

Minutes of the **PLANNING Committee Meeting held on Tuesday 1 July 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	Actions
20250701/01	Apologies for Absence Cllr AWH and Cllr NA have given their apologies for this meeting. Cllr JW Chaired this meeting as Vice-Chairman.	
20250701/02	Declarations of Interest No declarations of interest were indicated.	
20250701/03	Public Session No members of the public attended this meeting.	
20250701/04	Minutes and Actions of last Planning Committee – 3 June 2025 A number of issues were raised relating to enforcement issues. • Containers being sited next to the M&S BP petrol station • Garden Centre – Poly Tunnels that can be seen from the M40 on-ramp before the M25 junction on the left-hand side • FAZ Auto – Pending action with Bucks Environmental Health • Denham Mount – This planning enforcement has gone to appeal. • Gladwins Wood – No site clearance has been undertaken. The outstanding call-in requests and conditions dropping away and trees being delegated by officers. The Clerk to contact the Deputy Cabinet Member for Planning (Cllr MB) advising of the above issues cc Cllr JC and Cllr TB.	EC
20250701/05	Planning applications for Comment: • PL/25/1502/VRC – 1B and 1C Upper Road, Higher Denham, UB9 5EJ - Variation of condition 10 (approved plans) of planning permission PL/23/3781/VRC relating to variations to the original permission PL/20/2311/FA (Demolition of the existing dwelling and construction of 2 semi-detached dwellings) to allow increase in depth of dwellings to rear, and amendment to rear doors. Recommendation: DPC has no objection to this application	EC

	• PL/25/1586/FA – 8 Ash Green, New Denham, UB9 4EJ - Two storey side/rear extension, single storey rear extension, front porch, removal of chimney, additional and altered small windows and doors and new roof. Recommendation: DPC has no objection to this application • PL/25/1573/FA - Bramblings, 2 Denham Way, Denham UB9 5AX - Extension of existing porch, extending front parapet, increase of height of the garage roof, conversion of garage to habitable and alterations to fenestration and single storey rear extension to the rear of the garage. Recommendation: DPC has no objection to this application • PL/25/1580/FA – 28 Denham Way, Denham UB9 5AX – Ground Floor Rear Extension. Recommendation: DPC has no objections providing it does not exceed by 50% footprint. • PL/25/1582/FA – 33 Green Tiles Lane, Denham Green UB9 5HU - Proposed single and 2 storey side/front and rear extensions, removal of existing chimney and extension to existing drop kerb. Recommendation: DPC has no objection to this application. • PL/25/1542/FA – The Orchard, Ashmead Drive, Denham UB9 5BA - First floor extension to garage and conversion of garage to games room and gym Recommendation: DPC recommends a condition to tie the garage to the main property and for the garages not to be habitable accommodation. • PL/25/1681/FA – 2 Broken Gate Lane, Denham UB9 4LA - Single Story Rear Extension. Recommendation: DPC has no objection to this application.	EC EC EC EC EC EC
20250701/06	Permitted Development and Other Applications for Comment: (None Received)	
20250701/07	Certificates of Lawful Development: (None Received) 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. No applications received	
20250701/08	Planning Application Appeals: (None Received)	
20250701/09	Sphere of Mutual Interest (Neighbouring Authorities Planning Consultation) – To Note Uxbridge Moor consultation presentation has been placed in SharePoint for Councillors, under the file name Planning > 2025 – 2026 > PL 20250701 July > National Grid – Uxbridge Moor Councillor Consultation A point was made about the increase traffic through Denham using the A412, A40 and A4020 and to write to them as their traffic study does not include the effect on our parish.	EC

	The London Green Belt Council has also made representations to the London Mayor's Office on the consultation to the new London Plan. This is also contained in SharePoint for Councillors, under the file name Planning > 2025 – 2026 > PL 20250701 July > London Plan There has been a representation made by Colne Valley advising the likely impact and effect it will have on Denham. Action: The Clerk to make representations to the London Plan over the potential repercussions on Denham	EC
20250701/10	Licensing Applications (None Received)	
20250701/11	Enforcement issues One of the recent enforcement matters relates to the stacking of metal containers, next to the BP/M&S garage on the A40. Further investigation is taking place between HS2/Align, whether they have placed these containers on this site as a temporary site location. These containers may have come from their Moorfield Road entrance.	
20250701/12	List of Call-in Applications (To Note) A review of the Call-In list was discussed, and it was noted that the most recent Call-In request has been supported by Cllr MB and Cllr JC. A date has not been set for when this call-in application can be arranged. This relates to applications PL/25/0145/FA and PL/25/0635/HB 2 Oxford Road, New Denham.	
20250701/13	Southlands Road planning issues The appeal against the enforcement notice is still with the Planning Inspectorate at Bristol. It was originally lodged in January 2024, and the Inspectorate team still have not visited the site, prior to their determination of this enforcement appeal.	
20250701/14	Land south of A40 Review of Business operations This work that has been done by our planning consultant will be fed into the work that will be done as part of developing a new Neighbourhood Plan.	
20250701/15	Neighbourhood Planning The inaugural meeting of the Denham Neighbourhood Plan Steering Committee took place on Wednesday 25 June 2025 to discuss the process of revitalising the current Denham Neighbourhood Plan which expires on 21 January 2026. Cllrs were pleased with the work that had been prepared for this meeting and felt that there could be stronger policies. Also, this is an opportunity to see what type of developments we want to see for the future. The meeting advised not to send any call for sites to Buckinghamshire Council, as this could diminish the sites that we would like to present as part of the Denham Neighbourhood Plan Call for Sites. Cllr GH asked the Neighbourhood Planning consultants to advise how we should carry out a call for sites within the Denham Parish area and supply a quotation for works that could go onto Full Council for a decision.	

	A provisional list had already been circulated to Bucks, as this was a decision following Full Council, as part of their call for sites but they are now requesting maps of site locations. Following the Neighbourhood Planning meeting it is now felt not to supply any further information, as Bucks may impose these sites onto us, which may mean that we may need to find additional sites.				
20250701/ 16	CIL Contributions				
	Date payment Received	Amount Received	Planning Application	Deadline for contribution spent by	
	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 Nov 28	
	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	
	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.				

20250701/ 17	Ongoing Monitoring – To Note	
	❑ Pinewood Liaison Group – Pinewood planning consultation (Second round of consultation took place at Pinewood Film Studios on 12 June 2025 3.30 to 7.30pm or online using a weblink on 10 June 12.30pm to 1.30pm. (Attached Cllr NA comments and weblink). An update was circulated by Cllr NA, but this relates to the traffic implications on Denham, as they only looked at Iver Heath. Councillors were asked for their views on mitigation measures. ❑ 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. This item is now closed and should be removed from future agendas. ❑ SSSI Old Rectory Lane (Misbourne Farm) – This item is still ongoing between the Environment Agency and Natural England. This requires a response from either party. It is a condition of improvement as part of the Denham Neighbourhood Plan 2020-2036, ref 4.18 page 17 refers to the Old Rectory Meadows SSSI land should be restored and building on the site never permitted, due to the Special Site Scientific Interest classification. ❑ Chantry Park Development – GX/Chalfont St Peter – No update – This item can be removed from future agendas. ❑ Denham Car Centre – Faz Autos – Causing problems for residents – Cllr JC is investigating with Bucks Environmental Health team about cars being worked on in neighbouring streets. TVP have previously issued Community Protection Orders on the owners of Faz Autos and Wayside Autos. ❑ Whitbread Field – No update – This item can be removed from future agendas. ❑ A40 Lay-by – No issues reported. The issue of fly tipping is still on-going but is now in the lay-by on the way to Iver A4020. ❑ Southlands Road – White Road markings are faded, and new potholes have since been identified. Bucks Council are aware of this issue. Report of curtain sided lorries unloading on the Jct of Southlands Road / A40 Oxford Road. Fix My Street.25 June. ❑ Denham Film Studio Campus – To check with the strategic sites planning officer to establish the latest position on this proposal. It has taken 4 years to re-establish the Green Belt.	
20250701/ 18	2022 - 2024 Trackers: Planning, Enforcement – See SharePoint folder It was felt that one copy of the 2024 Planning application tracker spreadsheet to be made available to members attending, along with the 2025 planning application tracker spreadsheet. If members wish to interrogate the applications received on a particular site.	
20250701/ 19	Correspondence – See SharePoint folder	

	Correspondence had been received from Planning about the next surgery dates available. It is proposed to book the 20 August 2025 and to discuss the following issues; Enforcement concerns SSSI site in Old Rectory Lane The recent decision by Buckinghamshire Local Planning Authority to remove residents' comments from the planning portal. Surely, some personal items could be redacted, as this used to be good information to determine level of interest in a particular planning application.	
20250701/20	Date and Time of Next Meeting Tuesday 5 August 2025 at 7pm Denham Parish Council Office, UB9 5BN Cllr GH has given his apologies for the next meeting as he is away.	

Signed: Derek Wilson – Executive Clerk and RFO

Date: 26 June 2025

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

Chairman _____

Date _____