

Minutes of the **PLANNING Committee Meeting on Tuesday 4 March 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)	# Cllr N 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
20250304/01	Apologies for Absence Apologies received from Cllrs B Keen, N Abadjian, E Austin No apologies received from Cllr M Goonesekera	
20250304/02	Declarations of Interest No declarations of interest recorded	
20250304/03	Public Session No members of the public present	
20250304/04	Minutes and Actions of last Planning Committee – 4 February 2025 Cllr J Walsh took us through the minutes Proposed by Cllr J Walsh Seconded by Cllr S Williams The two issues raised related to the land in Old Rectory Lane and the SSSI land. Both of which will be raised later.	
20250304/05	Planning applications for Comment: PL/25/0298/FA – 33 Willow Crescent East, New Denham, UB9 4AR - Removal of existing hipped roof and erection of new barn hip first floor, with side facing dormer windows and single storey rear extension. Recommendation: No comment to make – Neutral stance – Members agreed. AOC/0001/25 – New Denham Quarry – Application for approval of details reserved by conditions 11 (scheme for parking, manoeuvring and loading and unloading of vehicles), 19 (Archaeological Written Scheme of Investigation), 21 (Arboricultural Method Statement), 22 (Ecological Management Plan), 23 (soil stripping and storage plan), 33 (Noise Management Plan), 37 (scheme for management and mitigation of dust), 38 (scheme for management of Local Liaison Group Meetings), 39 (detailed landscape scheme) and 40 (aftercare scheme) pursuant to planning approval CM/0003/23. Recommendation: No comment to make – Neutral stance – Members agreed	

	Cllr M Goonesekera arrived at 7.20pm 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, a hip to gable roof extension, the installation of 2 roof lights in the front elevation and the installation of 3 dormer windows and 1 rooflight in the rear roof slope. Amended scheme to PL/23/3555/FA Recommendation: DPC Objects due to overdevelopment from the original application PL/23/3555/FA – Members agreed PL/25/0425/FA - 12 Field Road Denham UB9 4HJ - First floor rear extension Recommendation: No objection – Members agreed PL/23/3252/OA - Land To The West Of Hollybush Lane (Former Denham Landfill Site) Tatling End Denham UB9 4HH - Outline planning permission with all matters reserved (except for principal points of access) for the development of a film campus, comprising film production buildings (including sound stages, workshops, offices and backlot, ancillary retail and serviced accommodation), education floorspace, energy centre, and associated parking, servicing and green infrastructure. Recommendation: This site falls within the Green Belt and there are no Very Special Circumstances to justify this development. The access down Hollybush Lane from the A40 is poor and National Highways recommend that the application is not granted. This has also been highlighted within the Colne Valley Park objection advising that it is unsuitable for access to this development and will urbanise the country lane. This application does not consider the implications of the development on the Colne Valley Regional Park, even though it is a local plan consideration and should also consider the reduction of Biodiversity nett gain within the planning context. Denham Aerodrome has also requested that this application is refused based upon flight path to runway 06 (final approach) and runway 24 (main runway) for take-off and no consideration has been given to this issue within the EIA report. Denham Parish Council would like this significant strategic planning application 'called-in' for public debate, based upon the material planning decisions listed above. – Members agreed PL/25/0232/FA – 20 Willow Crescent East, New Denham UB9 4AR – Creation of a vehicle crossover Recommendation: No comment on this application – Members agreed.	
20250304/06	Permitted Development and Other Applications for Comment: PL/25/0187/PRASP – Broadwater Park, North Orbital Road, Denham Green - Notification under The Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 14, Class J for installation of solar panels on flat roof of office building Recommendation: No comment – Members agreed	

	• PL/25/0345/PNE – 79 Oxford Road, New Denham UB9 4DB - 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 3.90 metres, eaves height 2.80 metres) Recommendation: No objection to this planning application – Members agreed. • PL/25/0502/NMA – Redroof, Old Amersham Road, Denham SL9 7BG – Non-material amendment to planning permission PL/24/1556/FA (Demolition of the existing dwelling house and construction of dwelling house with new boundary wall and gate (Self Build)) to allow for the creation of a canopy over the main entry door and an increase in the width of the entry gate. Recommendation: No objection to this planning application. – Members agreed.	
20250304/07	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/25/0149/SA - Northmoor Water Treatment Works Land Extending West from The North Orbital Road Denham - Certificate of Lawfulness for proposed demolition of the HS2 filtration plant and reinstatement of the Northmoor Treatment Works to its pre-HS2 state, followed by demobilisation, consisting of the disconnection of the power and water supplies to welfare areas and cabins (which will be removed). Recommendation: No objection to this planning application – Members agreed. • PL/25/0344/SA – 79 Oxford Road, New Denham UB9 4DB – Certificate of Lawful Use – Proposed. Recommendation: No objection to this planning application – Members agreed.	
20250304/08	Planning Application Appeals: (To Note) • Appeal Decision Type: Enforcement (See attached) Address: Denham Mount Blacksmiths Lane Tatling End Buckinghamshire UB9 4HW - Alleged change of use to hotel without the benefit of planning permission as PL/21/2293/FA invalid upon receipt. Proposal: Appeal against a material change of use to a (sui generis) mixed use, comprising residential, agricultural and the commercial parking of vehicles (the Unauthorised Use) and integral to the unauthorised mixed use, the laying of hardstanding without planning permission. Appeal Decision: The enforcement notice is quashed Costs Decision: Not Applicable Application Reference: EN/21/0258 Appeal Reference: APP/N0410/C/23/3321178 Enforcement Officer has confirmed that new notices will be served by the end of this week 7/3 and will have 21 days from that date to comply. They will keep us informed of progress.	

	Action: The Clerk to send a response to the Director of Planning concerning the outcome and the necessity for new enforcement notices to be served.				EC
20250304/09	Sphere of Mutual Interest (Neighbouring Authorities Planning Consultation) - Uxbridge Town Centre Vision consultation. Please refer to SharePoint for further information. Consultation closes 30 March 2025 12-page summary and main document contained in SharePoint. The plan is looking at the station frontage and links to Denham. Action: Cllr AWH will write-up a response to this consultation, and the link to New Denham. - Pinewood Studios consultation held 25, 26 and 27 February 2025 Action: The Clerk to contact Pinewood to request their attendance at the next planning meeting on 1 April to address councillors at 6.30pm for 30 minutes presentation.				EC EC
20250304/10	Garage door replacement for Village Green Garage Agree to apply for planning consent for the garage door replacement on Denham Village Garage. This door is an up and over with internal access door, as the original sliding door is no longer manufactured. The planning officer has advised that we require planning consent. Spoken with the planning manager to advise why the parish should pay £359.60 to submit a full planning application, when it is for a similar door. The planning manager will respond to the Clerk by Tuesday 11 March. If it needs to be done, we will comply with the request.				EC
20250304/11	Town and Parish Planning Forum (Verbal update) Meeting 3 March 2025 held on MS Teams – Presentation will be circulated in due course.				
20250304/12	Licensing Applications (None Received)				
20250304/13	Enforcement issues (None Received)				
20250304/14	List of Call-in Applications (To Note) See attached list with updates. The Call-In for the Red Cross bungalow was due to be heard earlier today, and the meeting was cancelled.				
20250304/15	Southlands Road planning issues (No update) Still pending with the Planning Inspector since February 2024 Action: The Clerk to formulate a letter to PiNS requesting answer to this outstanding appeal.				EC
20250304/16	Land south of A40 Review of Business operations (No update) This will feed into the new Neighbourhood Plan. Bell Cornwell will need to complete this work.				
20250304/17	Neighbourhood Planning - Meeting held with Plan-ET on Wednesday 26 February 2025. This will be going to Full Council on 10 March for appointment. - Call for sites was made originally and may need to be done again.				
20250304/18	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. - No response has been received from the S106 Officer, concerning our submission in December 2024.				
20250304/ 19	Ongoing Monitoring – To Note ☐ Pinewood Liaison Group – Pinewood planning consultation (refer to item 9) ☐ Maya Tandoori, New Denham – No update. Action Cllr NA is due to take photographs of the carparking that is taking place on-site ☐ 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. Work has started on site clearance 22/23 February 2025. Topsoil has been added to the site for animal grazing. ☐ SSSI Old Rectory Lane (Misbourne Farm) – No further update since last mtg. Cllr JW and Cllr JC contacted the EA. The rubbish is still viewable by the public. Natural England is part of the EA, the enforcement notice is for the rubbish on public view. ☐ Chantry Park Development – GX/Chalfont St Peter – No update ☐ Denham Car Centre – Faz Autos – Causing problems for local residents (see attached email and photograph). No further update. ☐ Whitbread Field – No update ☐ A40 Lay-by – A red trailer is located in the lay-by. Action: The Clerk to take photographs and report on Fix My Street. ☐ Southlands Road – White Road markings faded and new potholes have been identified. Currently, major works are taking place at the present to fix the potholes.				
20250304/ 20	2022 - 2024 Trackers: Planning, Enforcement – See SharePoint folder				
20250304/ 21	Correspondence – See SharePoint folder				
20250304/ 22	Date and Time of Next Meeting Tuesday 1 April 2025 at 7pm Denham Parish Council Office, UB9 5BN				

Meeting concluded at 8.55pm

Signed: Derek Wilson – Executive Clerk and RFO

Date: 6 March 2025

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

Chairman _____

Date _____