

You are hereby summoned to attend the **PLANNING Committee Meeting on Tuesday 7 October 2025 at 7:00pm in Parish Council Office, Village Road, Denham, UB9 5BN.**

The Planning Committee shall:

- act on behalf of the Parish Council in respect of any planning and infrastructure issues and consultations
- discuss, investigate, and consider all planning applications in respect of developments in Denham and comment on behalf of the Parish Council
- submit comments and recommendations regarding planning applications to the relevant Planning Authority. raise any planning related matters with Full Council where appropriate.
- at the discretion of the Committee raise any planning matters with Full Council where appropriate
- respond on the Parish Council's behalf to planning, licencing and infrastructure consultations.

Item no	Agenda Item
20251007/01	Apologies for Absence
20251007/02	Declarations of Interest
20251007/03	Public Session
20251007/04	Minutes and Actions of last Planning Committee – 2 September 2025
20251007/05	Planning applications for Comment: • PL/25/2605/FA - 36 Nightingale Way Denham Green UB9 5JL - Erection of additional storey, loft conversion with 3 x dormers and alterations to existing fenestration at ground floor • PL/25/2670/FA - Crosswinds 53 Denham Green Lane Denham UB9 5LF - Erection of 2-storey side extension and extension of front porch • PL/25/2967/FA - 35 Oxford Gardens Denham UB9 4ED - Single storey rear extension. • PL/25/2872/FA – Cherry Tree Cottage, Baconsmead, Denham UB9 5AY - Construction of part two storey, part single storey rear extension
20251007/06	Permitted Development and Other Applications for Comment: • PL/25/3083/PNE - Fairview Oxford Road Denham UB9 4DS - The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6.00m for which the maximum height would be 3.00m and for which the height of the eaves would be maximum 2.70m. • PL/25/2521/TP - Land at Ranston Close Denham Green - T1499 Black Locust - Crown lift to 3m from ground level for pedestrian and vehicle clearance, no change to overall height or spread • PL/25/2999/VRC - 44 Nightingale Way Denham Green UB9 5JL - Variation of condition 5 (Ecology) & 6 (approved plans) attached to PL/24/1626/FA (Single storey side extensions, porch and roof extension, with front dormer and rooflights to sides and rear elevations to provide habitable accommodation, an additional window to the side elevation and garage conversion.) to allow the removal of the previously approved roof works.

	• PL/25/3080/VRC - The Bungalow Nightingale Way Denham Green UB9 5JL - Variation of condition 14 (Drawings) attached to PL/24/2935/FA (Demolition of existing dwelling and the construction of two detached houses, with landscaping and associated works.) To allow for the construction of an enclosed porch, conversion of loftspace to habitable accommodation with rear facing dormer windows, amended parking area and solar panels on roof. • PL/25/3110/VRC – 147 Tilehouse Way, Denham Green, UB9 5JD - Variation of condition 3 (approved plans) of planning permission ref: PL/25/0686/FA (Single storey rear extension) to allow for amendment to approved roof design incorporating hip-to-gable roof extension to main roof and side dormers. • PL/25/3320/TP – Pyghtle Cottage, The Pyghtle, Denham UB9 5BD - Proposed Work: Full removal (fell to ground level) of dead Beech tree.
20251007/07	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 application. • PL/25/2641/EU - 45 Green Tiles Lane Denham Green Denham UB9 5HT - Certificate of lawfulness for operational works comprising the construction of a front porch and an outbuilding sited in the rear garden. • PL/25/2665/EU - Denham Green Nursery North Orbital Road Denham Green UB9 5EY - Certificate of lawfulness for existing use of land, buildings and polytunnels as Class B8 Use (Storage or Distribution) • PL/25/3084/SA - Fairview Oxford Road Denham UB9 4DS - Demolish existing garage & storage and new proposed garage.
20251007/08	Planning Application Appeals: Appeal Decision Type: Planning Address: Trees Broken Gate Lane Denham Buckinghamshire UB9 4LA Proposal: First floor side extension and single storey rear extension. Appeal Decision: Appeal Allowed Costs Decision: Not Applicable Application Reference: PL/25/0841/FA Appeal Reference: APP/N0410/D/25/3369282 Appeal Decision Type: Enforcement Address: Maltmas Green Blacksmiths Lane Tatling End Buckinghamshire UB9 4HN Proposal: Appeal against an Enforcement Notice alleging erection of a link extension connecting two outbuildings Appeal Decision: It is directed that the enforcement notice be varied by the deletion of the number “3” in section 6, time for compliance, and the substitution therefore by number “12”. Subject to this variation, the appeal is dismissed, and the enforcement notice is upheld, and planning permission is refused on the application deemed to have been made under section 177(5) of the 1990 Act. Costs Decision: Not Applicable Application Reference: EN/21/0350 Appeal Reference: APP/N0410/C/23/3324968

20251007/09	Sphere of Mutual Interest (Neighbouring Authorities Planning Consultation) • PL/25/3343/ADJ - Riverview House Oxford Road Uxbridge UB8 1HS - Consultation from London Borough of Hillingdon on planning application 40050/APP/2025/1876 - Change of use from Commercial (Use Class E) to Residential (Use Class C3) to create 56 dwellings (Application for Prior Approval under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)). • PL/25/3344/ADJ - Waterside House Oxford Road Uxbridge UB8 1HS - Consultation from London Borough of Hillingdon on planning application 40050/APP/2025/1875 - Change of use from Commercial (Use Class E) to Residential (Use Class C3) to create 56 dwellings (Application for Prior Approval under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)). • Heathrow Airport – Environment Impact Assessment Scoping Report – All documents are contained in SharePoint - The Planning Inspectorate is now required to seek the opinion of statutory consultees before providing feedback to Heathrow in the form of a Scoping Opinion. (To note – Over 3,000 pages). • Buckinghamshire Local Plan – This document is out for consultation beginning 17 September through to 29 October 2025. The document has been placed in SharePoint, One part is 44 pages, and second part is 249 pages.
20251007/10	Licensing Application None received
20251007/11	Enforcement issues None received
20251007/12	List of Call-in Applications • See attached list with updates.
20251007/13	Southlands Road planning issues No further updates received from the Planning Inspectorate
20251007/14	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. Contacted the planning consultants to extend their scope of works to include up to Hollybush Lane at Tatling End (not to include Pinstone Way, or Gladwins Wood, due to on-going enforcement issues).
20251007/15	Neighbourhood Planning The steering group meeting took place on 30 September 2025 for a discussion about the list of Objectives, Call for Sites letter and proforma that will be covered in the Denham Neighbourhood Plan. Buckinghamshire Local Plan was also discussed to let residents to know that they need to submit their comments by 29 October 2025.
20251007/16	Planning Forum and Member Liaison Meeting The planning forum meeting was held on Thursday 25 September. Copy of the slide presentation has been placed in SharePoint for review.

	The Member Liaison Meeting did not happen face-to-face over Teams. It was cancelled on the morning of Tuesday 16 September 2025. The Clerk has sent an email to the member liaison mailbox 02/10.			
20251007/ 17	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
	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.				
20251007/ 18	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. ☐ 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.
20251007/19	2022 - 2024 Trackers: Planning, Enforcement – See SharePoint folder
20251007/20	Correspondence – See SharePoint folder
20251007/21	Date and Time of Next Meeting Tuesday 4 November 2025 at 7pm Denham Parish Council Office, UB9 5BN

Signed: Derek Wilson – Executive Clerk and RFO
Date: 2 October 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