

Minutes of the **PLANNING Committee Meeting on Wednesday 6 August 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
20250806/01	Apologies for Absence Apologies received from Cllr EA, Cllr GH, and Cllr BK	
20250806/02	Declarations of Interest Cllr NA declared a non-pecuniary interest in Item 6 application number PL/25/2138/TP, as his property is close to the application site. He will not take part in any debate or vote on the said item.	
20250806/03	Public Session No members of the public were present	
20250806/04	Minutes and Actions of last Planning Committee – 1 July 2025 Cllr JW chaired the previous meeting and proposed the minutes, seconded by Cllr AWH. Members agreed. Item 20250701/09 – London Plan – The Clerk advised the meeting that the consultation period had closed prior to the last meeting and was unable to send in representations. Action: Members agreed that the Clerk should still send in representations.	EC
20250806/05	Planning applications for Comment: PL/25/1545/FA – Denham Mount, Blacksmiths Lane, Tatling End UB9 4HW – Conversion and single storey side extension of main country house to create an 8-bedroom boutique hotel and restaurant (Use Class C1) with associated leisure, changing and restaurant garden facilities, swimming pools, pickleball courts, glasshouse and cycle stores. Renovation and conversion of some other listed and unlisted cottages and outbuildings to create 5 dwellings (Use Class C3) including single storey rear extension and front porch to Green Tiles Cottage. Associated access, parking and landscaping including relocation and enlargement of gates. Recommendation: DPC supports this planning application to protect this heritage asset in Denham Parish. This also applies to PL/25/1546/HB.	EC

	PL/25/1546/HB – Denham Mount, Blacksmiths Lane, Tatling End UB9 4HW – Listed building consent for conversion and single storey side extension of main country house to create an 8 bedroom boutique hotel and restaurant (Use Class C1) with associated leisure, changing and restaurant garden facilities, swimming pools, pickleball courts, glasshouse and cycle stores. Renovation and conversion of some other listed and unlisted cottages and outbuildings to create 5 dwellings (Use Class C3) including single storey rear extension and front porch to Green Tiles Cottage. Associated access, parking and landscaping including relocation and enlargement of gates. Recommendation: DPC supports this planning application to protect this heritage asset in Denham Parish. This also applies to PL/25/1545/FA. PL/25/1673/FA – 56 Moorfield Road, Denham Green, UB9 5NF – Erection of a single storey rear extension. Recommendation: DPC supports this planning application. PL/25/1630/FA – Ruskin House, Mead Close, Denham UB9 5AZ - Single storey side/rear extension, conversion of roofspace to habitable use to include a rear dormer and 3 x front rooflights and demolition of existing garage. Recommendation: DPC objects on the grounds that this property is too big for its plot, overdevelopment and overlooking the neighbours in Mead Close. PL/25/2050/HS2 - Land to the West of The Colne Valley Viaduct Piers 42-45, Lying to the East of the A412 North Orbital Road/Denham Way Denham - In accordance with the requirements of Paragraph 5 of Schedule 16 to the High Speed Rail (London - West Midlands) Act 2017, the nominated undertaker hereby requests an agreement of SITE RESTORATION of land known as the Woodlands site to the east of North Orbital Road, west of the Viaduct (including a small triangular piece of land to the south). Recommendation: DPC supports and notes the proposal. PL/25/2055/HS2 - Land to the West of The Colne Valley Viaduct Piers 42-45, Lying to the East of the A412 North Orbital Road/Denham Way Denham - In accordance with the requirements of Paragraph 12 of Schedule 17 to the High Speed Rail (London - West Midlands) Act 2017, the nominated undertaker hereby requests an agreement of SITE RESTORATION of land within the HS2 Act limits located at the west of the Colne Valley Viaduct in proximity to piers 42-45, and east of the viaduct in proximity to Pier 45. Recommendation: DPC supports and notes the proposal. PL/25/1929/FA – Marian Cottage, Redhill, Denham UB9 4LE – Extension to residential property including new garage. Recommendation: DPC objects, the proposed development constitutes inappropriate overdevelopment in the Green Belt which by definition is harmful. The additional physical built form also results in a reduction to the openness of the green belt contrary to policy 153 of the NPPF. PL/25/1837/FA – Redhill Cottage, Redhill, Denham UB9 4LE - Demolition of existing single storey rear extensions and erection of part two storey/part single storey rear extensions and refurbishment of existing.	EC EC EC EC EC EC
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	• PL/25/1838/HB - Redhill Cottage, Redhill, Denham UB9 4LE - Listed building consent for demolition of existing single storey rear extensions and erection of part two storey/part single storey rear extensions and refurbishment of existing. Recommendation: DPC objects, the proposed development constitutes inappropriate overdevelopment in the Green Belt which by definition is harmful. The additional physical built form also results in a reduction to the openness of the green belt contrary to policy 153 of the NPPF. EC	
	• PL/25/2054/FA – Oakwood House, Halings Lane, Denham Green UB9 5DQ – Proposed single-storey rear infill extension and removal of ground floor existing flank window. Recommendation: DPC has no objection to this application. EC	
	• PL/25/2201/FA – Pinstone Farm, Oxford Road, Gerrards Cross SL9 7AL – Proposed battery Energy Storage System (BESS) with a capacity of up to 60mw along with associated infrastructure. Recommendation: DPC objects as it is too close to houses. Lithium ion batteries is unproven technology. 8 fires recorded with potential risks of contamination to the water table on any leakage. Recommends refusal. EC	
	• PL/25/2238/FA – 44 Middle Road, Denham UB9 5EG – Proposed extensions and alterations including the creation of a new first floor via the provision of a new roof structure and dormers, rear extension, single storey side extension and front porch following the removal of garage. Recommendation: DPC objects to the overdevelopment in the Green Belt. Small bungalows are being eroded within the local area. EC	
	• PL/25/2221/FA – 64 Penn Drive, Denham Green UB9 5JR – 64 Penn Drive, Denham Green UB9 5JR – Part two storey part single storey rear extension, two storey side extension and rebuilding the existing side garage on the ground floor. Recommendation: DPC objects to this application. Overdevelopment significantly more than allowed and should be refused. EC	
20250806/06	Permitted Development and Other Applications for Comment: • PL/25/2138/TP – The Grove, Tilehouse Lane, Denham UB9 5DD - T1 Pine - Section dismantle tree to near ground level, G1 Elm x10 - Section dismantle tree to near ground level, T2 Beech - Reduce lateral spread of the lower and middle crown over neighbouring driveway by up to 2m, to finished crown dimensions of 15m height and 7m lateral spread. (PO/ER/1955/01). Recommendation: DPC supports subject to agreement with the arboriculturist officer. Cllr NA declared an interest on this item and did not take part on this item. EC • PL/25/1772/VRC - Crestway Redhill Denham UB9 4LD - Variation of condition 7 (approved plans) of planning permission PL/24/2310/FA (Demolition of garage, rear projection, and side lean-to. Construction of double-storey front extension, insertion of 3 front and 3 rear dormer	

	windows, alteration to roof design including extension to side, insertion of roof lights on side roof slopes and top of the roof, alterations to fenestrations and doors, and rendering elevations) to allow insertion of side door, alterations to fenestration including removal of window grilles and addition of sills, rearrangement of rooflights and alteration of roof angles to 45 degrees. Recommendation: DPC supports this planning application. EC • PL/25/2300/TP – Land to the rear of 1-12 Ranston Close, Denham Green – Works to trees subject to a Tree Preservation Order (TPO) T0222 ash – crown lift to 3m over parking area; T0220 group – remove any overhanging branches and stems to the height of 4m. TPO/BD/1968/03. Recommendation: DPC has no comment to make on this application. EC	
20250806/07	Certificates of Lawful Development: 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/25/1715/EU – Maltmas Green, Blacksmiths Lane, Tatling End UB9 4HN - Certificate of lawfulness for existing erection of a tent used to store hay and/or equestrian related equipment and five shelters/stores. Recommendation: DPC supports this application EC • PL/25/1771/SA – Crestway, Redhill, Denham UB9 4LD – Certificate of lawfulness for proposed detached rear outbuilding. This application has already been determined by a planning officer under delegated authority – Agreed 25 July 2025. • PL/25/1614/SA – Wood End, Bakers Wood, Denham UB9 4LQ – Certificate of lawfulness for new proposed outbuilding. Recommendation: DPC has no comment to make on this application. EC • PL/25/1790/SA – The Flat, Wood End, Bakers Wood, Denham UB9 4IQ – New proposed outbuilding. Recommendation: DPC has no comment to make on this application. EC	
20250806/08	Planning Application Appeals: • PL/24/3742/VRC – Ruskin House, Mead Close, Denham UB9 5AZ - Removal of condition 6 (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) Appeal Decision: Appeal Allowed Costs Decision: Not Applicable	

	Appeal Reference: APP/N0410/D/25/3361080 • PL/24/3020/FA - Langham Broken Gate Lane Denham UB9 4LA - Front/side/rear roof extension with raised ridge, side rooflight and solar panels; removal of the existing front and rear dormers and insertion of rear and side dormers. Appeal Decision: Appeal Allowed Costs Decision: Not Applicable Appeal Reference: APP/N0410/D/25/3359702 • PL/25/0841/FA – Trees, Broken Gate Lane, Denham UB9 4LA – First floor side extension and single storey rear extension. An appeal against refusal received. The appeal will be determined by written representations and under the Householder Appeals Service, where there is no opportunity to submit comments. Appeal reference: APP/N0410/D/25/3369282	
20250806/09	Sphere of Mutual Interest (Neighbouring Authorities Planning Consultation) – To Note • Slough Borough Council – Statement of Community Involvement (SCI) Draft for consultation. Consultation is open from Friday 4 July 2025 to Friday 29 August 2025. Action: Cllr AWH to work with the Clerk to compose a document. Also to place this document within SharePoint for Councillors to access. • PL/25/1524/FA - Land Adjoining Amersham Farm Amersham Road Chalfont St Peter SL9 0PX - Change of use of land from equestrian to residential caravan site comprising 4 pitches for use by Gypsy and Travellers, each consisting of 1 static caravan, 1 touring caravan, 1 day room, 2 car parking spaces, cycle and bin stores, garden and associated works to facilitate the change in use. Action: Chalfont St Peter have made comments on this application. The Clerk to respond supporting their response and object to this application. • Three Rivers Local Plan Regulation 18 Consultation Consultation period from Wednesday 16 July through to Sunday 31 August 2025 Newly submitted sites and New policies (Part 5). Action: The Clerk to place the document into SharePoint particularly concentrate on the Maple Cross and West Hyde areas that may affect Denham Parish. Cllr SW and AWH will review the Three Rivers Local Plan.	Cllr AWH/EC EC Cllr SW/AWH
20250806/10	Licensing Application None received	
20250806/11	Enforcement issues No new enforcement cases reported	
20250806/12	List of Call-in Applications • See attached list with updates. The last two applications PL/25/0145/FA and PL/25/0635/HB, which have been called in for a public hearing by the three unitary councillors. At present it looks likely to be heard at the September meeting of the LPA. Action: A note will need to be prepared in advance of this hearing.	Cllr AWH/EC

20250806/ 13	Southlands Road planning issues No further updates received from the Planning Inspectorate																																								
20250806/ 14	Land south of A40 Review of Business operations This will filter into the work being done by our planning consultants on the new Neighbourhood Plan. An extension to this land relates to Denham Mount/Malpass (edge of Tatling End). The Garden Centre (just before the Toby Carvery) ought to be also included, as the land stretches across with potential risks of development. Action: Cllr AWH and the Clerk to review the work already completed. 12 Hollybush Lane – Olive Mountain Garden Centre, where polytunnels have been erected. Cllr MB has been informed of the planning infringement which can be seen to the left on the on ramp to the M40. Action: Clerk to contact Cllr MB with the update.				EC																																				
20250806/ 15	Neighbourhood Planning The steering group met with Plan-ET on 30 July 2025 for a discussion about the list of Objectives and Policies that will be covered in the new Denham Neighbourhood Plan. A revised list was discussed and writing up the policies will need to take place over the next few months with Plan-ET fleshing out the content. The next step is to arrange another public meeting in September to explain the objectives and the policy headings. Action: A personalised communication needs to come from the Clerk inviting those that have expressed an interest in being involved to the next meeting to encourage public participation.				EC																																				
20250806/ 16	CIL Contributions <table><tr><th>Date payment Received</th><th>Amount Received</th><th>Planning Application</th><th>Deadline for contribution spent by date</th></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</td></tr><tr><td>31 March 2024</td><td>£3,627.28</td><td>PL/23/1717/FA Martin Baker</td><td>31 March 20</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 2036</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 2036</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 2036</td></tr><tr><td>30 April 2025</td><td>£132.87</td><td>PL/23/0411/FA Firdene, Oxford Rd</td><td>30 April 2036</td></tr><tr><td></td><td>£42,243.51</td><td></td><td></td></tr></table>				Date payment Received	Amount Received	Planning Application	Deadline for contribution 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	31 March 2024	£3,627.28	PL/23/1717/FA Martin Baker	31 March 20	30 April 2025	£1,123.48	PL/21/2373/FA Union Point, Pinstone Way	30 April 2036	30 April 2025	£3,981.69	PL/23/0411/FA Firdene, Oxford Rd	30 April 2036	30 April 2025	£11,945.08	PL/23/0411/FA Firdene, Oxford Rd	30 April 2036	30 April 2025	£132.87	PL/23/0411/FA Firdene, Oxford Rd	30 April 2036		£42,243.51			
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	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.				
20250806/17	Ongoing Monitoring – To Note ☐ Pinewood Liaison Group – Pinewood planning consultation – No update ☐ Maya Tandoori, New Denham – No update. ☐ Chantry Park needs to be reinstated back onto the agenda for future meetings. Cllr SW highlighted two sites that will be coming forward the Bull Lane application for 353 houses and one in Gerrards Cross/Fulmer for 80 houses. ☐ SSSI Old Rectory Lane (Misbourne Farm) – This item is still ongoing between the Environment Agency and Natural England. ☐ 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. Currently, with Environmental Health Team Officers. ☐ 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. Report of curtain sided lorries unloading on the Jct of Southlands Road / A40 Oxford Road. Fix My Street.25 June. ☐ Denham Film Studio Campus – No Update.				EC
20250806/18	2022 - 2024 Trackers: Planning, Enforcement – See SharePoint folder				
20250806/19	Correspondence – See SharePoint folder				
20250806/20	Date and Time of Next Meeting Tuesday 2 September 2025 at 7pm Denham Parish Council Office, UB9 5BN				

Meeting concluded at 9.50pm

Signed: Derek Wilson – Executive Clerk and RFO

Date: 8 August 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