

You are hereby summoned to attend the **PLANNING Committee Meeting on Tuesday 6 January 2026 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
20260106/01	Apologies for Absence
20260106/02	Declarations of Interest The Clerk has granted dispensation to Councillors to make a recommendation on the following planning application. Under Section 33 Localism Act 2011 to grant dispensation to Councillors on Item 6 Planning application PL/25/6700/KA, as this relates to two trees on the Village Green.
20260106/03	Public Session
20260106/04	Minutes and Actions of last Planning Committee – 2 December 2025
20260106/05	Planning applications for Comment: • PL/25/5006/FA – 36 Nightingale Way, Denham Green UB9 5JL – Erection of additional storey, loft conversion with 2 x dormers and 2 x rooflights and alterations to existing fenestration at ground floor. • PL/25/5289/FA – The Haven, Denham Green Lane, Denham UB9 5LG – Erection of a single storey rear extension, front roof alteration and all associated works. • PL/25/5322/FA - Holloway House Stanley Kubrick Road Denham - New structural opening formed by means of adaptation to existing louvres/Brise Soleil and concrete upstand to form new fire exit within existing 'open air' under croft car park.
20260106/06	Permitted Development and Other Applications for Comment: • PL/25/6700/KA – Village Green, Village Road, Denham – T1 – T2 Cockspur - Fell
20260106/07	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. • None advised

20260106/08	Planning Application Appeals: • Denham Mount, Blacksmiths Lane, Tatling End UB9 4HW – Without planning permission, a material change of use to a (sui generis) mixed use, comprising: Residential and agricultural, and equestrian, hotel, offices, vehicle sales, the commercial parking of vehicles, storage, vehicle repairs and maintenance, and To facilitate the unauthorised mixed use, the carrying out of operational development comprising: the laying of hardstanding, the erection of a canopy structure. This planning appeal against enforcement action will be dealt with by a planning inquiry. All representations must be received by 15 January 2026 and must quote the appeal reference APP/K0425/C/25/3376465.
20260106/09	Sphere of Mutual Interest (Neighbouring Authorities Planning Consultation) • PL/22/1411/OA – Land between junctions 16 and 17 of the M25 (Near Chalfont St. Peter) – Outline application for the erection of a Motorway Service Area with all matters reserved with the exception of access from the M25, comprising a facilities building, fuel filling station, electric vehicle charging, service yard, parking facilities, vehicle circulation, landscaping, amenity spaces, Sustainable Drainage Systems (SuDS)/attenuation, retaining structures and associated mitigation, infrastructure and earthworks/enabling works. Previous comments made by DPC on 7 June 2023, same as 13 January 2023, same as 22 November 2022 Denham Parish Council strongly objects to this application. The site immediately adjoins the boundary of the parish. Construction of the proposed facility appears to have access to the site from roads within the parish, which are already badly congested and thus will adversely affect traffic flow and highway safety. The proposal will clearly impact on the openness of the Green Belt, and the applicant has made no VSC (Very Special Circumstances) case to justify why the proposal be allowed. Denham Parish Council calls for this application to be refused. There is no emergency access and support the comments that have been previously made by Thames Valley Police. On 2 November 2022 DPC comments were, As above with the following insertion, Denham Parish Council calls for the application to be refused. On 26 July 2022 DPC comments were, Denham Parish Council (DPC) strongly objects to this application. The site in question immediately adjoins the boundary of the Parish. There has clearly been a failure of process since DPC were not properly consulted on the matter. Construction of the proposed facility appears to have to access the site from roads within the Parish which are already badly congested and thus will adversely affect traffic flow and highway safety. DPC calls for the application to be refused and seeks assurance that it will be consulted on any subsequent matter regarding the site in question.
20260106/10	Licensing Application None advised
20260106/11	Enforcement issues No enforcement issues

20260106/12	List of Call-in Applications See attached list with updates.			
20260106/13	Southlands Road planning issues No further updates received from the Planning Inspectorate			
20260106/14	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).			
20260106/15	Neighbourhood Planning			
20260106/16	CIL Contributions			
	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		
	30 April 2024 Bell Cornwell	(£1,260.00)	Money spent / Planning consultant land south of A40 for NP.	This was previously reported on the CIL report 2023/24

	30 November 2025 Bell Cornwell	(£1,368.00)	Money spent / Planning consultant land south of A40 – Expansion of the previous commissioned work for NP.	This will be reported on the 2025/26 CIL report
	Balance Total	£47,826.82		
	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 was reported to Bucks for the 2023/24 CIL Report. The additional work to assess the expanded site to Hollybush Lane will be presented in the next financial year 2025/26. CiL121A form sent to Bucks Council on 23 December 2025 to meet deadline 31 December 2025.			
20260106/ 17	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. An email sent to both agencies on 23 December 2025. ☐ 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.			
20260106/	2024 - 2025 Trackers: Planning, Enforcement – See SharePoint folder			

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20260106/19	Correspondence – See SharePoint folder
20260106/20	Date and Time of Next Meeting Tuesday 3 February 2026 at 7pm Denham Parish Council Office, UB9 5BN

Signed: Derek Wilson – Executive Clerk

Date: December 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