

You are hereby summoned to attend the **PLANNING Committee Meeting on Tuesday 4 November 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
20251104/01	Apologies for Absence
20251104/02	Declarations of Interest
20251104/03	Public Session
20251104/04	Minutes and Actions of last Planning Committee – 7 October 2025
20251104/05	Planning applications for Comment: • PL/25/2477/FA – 68 Denham Green Close, Denham UB9 5NB – Conversion of existing garage into ancillary living accommodation for elderly relatives. • PL/25/3556/HB – Maltmas Green, Blacksmiths Lane, Tatling End UB9 4HN - Listed building consent for retention of wall-mounted electric vehicle charging outlet on main dwelling. Retention of 2 rooflight openings on south roof slope of The Lodge and proposed installation of 2 conservation rooflights. • PL/25/3683/FA - Former Tilehouse Day Opportunity Centre Nightingale Way Denham Green UB9 5JL - Demolition of existing buildings and redevelopment of site to provide six dwellings together with landscaping, new access and associated works.
20251104/06	Permitted Development and Other Applications for Comment: • PL/25/3692/VRC - Mount Farm Mount Lane Denham UB9 4HP - Removal of condition 3 (materials details) and variation of condition 9 (approved plans) of planning permission ref: PL/25/1407/FA (Change of use of existing stable building to form 2 x 1-bed dwellings with attached bin/cycle store, redevelopment of existing stable building to provide 1 x 2-bed dwelling (3 units in total) and change of use of associated land to form residential curtilage) to allow for the submission of materials details and amendments to Unit 3 comprising alterations to roof design and fenestration together with an increased footprint. • PL/25/4362/KA – St Mary's Church, Village Road, Denham UB9 5BH - Lime Tree (T10) - Fell and grind back to ground level

20251104/ 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/25/4116/SA – 12 Bronsdon Way, Denham UB9 4LQ - Certificate of Lawfulness to include proposed installation of an EV charger and creation of driveway with dropped kerb • PL/25/4306/SA – Wood End, Bakers Wood, Denham, UB9 4LQ - Certificate of Lawfulness for proposed new outbuilding • PL/25/4668/SA – 44 Nightingale Way, Denham Green, UB9 5JL - Certificate of Lawfulness for a proposed conversion of garage to habitable room and front porch • PL/25/3537/SA – 2 Ford End, Denham, UB9 5AL - Certificate of Lawfulness for proposed drop kerb and hardstanding permeable driveway • PL/25/4163/SA – Firdene, Oxford Road, Denham SL9 7AP - Certificate of Lawfulness for proposed extension of a drop kerb • PL/25/4450/SA – The Flat, Wood End, Bakers Wood, Denham UB9 4LQ - Certificate of Lawfulness for proposed outbuilding
20251104/ 08	Planning Application Appeals: • Appeal Reference APP/N0410/D/25/3374500 against planning application number PL/25/1630/FA – Ruskin House, Mead Close, Denham UB9 5AZ – Single storey side/rear extension, conversion of roofspace to habitable use to include rear dormer and 3 x Front rooflights and demolition of existing garage. An appeal lodged against refusal will be determined on the basis of written representations, will be dealt with under householder appeals service. No opportunity to submit comments.
20251104/ 09	Sphere of Mutual Interest (Neighbouring Authorities Planning Consultation) Consultation taking place on a Taylor Wimpey development in Denham Lane, that is located within the Chalfont St Peter parish area. Consultation event taking place on Monday 10 November 2025 between 4pm and 7pm at Gerrards Cross Golf Club (Function Room), Chalfont Park, SL9 0QA.
20251104/ 10	Licensing Application None received
20251104/ 11	Enforcement issues Wrango Cottage / River View (see attached)
20251104/ 12	List of Call-in Applications • See attached list with updates.
20251104/ 13	Southlands Road planning issues No further updates received from the Planning Inspectorate
20251104/	Land south of A40 Review of Business operations

14	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).																																															
20251104/15	Neighbourhood Planning A Call for Sites letter has been distributed to residents and businesses within the Denham Parish area on 29 October 2025. (copy attached) A total print run of 4000 leaflets was produced to cover residential and business addresses, with spare copies held back if required. A letter has been sent to all businesses that have their head office located outside of Denham for their information and feedback. These were posted out 23 October 2025 to 103 separate addresses.																																															
20251104/16	Bucks Local Plan Buckinghamshire Local Plan was also discussed submission deadline 29 October 2025. Our comments have been submitted through to the planning policy team at Bucks Council. They acknowledged receipt of our submission on 24 October 2025, following Full Council's resolution on 13 October 2025 (see attached).																																															
20251104/17	CIL Contributions <table><tr><th>Date payment Received</th><th>Amount Received</th><th>Planning Application</th><th>Deadline for CIL contribution to be 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 2028</td></tr><tr><td>31 March 2024</td><td>£3,627.28</td><td>PL/23/1717/FA Martin Baker</td><td>31 March 2029</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 2030</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 2030</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 2030</td></tr><tr><td>30 April 2025</td><td>£132.87</td><td>PL/23/0411/FA Firdene, Oxford Rd</td><td>30 April 2030</td></tr><tr><td></td><td>£42,243.51</td><td></td><td></td></tr><tr><td>21 October 2025</td><td>£8,211.31</td><td>PL/23/0066/FA Union Point, Pinstone Way</td><td>21 October 2030</td></tr><tr><td></td><td>£50,454.82</td><td></td><td></td></tr></table>				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			21 October 2025	£8,211.31	PL/23/0066/FA Union Point, Pinstone Way	21 October 2030		£50,454.82		
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	30 April 2024	(£1,260.00)	Money already spent / Planning consultant land south of A40	
	Balance Total	£49,194.82		
	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.			
20251104/18	Ongoing Monitoring – To Note ☐ Pinewood Liaison Group – 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.			
20251104/19	2024 - 2025 Trackers: Planning, Enforcement – See SharePoint folder			
20251104/20	Correspondence – See SharePoint folder			
20251104/21	Date and Time of Next Meeting Tuesday 2 December 2025 at 7pm Denham Parish Council Office, UB9 5BN			

Signed: Derek Wilson – Executive Clerk
Date: 30 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