

	number of dwellings that they serve. The collection of refuse and food recycling is a concern if there are any delays in the summertime. 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. Recommendation: DPC has no comment to make on this application. PL/25/2276/FA - 27 Moorfield Road Denham Green UB9 5NE - Conversion of existing dwelling into 4 flats including construction of part single, part two storey side/rear extensions and loft conversion, construction of 2 x 3 bed semi-detached dwellings (6 residential units in total) with associated bin and cycle stores and additional access off James Martin Close. Recommendation: DPC objects - Overdevelopment impact on number 29 Moorfield Road. Backland development is against the principles of DEN1 Neighbourhood Plan. Lack of a report from Highways, reversing onto a service road is a concern. There is major intensification of this site. Overlooking and privacy issues are arising from this proposal. PL/25/4365/FA – 64 Penn Drive, Denham Green UB9 5JR - Part-single/part-two storey side/rear extension. Recommendation: DPC objects - The proposed first floor extension projects beyond the 45 degree light angle to the neighbouring property's window, so will deprive number 62 of loss of light. PL/25/4512/FA – Denham Court Farm, Village Road, Denham UB9 5BG – Erection of an outbuilding to be used as a residential annexe (Retrospective). Recommendation: DPC Objects - Retrospective out of keeping, flat roof not sympathetic in the setting of a Grade 2 listed building.	EC EC EC EC
20251202/06	Permitted Development and Other Applications for Comment: PL/25/1671/TP - Sunningdale House Bakers Wood Denham UB9 4LF - T1 European Ash - reduce lateral spread by up to 3m, to finished crown dimensions of 9m lateral spread, crown lift by removing lower pendulous branches to a finishing height of approx 7m, T2 European Ash - reduce lateral spread by up to 3m, to finished crown dimensions of 9m lateral spread, G1 2x European Ash - reduce lateral spread by up to 3m, T3 Oak - reduce lateral spread by removing up to 3m, to finished lateral spread of 7m. (TPO/ER/1968/09). Recommendation: As trees are covered by TPO there is no arboriculturist report to confirm that this work needs to be completed and DPC seek to decline this application until confirmation is ascertained by a qualified tree officer.	EC
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. Recommendation: DPC has no objection to this application • PL/25/5055/SA - Woodside Bakers Wood Denham UB9 4LQ - Certificate of Lawfulness for proposed outbuilding to be used as a gym & storage. Recommendation: DPC has no objection to this application • 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. Recommendation: DPC has no objection to this application	
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. Cllr AWH attended the online consultation on this site proposal outside Beaconsfield. Data centre is being proposed, significant objections from Gerrards Cross, Fulmer concerning wastewater generation, heat and traffic generation. It is a case of watching this space with these data centres, as another one is proposed in Iver. London Borough of Hillingdon – Broadwater Lake, Moorhall Road, Harefield Planning application 2382/APP/2023/2906 Redevelopment of the site to create the Hillingdon Watersports Facility and Activities Centre including demolition of existing Broadwater Lake Sailing Club (BSC) clubhouse at the north of the lake and erection of a building including changing facilities, meeting rooms, storage, workshop and seasonal worker accommodation (sui generis), activity shelters: installation of pontoons and slipways; boat shed; equipment storage huts; boat parking and racking areas; camping area; outdoor activity areas; ecological enhancement throughout the site; new pedestrian routes through the peninsula; landscaping including new woodland, dense vegetation screens and boundary treatment; access road; localised dredging and land reclamation; relocation of existing sailing area and creation of floating reedbeds within the lake: coach drop off and turning area; vehicle parking; cycle parking; and associated works. There are two forms of activities taking place with a racing sailing club and a large number of children. Stuart from Colne Valley Regional Park has previously objected to this scheme. The decision according to the Hillingdon Council's website is 10 April 2026. Cllr SW to check with CVRP and for us to mirror their objections. Migration route for birds and nesting area. Recommendation: Denham Parish Council object to this planning application, which is located on a Site of Special Scientific Interest. This is a major site for birds on the west side of London. The sailing club could cause damage to the habitat and reed beds through increased activity. The current club is low level, but what is being proposed could cause damage to migrating birds during spring and summer. This lake is a site for wintering birds and for returning birds in the spring for nesting. The increased level of activity with children shouting etc, may result in this loss of natural habitat, which will be difficult to recover from	EC

	once it has gone. We would respectfully request that other sites are considered instead of using this SSSI site. Ref: Hillingdon Council reference OWPC131441	
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). The electronic copy has been circulated, and it is obvious that there are a number of businesses that may be operating illegally, and further action may be required through planning enforcement. A meeting will need to be arranged with Bell Cornwell, Cllr GH and Cllr AWH to discuss their findings and proposed actions resulting from their work.	EC
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. An email communication needs to be sent to Plan-ET as we have committed to pay them £19k for a Neighbourhood Plan Review Material Modification, including housing site identification and assessment. We have received 7 responses to our Call for Sites letter requesting potential site allocation. Circulate to members of the planning group, the sites that have been identified. Awaiting further details relating to the Green Belt and HELAA assessment.	EC
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			EC	
	Cllr SW raised the issue of asbestos in some of the buildings at the allotments to remediate and whether CIL can be used. Action: The Clerk to check with CIL.				
	Date payment Received	Amount Received	Planning Application		Deadline for contribution spent by
	10 May 2023	£1,453.74	PL/22/1962/FA Oakside		10 May 2023
	1 November 2023	£19,979.37	PL/23/1717/FA Martin Baker		1 November 2023
	31 March 2024	£3,627.28	PL/23/1717/FA Martin Baker		31 March 2024
	30 April 2025	£1,123.48	PL/21/2373/FA Union Point, Pinstone Way		30 April 2025
	30 April 2025	£3,981.69	PL/23/0411/FA Firdene, Oxford Rd		30 April 2025
	30 April 2025	£11,945.08	PL/23/0411/FA Firdene, Oxford Rd		30 April 2025
	30 April 2025	£132.87	PL/23/0411/FA Firdene, Oxford Rd		30 April 2025
		£42,243.51			
	21 October 2025	£8,211.31	PL/23/0066/FA Union Point, Pinstone Way		21 October 2025
		£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. Action: The Clerk to contact all three unitary Councillors and to establish the site ownership ☐ SSSI Old Rectory Lane (Misbourne Farm) – This item is still ongoing between the Environment Agency and Natural England. Action: The Clerk to chase-up with the senior enforcement officer for an update. ☐ 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. Action: Cllr JC has re-taken up this issue with a lady who has contacted DPC about this on-going problem to see if this can be further progressed. ☐ 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.	EC EC EC
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: **9 December 2025**

Meeting concluded at 9.30pm

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

Chairman _____ Date _____

Amendments to minutes dated	
Agenda No	Title