

Minutes of the **PLANNING Committee Meeting on Tuesday 3 June 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)	
	# Cllr G Hollis (GH)	# = Apologies received
Clerk:	Derek Wilson	## = Apologies not given

Meeting was voice-recorded

Item no	Minutes Item	Actions
20250603/01	Election of Chair Nomination received for Cllr Alan Head – Proposed by Cllr EA Seconded by Cllr SW – Agreed by the members present	
20250603/02	Election of Vice-Chair Nomination received for Cllr Julia Walsh – Proposed by Cllr AH Seconded by Cllr SW – Agreed by the members present	
20250603/03	Review Aims and Objectives of this committee The aims and objectives were reviewed, and they are still relevant – Members agreed	
20250603/04	Apologies for Absence Cllrs B Keen and G Hollis had given their apologies for this meeting	
20250603/05	Declarations of Interest No declaration of interests was given	
20250603/06	Public Session No members of the public present at this moment. Dr Boscoe is due to arrive to discuss two applications PL/25/1591/PNE & PL/25/1592/PNE	
20250603/07	Minutes and Actions of last Planning Committee – 7 May 2025 Cllr JW advised that the heading to the minutes needs to be amended, as it was showing the agenda heading, with this correction to the minutes it was proposed by Cllr AWH seconded by Cllr JW – Agreed by the members present.	EC
20250603/08	Planning applications for Comment: PL/25/1166/FA – 70 Denham Green Close, Denham UB9 5NB – Construction of single storey rear extension. Recommendation: No comment – Support – Members agreed. PL/25/1197/VRC – 8 Field Road, Denham UB9 4HL - Approval of conditions 2 (great crested newt precautionary method statement), 3 (materials), 4 (surface materials), 10 (ecological enhancements) and 11	EC

	(landscaping) and variation of condition 16 (approved plans) of planning permission PL/24/2851/FA (Demolition of the existing dwelling and erection of a 'self-build' replacement two storey served by the existing vehicular access. Modifications to the side wall of 5 Field Road) to allow alterations to layout and position of doors and windows Recommendation: DPC has no objection to this variation of conditions. – Members agreed • PL/25/1135/FA – 6 Sheepecote Gardens, Denham Green UB9 5LJ – Two storey side extension and single storey front infill extension. Recommendation: DPC has no objections to this planning application. – Members agreed • PL/25/1292/FA – 79 Oxford Road, New Denham UB9 4DB – Construction of single storey rear extension Recommendation: DPC has no objections to this planning application. – Members agreed • PL/25/1306/FA - 4 Woodhurst Drive Denham Green UB9 5LL - Construction of part single storey, part two storey rear extension, garage conversion to habitable living space and associated internal and external alterations Recommendation: DPC has no objections to this planning application. – Members agreed • PL/25/1407/FA - Mount Farm, Mount Lane, Denham UB9 4HP - Change of use of existing stable building to form 2 x 1-bed dwellings with attached bin/cycle store, redevelopment of existing stable building to provide 1 x 2-bed dwelling (3 units in total) and change of use of associated land to form residential curtilage Recommendation: DPC has no objections to this planning application – Members agreed	EC EC EC EC EC
20250603/09	Permitted Development and Other Applications for Comment: Dr Boscoe arrived at 7.45pm to raise concerns about a neighbouring property in Bakers Wood. He has raised this issue with planning officers relating to the overdevelopment of the plot, compared to the original size of the property. He will make representations to Bucks LPA and left the meeting at 8.05pm. • PL/25/1298/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, 18, 19, 20, 21 and 25 Recommendation: DPC would like to see the specific wording changes to the following conditions 2, 3, 4, 5, 7, 8, 9, 13, 14, 18, 19, 20, 21 and 25. The amended wording based on the phasing of the development is not shown on the planning portal. As this is a major development proposal it is unreasonable to make comment until all the conditions have been confirmed at our next meeting on 1 July 2025. – Members agreed and to inform our local UA Cllrs. • PL/25/1490/PRASP - Building 3 Arc Uxbridge Sanderson Road New Denham UB8 1DH - Notification under The Town and Country Planning	EC

	(General Permitted Development) Order 2015, Schedule 2, Part 14, Class J) for installation of roof mounted solar PV array (122 kWp) Recommendation: DPC has no objection to this application – Members agreed • PL/25/1491/PRASP - Building 4 ARC Uxbridge Sanderson Road New Denham UB8 1DH - Notification under The Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 14, Class J) for installation of roof mounted solar PV array (95 kWp) Recommendation: DPC has no objection to this application – Members agreed • PL/25/1591/PNE – Wood End, Bakers Wood, Denham UB9 4LQ - 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 2.75 metres, eaves height 2.70 metres) Recommendation: The house and garage joined together with a cumulative development is overdevelopment and aware of previous applications and this should be investigated by planning officers. – Members agreed. • PL/25/1592/PNE – The Flat, Wood End, Bakers Wood, Denham UB9 4LQ - 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 3.00 metres, eaves height 2.70 metres) Recommendation: The house and garage joined together with a cumulative development is overdevelopment and aware of previous applications and this should be investigated by planning officers. – Members agreed.	EC EC EC EC
20250603/10	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/25/1253/SA - Ruskin House Mead Close Denham UB9 5AZ - Certificate of lawfulness for proposed roof alterations to dwelling and construction of outbuilding within rear garden Recommendation: DPC objects overdevelopment extends over 60%. Removal of condition 6 was applied against PL/24/3742/VRC which was refused by Bucks LPA 29 Jan 2025. Surely, this refusal still stands, as this condition made it quite clear 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) – Members agreed	EC

	PL/25/1277/SA - 5 Doggetts Farm Road Denham UB9 5EH - Certificate of lawfulness for proposed erection of single storey rear extension following the demolition of existing conservatory Recommendation: DPC has no objection to this application. _ Members agreed	EC																												
20250603/11	Planning Application Appeals: (None Received)																													
20250603/12	Sphere of Mutual Interest (Neighbouring Authorities Planning Consultation) - None Received																													
20250603/13	Licensing Applications (None Received)																													
20250603/14	Enforcement issues (None Received)																													
20250603/15	List of Call-in Applications (To Note) See attached list with updates.																													
20250603/16	Southlands Road planning issues Cllr SW raised an issue of two HGV's parking up on the A40 and using a forklift truck on the public highway to remove pallets from a curtain side vehicle. This was causing an obstruction to a major highway network. Action: Cllr Thomas Broom, is the new lead for transport in Bucks Council, and it was agreed to notify him of this abuse taking place on the highway network. Photographic evidence has taken place and will be supplied as evidence to back-up this issue.	EC																												
20250603/17	Land south of A40 Review of Business operations (No update) This will feed into the Neighbourhood Plan review that will be conducted by Plan-ET.																													
20250603/19	Neighbourhood Planning An invitation to attend the Neighbourhood Plan steering group with Plan-ET our planning consultants for the 25 June 2025.																													
20250603/20	<table><tr><td colspan="4">CIL Contributions</td></tr><tr><td>Date payment Received</td><td>Amount Received</td><td>Planning Application</td><td>Deadline for CIL contribution to be spent by date.</td></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><tr><td>30 April 2025</td><td>£1,123.48</td><td>PL/21/2373/FA Union Point, Pinstone Way</td><td>30 April 2030</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 2030</td></tr></table>	CIL Contributions				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	30 April 2025	£1,123.48	PL/21/2373/FA Union Point, Pinstone Way	30 April 2030	30 April 2025	£3,981.69	PL/23/0411/FA Firdene, Oxford Rd	30 April 2030	
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	30 April 2025	£11,945.08	PL/23/0411/FA Firdene, Oxford Rd	30 April 2030	
	30 April 2025	£132.87	PL/23/0411/FA Firdene, Oxford Rd	30 April 2030	
		£42,243.51			
	30 April 2024	(£1,260.00)	Money already spent / Planning consultant land south of A40		
	Balance Total	£40,983.51			
	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.				
20250603/21	Ongoing Monitoring – To Note ☐ Pinewood Liaison Group – Pinewood planning consultation (Second round of consultations – Cllr AWH will go to the in-person event at Pinewood 12 June and Cllr JW will connect using the Webinar presentation on 10 June 2025. ☐ Maya Tandoori, New Denham – No update. ☐ Fly Tipping Old Rectory Lane – The site has been cleared by the new site owner who resides in the Higher Denham area. The site has been grassed over and secured by new fencing. – Matter now resolved. ☐ SSSI Old Rectory Lane (Misbourne Farm) – This item is still ongoing between the Environment Agency and Natural England. ☐ Chantry Park Development – GX/Chalfont St Peter – No update ☐ Denham Car Centre – Faz Autos – Causing problems for residents – Bucks Environmental Health team investigating with cars being worked on in neighbouring streets. ☐ Whitbread Field – No update ☐ A40 Lay-by – No issues reported. ☐ Southlands Road – White road markings are faded and new potholes have since been identified. Bucks Council are aware of this issue.				

	☐ Denham Film Studio Campus – Nothing to report	
20250603/22	2022 - 2024 Trackers: Planning, Enforcement – See SharePoint folder	
20250603/23	Correspondence – See SharePoint folder	
20250603/24	Date and Time of Next Meeting Tuesday 1 July 2025 at 7pm Denham Parish Council Office, UB9 5BN	

Meeting concluded at 9.10pm

Signed: Derek Wilson – Executive Clerk and RFO
Date: 6 June 2025

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

Chairman _____

Date _____