

Minutes of the **PLANNING Committee Meeting on Tuesday 4 November 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

The meeting commenced at 7.23pm due to not being quorate until Cllr N Abadjian arrived.

Item no	Minutes	Actions
20251104/01	Apologies for Absence Apologies were received from Cllr Sharon Williams, Cllr Babs Keen, Cllr Guy Hollis and Cllr Edna Austin.	
20251104/02	Declarations of Interest No declaration of interests was recorded.	
20251104/03	Public Session No members of the public were present.	
20251104/04	Minutes and Actions of last Planning Committee – 7 October 2025 The Clerk advised the members present that he had received an email from Bell Cornwell that they will be starting this expanded work of Land to the south of A40 this week. This will be discussed later on the agenda under item 14. Cllr JW referred to an outstanding action of the minutes relating to the A412 fly tipping in the lay-bys on the road to Iver. The Chair requested that a formal question needs to be placed on the Full Council agenda to Cllr JC to question what is happening to resolve this situation. Action: Clerk to place a formal question on the next FC agenda.	EC
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. Recommendation: DPC has no objections to this application. There needs to be a condition added not to be regarded as a separate dwelling. 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	EC

	rooflight openings on south roof slope of The Lodge and proposed installation of 2 conservation rooflights. Recommendation: DPC has no objection to the EV Charging zone but equally share concern at the rooflights fitted to the rear slope of the lodge roof, as they were not sympathetic in form and agree with the heritage report of replacing the rooflights with flush fitting appropriate within a Conservation setting. • 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. Recommendation: The Clerk to place an item on the next Full Council agenda in Part 2 for a general discussion about this item. Following FC meeting 10 Nov it was agreed to make the following recommendation: DPC objects to this planning application as this site was originally designated for community use, as expressed in our current made Neighbourhood Plan under policy DEN8. • PL/25/2442/FA - 24 - 26 Oxford Road New Denham UB9 4DQ - Change of use from kitchen showroom (Class E) to mixed-use restaurant and drinking establishment (Class E(b)/Sui Generis) with associated external alterations and installation of extraction equipment. Recommendation: DPC has no objection to this application.	EC EC EC EC
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. Recommendation: DPC has no objection to this application. • PL/25/4362/KA – St Mary’s Church, Village Road, Denham UB9 5BH - Lime Tree (T10) - Fell and grind back to ground level. Recommendation: DPC object to the felling of this tree as there is no indication of disease or justification for this tree to be removed. The wall can be re-laid with a bridge over the root to stop further cracking.	EC EC
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 Recommendation: DPC has no comment to make on this application. • PL/25/4306/SA – Wood End, Bakers Wood, Denham, UB9 4LQ - Certificate of Lawfulness for proposed new outbuilding Recommendation: DPC objects to the over development of this plot with a total floorspace of 108m² (13.5m x 8m) in addition to the previous applications to the main dwelling. • 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 Recommendation: DPC has no objections to this application. • PL/25/3537/SA – 2 Ford End, Denham, UB9 5AL - Certificate of Lawfulness for proposed drop kerb and hardstanding permeable driveway Recommendation: DPC has no comment to make on this application. • PL/25/4163/SA – Firdene, Oxford Road, Denham SL9 7AP - Certificate of Lawfulness for proposed extension of a drop kerb Recommendation: DPC has no comment to make on this application. • PL/25/4450/SA – The Flat, Wood End, Bakers Wood, Denham UB9 4LQ - Certificate of Lawfulness for proposed outbuilding Recommendation: DPC objects to the over development of this plot with a total floorspace of 108m² (13.5m x 8m) in addition to the previous applications to the main dwelling.	EC EC EC EC EC EC
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 roof space 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. Unfortunately, due to this appeal process this item can only be noted for information.	
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.	

	Cllrs AH/NA will attend this consultation event.				Cllr AH/NA
20251104/ 10	Licensing Application None received				
20251104/ 11	Enforcement issues Wrango Cottage / River View – planning enforcement are aware and will be dealing with any potential planning breach.				
20251104/ 12	List of Call-in Applications A list of planning application Call-In sites has been circulated. No update.				
20251104/ 13	Southlands Road planning issues No further updates received from the Planning Inspectorate				
20251104/ 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). Received an email communication from the planning consultants that they will start on this work this week (commencing 3 November).				
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. It was established that both the Chair and Vice-Chair had not received the Call for sites letter from the recent delivery distribution. Action: The Clerk will chase JogPost why letters have not been received. Lack of feedback on the HELAA and Green Belt review to provide the evidence on sites that might be considered, as part of this Call for Sites process.				EC
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				
	Date payment Received	Amount Received	Planning Application	Deadline contribut spent by	

	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		
	30 April 2024	(£1,260.00)	Money already spent / Planning consultant land south of A40	
	Balance Total	£49,194.82		
	The Clerk advised the most recent CIL receipt is shown in bold type above. 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. Still being used for the storage of cars.			

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

Amendments to minutes dated	
Agenda No	Title