

Minutes of the **PLANNING Committee Meeting on Tuesday 7 October 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
20251007/01	Apologies for Absence Cllr BK	
20251007/02	Declarations of Interest Cllr AWH declared an interest in planning application PL/25/2872/FA and will not take part in this discussion. Cllr JW will Chair this item for discussion and recommendation.	
20251007/03	Public Session No members of the public were present.	
20251007/04	Minutes and Actions of last Planning Committee – 2 September 2025 No issues arising from the previous minutes.	
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. Resolution: This application was withdrawn by Bucks LPA on 24 Sep 2025. PL/25/2670/FA - Crosswinds 53 Denham Green Lane Denham UB9 5LF - Erection of 2-storey side extension and extension of front porch. Resolution: This application has already been consented by Bucks LPA, conditional permission granted 2 October 2025. Weekly list 10 Sept 2025 Validated 8 August 2025. Applications are being determined before they are being considered by the parish council. PL/25/2967/FA - 35 Oxford Gardens Denham UB9 4ED - Single storey rear extension. Resolution: No objection to this planning application.	EC

	to approved roof design incorporating hip-to-gable roof extension to main roof and side dormers. Recommendation: DPC objects that this variation application should be a full planning application, as it is significantly changing the design of this property to a 2-storey chalet bungalow. • PL/25/3320/TP – Pyghtle Cottage, The Pyghtle, Denham UB9 5BD - Proposed Work: Full removal (fell to ground level) of dead Beech tree. Recommendation: DPC cannot make any comment as there is incomplete documentation attached. No arboriculturist assessment. This application needs to be re-registered again with the correct documentation attached. Re-plant with similar species.	EC EC
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. Recommendation: DPC has no objection to this application. • 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). Recommendation: DPC supports this application but should be conditioned for Horticultural Uses only. • PL/25/3084/SA - Fairview Oxford Road Denham UB9 4DS - Demolish existing garage & storage and new proposed garage. Recommendation: DPC has no objection to this application. • PL/25/3256/SA - 7 Cheapside Lane Denham Buckinghamshire UB9 5AB - Alterations to front garden involving the creation of hardstanding surface and formation of crossover access for a purpose incidental to the enjoyment of a dwellinghouse. Recommendation: DPC has no objection to this application.	EC EC EC EC
20251007/08	Planning Application Appeals: (For noting) 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)). Recommendation: DPC has no objections - Carry out a transport plan to mitigate any increase in traffic movements. 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)). Recommendation: DPC has no objections - Carry out a transport plan to mitigate any increase in traffic movements. 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). Recommendation: No comment to make at this stage of the process. 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. Cllr GH has advised that this is statutory consultation. There are two documents that are missing from this consultation. The HELA and the Green Belt assessment. Previously Bucks Council suggested taking out of the green belt, the land north of Denham roundabout. Higher Denham and Denham Village being taken out of the green belt. Denham village between the two bridges would retain the Conservation area. Also, another area that was previously looked at being taken out of the green belt was Tatling End. At this moment of time, we have not seen the updated report from Bucks Council.	EC EC

	DPC should be able to provide a 5-year housing land supply, based upon the indicative figures that have been provided by Bucks Council. The recent Sanderson's conversion to flatted development will count towards our numbers and Cllr AWH will review other sites that have not yet started. We have an extended list of objectives that have been produced through the Neighbourhood Plan steering group, advising Bucks Council that this is our list and is our vision for our area, rather than getting drawn into their tick box exercise of responding to their consultation. Cllr SW advised that she had received an email from David Bracken, Chair of Fulmer PC that had also been sent to Julie Cook of Iver PC. This email said that Stoke Poges, Farnham and Burnham were co-ordinating their response to this consultation from Bucks Council. Did we want to do a joint response with them. The consultation response should be based on our efforts first. The Bucks Local Plan consultation should be based on a strategic response. 1. The Plan as it stands is considerably lacking from several reports relating to Housing Economic Land Availability (HELA) and the Green Belt assessment. The findings from the Strategic Housing Needs Assessment does not advise where these houses need to be built in the County. 2. There is no obligation on the Unitary Council to consult further until the Draft is all but completed i.e. The preferred consultation on all the sites, levels of development, green belt review have been decided upon. We need to be consulted upon the HELA and Green Belt assessments when they have been completed. 3. We have a Neighbourhood Plan in place with a list of objectives, as with other parish councils and fully expect to see evidence that these objectives are being fully respected in the Local Plan and not written to comply with the regulations from Central Government. It will be unacceptable for the Unitary Authority to ignore this information. We are doing the Call for Sites consultation, which will cover a four-week consultation period. This will commence at end of the Bucks Local Plan consultation period on 29 Oct 2025.	EC
20251007/10	Licensing Application None received	
20251007/11	Enforcement issues Wrango Hall / River View temporary building was turned down at the last meeting. Therefore, this dwelling has not received consent but turned up on site yesterday. It has been reported through the enforcement portal of Bucks Planning ref 4cbfd176-6c32-43d8-841e-e48c4b5ad2e0.	EC
20251007/12	List of Call-in Applications • See attached list with updates. The Clerk informed the meeting that we are still waiting for acknowledgement of the Call-in relating to 2 Oxford Road.	
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 Bell Cornwell 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). The boundary should go down to the M40 and along towards Denham roundabout. It was agreed a separate meeting needs to be arranged with Bell Cornwell. This is to give a fuller brief on their proposed actions. It was agreed that this work should be continued and extended to the boundaries discussed.	EC																												
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. The call for sites letter and proforma is amended and will go to Full Council for agreement. Once agreed, the printers can be contacted with distribution being done after 29 October when the Bucks Local Plan consultation ends. Buckinghamshire Local Plan was also discussed to let residents to know that they need to submit their comments by 29 October 2025.	EC EC																												
20251007/16	Planning Forum and Member Liaison Meeting (This item was noted) 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. Another date should be re-scheduled to discuss some of the outstanding issues, such as the SSSI land in Old Rectory Lane. It was noted that this agenda item should be split in the future, as they are two separate items.	EC																												
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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.				
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 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. Cllr SW has contacted planning enforcement to advise them that these containers are still in this same location and will be re-located as soon as the new site becomes available. ☐ SSSI Old Rectory Lane (Misbourne Farm) – This item is still ongoing between the Environment Agency and Natural England. This was due to be discussed at the parish surgery on 16 Sept but the meeting was cancelled. Action: Clerk to check for a new appt. ☐ 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				EC

	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. There is an issue with the A412 road into Iver and fly tipping within the lay-bys. Cllr JC had this work lined up and was pulled off this work by Cllr TB. This will need to be checked with Cllr TB, at the next Full Council meeting. ☐ 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
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: 13 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

Meeting concluded at 9.40pm

Chairman _____

Date _____

Amendments to minutes dated	
Agenda No	Title
