

Minutes of the **PLANNING** Committee Meeting on Tuesday 2 September 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	Agenda Item	Actions
20250902/01	Apologies for Absence Apologies received from Cllr GH, Cllr SW and Cllr BK	
20250902/02	Declarations of Interest No declarations of interest were recorded	
20250902/03	Public Session No members of the public were present	
20250902/04	Minutes and Actions of last Planning Committee – 6 August 2025 Page 5 – Statement of Community Involvement (SCI) with Slough. Action: It was agreed to contact Slough Borough to obtain an extension of time on this consultation.	EC
20250902/05	Planning applications for Comment: PL/25/2045/FA – River View, Village Road, Denham UB9 5BE - Siting of temporary mobile home (maximum dimensions 20m x 6.7m) to be occupied by the applicant during construction of new dwelling, for no longer than 24 months. Recommendation: The Denham Parish Council Planning Committee consider that this application should be refused as contrary to the relevant guidance issued by Historic England on Temporary Structures in Historic Places. The site in question is centrally located in a conservation area, surrounded by listed buildings & structures and is in the land context of gardens and meadows beyond. DPC believes that the applicants already have temporary structure(s) on site that are intended for occupation during construction of the new premises, thus rendering this application superfluous. The application indicates a structure that is neither simple or of a temporary nature and having appendages which are completely out of keeping with the surrounding village vernacular. The physical and	

	visual impact therefore is totally un-justified and would adversely affect and harm the surrounding heritage assets. This Council would support a Call in to the LPA Committee and would wish to be represented at any public scrutiny proceedings. - Members agreed	EC
20250902/06	Permitted Development and Other Applications for Comment: PL/25/2469/PNTF – Capswood Business Centre, Oxford Road, Denham UB9 4LH – Prior notification of temporary use of former Capswood Business Centre for filmmaking purposes under class E, part 4, schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. Recommendation: No objection to this planning application – Members agreed. PL/25/2568/NMA – 8 Ash Green, New Denham UB9 4EJ - Non-material amendment to planning permission PL/25/1586/FA (Two storey side/rear extension, single storey rear extension, front porch, removal of chimney, additional and altered small windows and doors and new roof) to allow removal of porch and reduction of width for first floor master bedroom. Recommendation: Non-material amendment accepted under Officer delegation on 1 September 2025. PL/25/3017/PAPCR – Chalfont House, Oxford Road, Denham UB9 4DX - Prior Notification under Class MA of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 for change of use from office (Use Class E) to 41 residential units (Use Class C3) with associated refuse and cycle storage. Recommendation: The application form advises 29 dwelling units and support the conversion of this office dwelling.	EC EC
20250902/07	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. None received	
20250902/08	Planning Application Appeals: Appeal Decision Type: Planning Address: Hill Crest Old Amersham Road Denham Buckinghamshire SL9 7BG Proposal: Demolition of existing garage, erection of two storey side extension and single storey and first floor rear extensions Appeal Decision: Appeal Dismissed Costs Decision: Not Applicable Application Reference: PL/24/2556/FA Appeal Reference: APP/N0410/D/24/3357597	

	Appeal dismissed by the planning inspector from the effect on the openness of the Green Belt. A list of these comments from a planning inspector are being kept in a word document for future use on similar types of proposals. To make this document accessible to members to view.	
20250902/09	Sphere of Mutual Interest (Neighbouring Authorities Planning Consultation) – To Note Ivinghoe Freight Zone – Consultation closes 5 September 2025 11:59pm – Amendment of the current Traffic Regulation Order (TRO) to allow permit holders to enter and leave the zone. This location is towards Aylesbury in direction – No comment to make at this time. Proposed Hillingdon Water Sports and Activity Centre (HWSAC) at Broadwater Lake. We have been advised that Hillingdon Council's planning consultants (Quod) will be submitting a proposal for this site, which have changed significantly from their first application. Checked Hillingdon Council's website 28 August – Application not registered. This is for information only at the moment, we have been advised that this scheme has changed since the previous application was considered.	
20250902/10	Licensing Application None received	
20250902/11	Enforcement issues No new enforcement cases reported	
20250902/12	List of Call-in Applications Planning applications PL/25/0145/FA and PL/25/0635/HB – 2 Oxford Road, New Denham this has been called-in to South Bucks planning committee expected in September 2025. Action: Need to check with Cllr MB for a confirmed date of the public hearing. The Clerk will need to present at the meeting if confirmed.	EC
20250902/13	Southlands Road planning issues No further updates received from the Planning Inspectorate.	
20250902/14	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. The Clerk has contact Bell Cornwell land south of A40 to expand their previous work to cover all the way to Hollybush Lane in Tatling End and down to the M40 boundary (excluding Pinstone Way).	
20250902/15	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.	

	The housing density numbers needs to be obtained from Bucks planning to establish the amount of housing required for the new Denham Neighbourhood Plan. Action: Clerk to chase Bucks for a response.				EC
	Cllr GH is chairing this working group, and a Steering Group Meeting needs to take place towards the end of September 2025.				
20250902/ 16	CIL Contributions				
	Date payment Received	Amount Received	Planning Application	Deadline contribu spent by	
	10 May 2023	£1,453.74	PL/22/1962/FA Oakeside	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			
	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.				

20250902/ 17	Ongoing Monitoring – To Note	
	☐ Pinewood Liaison Group – Pinewood planning consultation – No Update ☐ Maya Tandoori, New Denham – No update. ☐ Chantry Park – Awaiting planning application submission. ☐ A40 Container Storage Unit (next to BP/M&S garage) The enforcement reference for this is ES/25/00322/COU. Enforcement have contacted the owner. The owner has advised that the shipping containers are being temporarily stored on site on behalf of HS2 while a decision is made about their relocation. The containers were previously used as accommodation (hotel) for HS2 employees working on the Chiltern Tunnel, which has now been completed. The owner understands that they should be moved by the end of September. A further visit is scheduled for early October to confirm whether they have been removed. ☐ SSSI Old Rectory Lane (Misbourne Farm) – This item is still ongoing between the Environment Agency and Natural England. The minute should be recorded that this item has been ‘batted’ between Bucks and the two agencies. Natural England is a sub-division of the EA. ☐ 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. Action: The Clerk to drop Cllr JC an email requesting an update on this issue. ☐ A40 Lay-by – No issues reported. There has been an issue down the A4020 Denham/Iver Road of fly tipping this has been reported to our LAT. ☐ 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
20250902/ 18	2022 - 2024 Trackers: Planning, Enforcement – See SharePoint folder	
20250902/ 19	Correspondence – See SharePoint folder Cllr NA referred to the two new dwellings built in Nightingale Way that there is a third storey been built, which backs onto ancient woodland. These were granted conditional permission under planning application PL/24/2935/FA on 26 March 2025. DPC had called-in this application was approved under delegated decision. Action: Cllr NA to review what is happening on-site against what was approved under the application.	Cllr NA
20250902/ 20	Date and Time of Next Meeting Tuesday 7 October 2025 at 7pm Denham Parish Council Office, UB9 5BN	

Meeting concluded at 8.30pm

Signed: Derek Wilson – Executive Clerk and RFO

Date: 9 September 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