

Minutes of the **PLANNING Committee Meeting on Wednesday 7 May 2025 at 7:00pm in Parish Council Office, Village Road, Denham, UB9 5BN.**

Councillors:	Cllr A Head (AWH) – Chairman	Cllr E Austin (EA)
	Cllr J Walsh (JW) – Vice-Chairman	## Cllr N Abadjian (NA)
	Cllr S Williams (SW)	
	Cllr B Keen (BK)	
	Cllr M Goonesekera (MG)	
		# = Apologies received
Clerk:	Derek Wilson	## = Apologies not given

Meeting was voice recorded

Item no	Minutes	Actions
20250507/01	Apologies for Absence No apologies received	
20250507/02	Declarations of Interest Cllr EA declared an interest in item PL/25/1067/PNE 36 Middle Road, Denham and will not take part in any discussion or vote on this item.	
20250507/03	Public Session No members of the public were present.	
20250507/04	Minutes and Actions of last Planning Committee – 1 April 2025 Cllr JW raised the issue from the previous minutes about the Clerk signing the actions taken against each planning application. The Clerk advised that the initials appear next to each application that is minuted has been recorded with Bucks LPA. Cllr JW raised the issue previously about updating the meeting about fly tipping in Old Rectory Lane, which was not recorded in last months' minutes. The matter is showing an out-of-date remark. The field has been bought be a local resident, the rubbish completely cleared, which has been grassed over and free of fly tipping. The site is secured by gates. Proposed by Cllr AWH Seconded by Cllr JW, subject to the above amendment – members agreed.	EC

	removing approximately 2m from height and 1m lateral growth, to include removal of all epicormic and basal growth; T4 Western red cedar - section dismantle tree to near ground level; G1 holly - fell; H1 Western red cedar - fell; T5 European ash - pollard at a finishing height of approximately 10m (at crown break). (Conservation Area: Denham) Recommendation: DPC would like Bucks arboriculturist to review this application for a detailed report on the particular tree felling T4, H1 and G1. According to the applicant's application form these trees are not diseased and there is no damage due to subsidence and it would appear that these trees do not need to be removed and needs to be independently inspected. • PL/25/1067/PNE – 36 Middle Road, Denham UB9 5EG - 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 3.60 metres, eaves height 3.00 metres) Recommendation: DPC has no objection to this planning application. Members agreed. N.B. Cllr EA declared her interest at the beginning of the meeting and took no part in the debate on this item. • PL/25/1093/PNE – 2 Broken Gate Lane, Denham UB9 4LA - 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 8.00 metres, maximum height 4.00 metres, eaves height 3.00 metres). Recommendation: DPC has no objection to this planning application. Members agreed.	EC EC EC
20250507/07	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/25/0939/SA – 81 Oxford Road, New Denham UB9 4DB – Certificate of lawfulness for proposed construction of detached double garage following demolition of detached single garage. Recommendation: DPC has no objections to this planning application. Members agreed.	EC
20250507/08	Planning Application Appeals: (To Note) Appeal Decision Type: Planning Address: Moor House Farm Lower Road Higher Denham Buckinghamshire UB9 5EN Proposal: Proposed agricultural building Appeal Decision: Appeal Allowed subject to conditions	

	Costs Decision: Not Applicable Application Reference: PL/24/1705/FA Appeal Reference: APP/N0410/W/24/3351876 The appeal comments were noted for information.	
20250507/09	Telecommunications Application: Received a request from Cornerstone planning consultants for a proposed base station upgrade – New House Farm, Off Willetts Lane, Uxbridge UB9 4HA. Recommendation: Write back to the applicant thanking them for their consultation should consult with the Denham Aerodrome due to flight path radius.	EC
20250507/10	Early Pre-Planning Consultation (To Note) Proposed Battery Energy Storage System development on Land at Pinstone Farm, Oxford Road, Denham SL9 7AL Consultation event was taking place on Tuesday 29 April 2025 between 4 – 7pm at Chalfont St. Peter Community Centre. Details placed in SharePoint. Recommendation: To invite them to the next meeting to start at 6.30pm, giving them 30 minutes to present to the committee prior to the main meeting commencing at 7pm.	EC
20250507/11	Sphere of Mutual Interest (Neighbouring Authorities Planning Consultation) Slough Borough Council have sent notification of Call for Sites. We should write back advising that we have no sites available.	EC
20250507/12	Licensing Applications (None Received)	
20250507/13	Enforcement issues (None Received)	
20250507/14	List of Call-in Applications (To Note) We will be adding the additional call-in from our meeting PL/25/0145/FA and associate PL/25/0635/HB (Listed Building Consent).	EC
20250507/15	Southlands Road planning issues (To Note) An email dated 1 May 2025 has been sent to the Planning Inspectorate requesting an update on these associated appeal cases, which commenced 16 months ago. Received an email from PiNS earlier today (7 May 2025) to advise that there is an increased delay in determining enforcement and lawful development appeals through written representations. Still awaiting a site visit from the planning inspector and they cannot respond to individual requests seeking updates. Action: Clerk to re-chase in 3 months' time for an update.	EC
20250507/16	Land south of A40 Review of Business operations (No update) This will get slotted in when we get started on the Neighbourhood Plan. This item to remain on the agenda.	

20250507/ 17	Neighbourhood Planning Leaflet distributed to residents of Denham Parish on 2 May 2025 inviting residents to the Annual Parish Meeting 8 May 2025 at Denham Village Memorial Hall. Presentation to be given by planning consultants on Neighbourhood Plan future direction. Cllr JW advised that she did not receive the leaflet that was distributed to residents in Denham Parish. Action: Clerk to follow-up with the distribution company on why they did not deliver to her address. The Clerk will follow-up with individuals who attend the Annual Parish Meeting, who indicate that they would like to be involved with the new Neighbourhood Plan.	EC EC																																												
20250507/ 18	CIL Contributions (To Note) The Clerk advised that we have recently been notified of 4 new CiL payments totalling £17,183.12, which has been made by Bucks Council to Denham parish council* (2 May 2025). <table><tr><th>Date payment Received</th><th>Amount Received</th><th>Planning Application</th><th>Deadline contribu spent by</th></tr><tr><td>10 May 2023</td><td>£1,453.74</td><td>PL/22/1962/FA Oakside</td><td>10 May 2</td></tr><tr><td>1 November 2023</td><td>£19,979.37</td><td>PL/23/1717/FA Martin Baker</td><td>1 Novem</td></tr><tr><td>31 March 2024</td><td>£3,627.28</td><td>PL/23/1717/FA Martin Baker</td><td>31 March</td></tr><tr><td>30 April 2025*</td><td>£1,123.48</td><td>PL/21/2373/FA Union Point, Pinstone Way</td><td>30 April 2</td></tr><tr><td>30 April 2025*</td><td>£3,981.69</td><td>PL/23/0411/FA Firdene, Oxford Rd</td><td>30 April 2</td></tr><tr><td>30 April 2025*</td><td>£11,945.08</td><td>PL/23/0411/FA Firdene, Oxford Rd</td><td>30 April 2</td></tr><tr><td>30 April 2025*</td><td>£132.87</td><td>PL/23/0411/FA Firdene, Oxford Rd</td><td>30 April 2</td></tr><tr><td></td><td>£42,243.51</td><td></td><td></td></tr><tr><td>30 April 2024</td><td>(£1,260.00)</td><td>Money already spent / Planning consultant land south of A40</td><td></td></tr><tr><td>Balance Total</td><td>£40,983.51</td><td></td><td></td></tr></table>	Date payment Received	Amount Received	Planning Application	Deadline contribu spent by	10 May 2023	£1,453.74	PL/22/1962/FA Oakside	10 May 2	1 November 2023	£19,979.37	PL/23/1717/FA Martin Baker	1 Novem	31 March 2024	£3,627.28	PL/23/1717/FA Martin Baker	31 March	30 April 2025*	£1,123.48	PL/21/2373/FA Union Point, Pinstone Way	30 April 2	30 April 2025*	£3,981.69	PL/23/0411/FA Firdene, Oxford Rd	30 April 2	30 April 2025*	£11,945.08	PL/23/0411/FA Firdene, Oxford Rd	30 April 2	30 April 2025*	£132.87	PL/23/0411/FA Firdene, Oxford Rd	30 April 2		£42,243.51			30 April 2024	(£1,260.00)	Money already spent / Planning consultant land south of A40		Balance Total	£40,983.51			
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20250507/ 20	2022 - 2024 Trackers: Planning, Enforcement – See SharePoint folder. To provide a single paper copy of the two trackers for information purposes at future meetings.	
20250507/ 21	Correspondence – See SharePoint folder	
20250507/ 22	Date and Time of Next Meeting Tuesday 3 June 2025 at 7pm Denham Parish Council Office, UB9 5BN	

Signed: Derek Wilson – Executive Clerk and RFO

Date: 14 May 2025

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

Chairman _____

Date _____