

Minutes of the **PLANNING Committee Meeting on Tuesday 4 February 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)	# Apologies Received ## Apologies not given	
		Cllr B Keen (BK)		
		Cllr E Austin (EA)		
Clerk		Derek Wilson		

Meeting was voice-recorded

Item no	Minutes	Actions
20250204/01	Apologies for Absence Cllr A Head (Cllr J Walsh – Chaired the meeting)	
20250204/02	Declarations of Interest No declarations of interest recorded	
20250204/03	Public Session No members of the public were present	
20250204/04	Minutes and Actions of last Planning Committee – 7 January 2025 Some of the action points listed in the previous months' minutes are being dealt with in tonight's agenda and will be covered later under the appropriate heading. One of the call-in requests relating to the Red Cross Bungalow has been amended and will be discussed later.	
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. Recommendation: DPC Objects - This application is a four-storey development fronting onto the Oxford Road and is reduced in height towards properties in Newtown Road. However, the building is still over dominant on the property marked 2A Newtown Road, which creates lack of privacy to the occupiers of this building. As such, this is creating overdevelopment precedent on this side of the road, contrary to Denham Parish Council Neighbourhood Plan page 18/19 and policy DEN4.	

	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. Recommendation: DPC has no objections to this planning application. 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. Recommendation: DPC has no objections to this planning application. 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 wishes to object to this proposal. The amended proposal clearly shows the same datum line on the pitch roof proposal as before 63.63. The previous application had dormers in the roof, and they could have reduced the pitch if they were not placing any rooms in the roof space. As you have already been made aware the position of these two houses is located within the Denham Aerodrome air space. DPC wishes to still call-in this application, which is scheduled to be heard on 4 March 2025. The position of these two properties is situated close to ancient woodland. The headline results indicate that there is an estimated negative (i.e. loss) Biodiversity Nett Gain of 60.96% for habitat units. 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. Recommendation: DPC supports this application. PL/25/0024/FA – 5 Bowyer Crescent, Denham UB9 5JE – Proposed two storey rear extension with alterations to an existing detached dwelling. Recommendation: DPC has no objections to this application. 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) Recommendation: DPC has no objections to this application. PL/25/0133/FA - 12 Hawthorn Drive New Denham UB9 4AJ - Partition of lounge/kitchen area to create an additional bedroom in a house of multiple occupation (HMO). Change of rear bi fold doors to window and door. Recommendation: The original planning application to convert this existing dwelling for use as a house in multiple occupation for up to 9 people against planning application PL/21/3355/FA. It was granted conditional permission with condition 2 The number of residents associated with the use hereby permitted occupying the building known as 12 Hawthorn Drive shall not exceed a total of 9. This decision was determined 25 Feb 2022. The current application is stating 9 households comprising of 11 people, which is against the	
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	original permission that was granted. Therefore, it is over occupancy of this property and should be refused planning consent.	
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) Recommendation: DPC has no objections to this application. • PL/25/0259/KA – Village Green Village Road Denham - T05 hawthorn - fell to ground level (Conservation Area: Denham) Recommendation: If DPC can comment - We have no objections to this application, as the work is being done on our behalf. • PL/25/0257/KA - St Marys Churchyard Village Road Denham UB9 5BH - T24 lime - remove (Conservation Area: Denham) – Recommendation: We must question the need to remove T24, as the Heritage Trees report advises the following; T23 - 25 Lime M 22 Good condition with only some moderate deadwood present typical of species. Clear base and inspect root collar. Remove major deadwood. Lift crowns to 4/5m to improve light levels and amenity value of the area. The above would indicate that it includes T24 being a Lime Tree located next to T23 and T25 according to the plan of the churchyard, so not sure why they need to remove this tree.	
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. • PL/25/0114/SA - Tall Trees Bakers Wood Denham UB9 4LG - Certificate of Lawfulness for proposed provision of three single storey detached outbuildings in rear garden Recommendation: DPC has a neutral comment - This area is located within the Green Belt and would like to recommend a condition is applied to these three buildings that they are not used for residential purposes.	
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. A list of planning applications (relating to Wrango Cottage/River View) was circulated to members of the panel to review all planning applications relating to this site.	
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. Action: Minutes will be circulated to panel members under separate cover.	EC
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. Action: Need to check with Cllr JC, SC and GH that the Red Cross Bungalow is called-in to be determined by Development Management South as previously requested on the original planning application PL/24/2935/FA for 4 March 2025.	EC
20250204/15	Southlands Road planning issues (To Note) • No new update on the planning appeal against enforcement. Still awaiting to hear back from PiNS on their determination relating to 21 Southlands Road.	
20250204/16	Land south of A40 Review of Business operations (To Note) • The Clerk has contacted the planning consultants Bell Cornwell to advise that further work will be required in preparation of our new neighbourhood plan. • Awaiting a decision from the Planning Inspectorate on item 15, as this will be a deciding factor on other sites in the locality.	
20250204/17	Neighbourhood Planning • Contacted three potential planning consultants to review – presentations to take place week commencing 10 February 2025. Unfortunately, two planning consultants have since withdrawn from the process, due to resource issues. Contacted the third consultancy and they will be coming in for a meeting on Wednesday 26 February at 11am to discuss how they will proceed with a new Denham Parish Council Neighbourhood Plan.	

	☐ A40 Lay-by – Currently an ex-DHL trailer is within the layby with no number plates on the container. Our LAT has been informed and just awaiting to see if the container is collected in the next few days. ☐ Southlands Road – White Road markings are faded, and new potholes have been identified. The LAT has been made aware of these issues.	
20250204/20	2022 - 2024 Trackers: Planning, Enforcement – See SharePoint folder	
20250204/21	Correspondence – See SharePoint folder It was reported that there was no correspondence in SharePoint. The Clerk to check.	EC
20250204/22	Date and Time of Next Meeting Tuesday 4 March 2025 at 7pm Denham Parish Council Office, UB9 5BN	

Signed: Derek Wilson - Executive Clerk & RFO

Date: 10 February 2025

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

Chairman _____

Dated _____