ 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. ☐ SSSI Old Rectory Lane (Misbourne Farm) – No further update since last mtg. ☐ Chantry Park Development – GX/Chalfont St Peter – No update ☐ Denham Car Centre – Faz Autos – Causing problems for local residents (see attached email and photograph) ☐ Whitbread Field – No update ☐ A40 Lay-by – No issues reported. ☐ Southlands Road – White road markings faded and new potholes have been identified.			

20250204/ 20	2022 - 2024 Trackers: Planning, Enforcement – See SharePoint folder
20250204/ 21	Correspondence – See SharePoint folder
20250204/ 22	Date and Time of Next Meeting Tuesday 4 March 2025 at 7pm Denham Parish Council Office, UB9 5BN

Signed: Jay Mitchener – Deputy Clerk

Date: 30 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	