

20260106/06	Permitted Development and Other Applications for Comment: • PL/25/6700/KA – Village Green, Village Road, Denham – T1 – T2 Cockspur – Fell Recommendation: Cllrs felt that a proper arboriculturist report should have been provided detailing the reason why, along with making a recommendation of tree replacements. We would expect this from other applicants and we are no different. Services should be informed that we when we employ tree surgeons that they provide this information to make an informed decision. The roots also should be removed when removing the two trees. Action: The Clerk to contact the arboriculturist to check for their report to obtain advice on the type of tree replacement. This to be referred to Full Council 12 January for a decision.	EC
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. Action: Repeat the comments previously made to the planning inspector, as this is a material change of use in planning terms.	EC
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. 6 Jan 2026 Another proposal submitted by Extra MSA Group, significantly different from their previous scheme which was refused in September 2023. It is positioned to the east of the M25, on land adjacent to and in the vicinity of the southern portal of the HS2 rail works. It is argued that the land designation has changed from Green Belt to Grey Belt on account of the HS2 works having disturbed the original ground. Accordingly, there would be no requirement to prove Very Special Circumstances and would have a significantly better chance of consent. The proposal is “in line” with the M25 and has no connection to the local road network other than via J16 and J17 of the M25. The proposal is just to approve the MSA access to the M25 and as such Members had no objection to these reserved matters application. A future concern will be in the construction of the scheme and the traffic concerns that will undoubtedly arise. Members agreed on the following formal response. <i>This Council has considered the application and has No Comment to make, on the basis that the scheme will plan and implement that all vehicular access points for construction and subsequent operation will be from the M25 motorway only. This should be secured by planning condition. Additionally, this Council must be consulted on all further reserved matters applications to ensure that there will be no harmful impacts on the surrounding land and communities.</i>	EC
20260106/ 10	Licensing Application None advised	

20260106/ 11	Enforcement issues Cllr AWH referred to Capswood Business Park and the recent planning infringements that have taken place on site, as the original application was for temporary use for filming purposes and we had not been given the full information. The site had been gravel extracted and inert waste brought onto the site with the mounds clearly seen from the A40. The gravel extraction had needed a licence and enforcement don't seem to have any teeth in enforcing this issue with a stop notice. Cllr AWH is meeting with Cllr JC on Thursday 8 January and the Clerk to discuss this important matter, with the aim of enforcement to do their job.													
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 The Clerk advised the members present that PiNS in Bristol has had this since January 2024, with still no resolution and when chased was basically told to go away and to await a response.													
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). Action: A meeting needs to be set-up with Bell Cornwell, involving Cllr AWH and Cllr GH. The Clerk will need to contact the planning consultants to arrange.	EC												
20260106/ 15	Neighbourhood Planning Cllr GH advised the members present that a Call for Sites had taken place with local residents/businesses and 7 responses had been received. Bucks Council are carrying out their HELAA study, which will assess some of the sites that we have also received. At a recent Full Council meeting, Cllr MB had said that this work should be completed February 2026. Action: The Clerk to re-engage with Plan-ET to establish a timeline and what needs to happen next following our Call for Sites.	EC												
20260106/ 16	CIL Contributions <table><tr><th>Date payment Received</th><th>Amount Received</th><th>Planning Application</th><th>Deadline contribution spent by</th></tr><tr><td>10 May 2023</td><td>£1,453.74</td><td>PL/22/1962/FA Oakside</td><td>10 May</td></tr><tr><td>1 November 2023</td><td>£19,979.37</td><td>PL/23/1717/FA Martin Baker</td><td>1 November</td></tr></table>	Date payment Received	Amount Received	Planning Application	Deadline contribution spent by	10 May 2023	£1,453.74	PL/22/1962/FA Oakside	10 May	1 November 2023	£19,979.37	PL/23/1717/FA Martin Baker	1 November	
Date payment Received	Amount Received	Planning Application	Deadline contribution spent by											
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	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. The Clerk was asked about the recent submission where the £17,183.12 figure had been obtained. The Clerk advised that this statement is based on financial years and not calendar year. Action: The Clerk will report back with the information				EC
20260106/ 17	Ongoing Monitoring – To Note				

	☐ Pinewood Liaison Group – No update ☐ Maya Tandoori, New Denham – The cars at this site are increasing and no further action appears to be taken. ☐ 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. Cllr SW advised that the Bucks enforcement officer was liaising with this site owner, who says that these containers will move to their new site location in January 2026 ☐ 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. Action: The Clerk had received an email 6 Jan 26 from Natural England requesting further information. The Clerk will assemble all the information previously sent covering this issue. ☐ 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: This is a question to Cllr JC if he attends the FC 12 Jan 26 on progress with a new resident that has highlighted this issue. ☐ 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 Cllrs
20260106/18	2024 - 2025 Trackers: Planning, Enforcement – See SharePoint folder	
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	

Meeting concluded at 8.55pm

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

Chair _____

Dated _____

Amendments to minutes dated	
Agenda No	Title