

You are hereby summoned to attend the **PLANNING Committee Meeting on Tuesday 2 December 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
20251202/01	Apologies for Absence
20251202/02	Declarations of Interest
20251202/03	Public Session
20251202/04	Minutes and Actions of last Planning Committee – 4 November 2025
20251202/05	Planning applications for Comment: • PL/25/3555/FA - Maltmas Green Blacksmiths Lane Tatling End Buckinghamshire UB9 4HN - 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/25/4198/FA - 31 Green Tiles Lane Denham Green UB9 5HU - Conversion of garage, single storey side and rear extensions. • PL/25/4137/FA - Chalfont House Oxford Road Denham UB9 4DX - External alterations to the building and provision of cycle and refuse stores. • PL/25/4217/FA - 38 Willow Crescent West New Denham UB9 4AT - Two storey front extension, roof extension incorporating an increase in ridge height and front and rear dormers to facilitate the creation of a first-floor level, single storey side/rear part-pitched/part-flat roof replacement and fenestration alterations.
20251202/06	Permitted Development and Other Applications for Comment: No plans submitted
20251202/07	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/25/4995/SA - The Orchard Ashmead Drive Denham UB9 5BA - Certificate of lawfulness for proposed conversion of garage to habitable use.

	• PL/25/5055/SA - Woodside Bakers Wood Denham UB9 4LQ - Certificate of Lawfulness for proposed outbuilding to be used as a gym & storage. • PL/25/5288/SA - The Haven Denham Green Lane Denham UB9 5LG - Certificate of Lawfulness for proposed erection of a rear dormer loft conversion and all associated works.											
20251202/08	Planning Application Appeals: No Planning appeals Received											
20251202/09	Sphere of Mutual Interest (Neighbouring Authorities Planning Consultation) SDC M40 Campus public consultation starts Wednesday 12 November, closes on Wednesday 17 December 2025.											
20251202/10	Licensing Application None received											
20251202/11	Enforcement issues No enforcement issues											
20251202/12	List of Call-in Applications • See attached list with updates.											
20251202/13	Southlands Road planning issues No further updates received from the Planning Inspectorate											
20251202/14	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).											
20251202/15	Neighbourhood Planning A Call for Sites letter has been distributed to residents and businesses within the Denham Parish area on 29 October 2025. 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.											
20251202/16	Bucks Local Plan Our comments have been submitted through to the planning policy team at Bucks Council for the Local Plan consultation. They acknowledged receipt of our submission on 24 October 2025, following Full Council's resolution on 13 October 2025.											
20251202/17	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></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
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	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		
	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
20251202/21	Date and Time of Next Meeting Tuesday 6 January 2025 at 7pm Denham Parish Council Office, UB9 5BN

Signed: Derek Wilson – Executive Clerk

Date: November 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