

You are hereby summoned to attend the **PLANNING Committee Meeting on Tuesday 3 February 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
20260203/01	Apologies for Absence
20260203/02	Declarations of Interest
20260203/03	Public Session
20260203/04	Minutes and Actions of last Planning Committee – 6 January 2026
20260203/05	Planning applications for Comment: • PL/25/5307/FA - Land to Rear of Dog and Duck Public House Oxford Road New Denham - Redevelopment of land to rear of public house and erection of four dwellings (C3 Use Class) together with integrated landscaping and car parking • PL/25/5308/HB - Land to Rear of Dog and Duck Public House Oxford Road New Denham - Listed building consent for redevelopment of land to rear of public house and erection of four dwellings (C3 Use Class) together with integrated landscaping and car parking • PL/25/5810/HB – 3 Wisteria Cottages, Village Road, Denham UB9 5BJ – Listed building consent for replacing pitched roof tiles like-for-like with handmade clay tiles, colour matched to be as close as possible to existing; flat roof to be overlayed in 3-layer signature felt; replace damaged chimney pot, repoint and install new flaunching • PL/25/6233/FA – Fontwell, Bakers Wood, Denham UB9 4LF - Part two storey part single storey rear extension, fenestration changes to the northern, eastern & southern elevations • PL/25/6393/FA – 21 Lime Walk, New Denham UB9 4AS - First floor extension/part two storey rear and single storey side/front and rear extensions including side rooflights (renewal of planning permission ref: PL/22/2722/FA) • PL/25/6468/FA – Redhill Cottage, Redhill, Denham UB9 4LE – Retention of outbuilding and fence • PL/25/6469/HB – Redhill Cottage, Redhill, Denham UB9 4LE – Listed building application for retention of outbuilding and fence

	• PL/25/6104/FA – The Acorns, Pinstone Way, Denham SL9 7BJ – Raise height of main roof. Convert roof to rooms. Dormers to front and rear. Window to side. Demolish conservatory • PL/26/00026/FA – 147 Tilehouse Way, Denham Green UB9 5JD – Single storey rear extension and roof alterations and dormer
20260203/06	Permitted Development and Other Applications for Comment: • PROPOSED BASE STATION UPGRADE AT GERRARDS CROSS, HOLLYBUSH LANE, DENHAM, UXBRIDGE, UB9 4HG (See attached)
20260203/07	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/25/5960/EU – River View, Village Road, Denham UB9 5BE – Lawful development certificate for an existing use or operation or activity including those in breach of a planning condition. Bucks LPA are not considering the planning merits of this case.
20260203/08	Planning Application Appeals: None received
20260203/09	Sphere of Mutual Interest (Neighbouring Authorities Planning Consultation (To Note)) Bucks Free Press 22 January 2026 Iver Data Centre (information Only) Planning Magazine 23 January 2026
20260203/10	Licensing Applications (To Note) Public Notice Portal – 14 January 2026 - Curdunempire Ltd of B1 Kings Street, Southall UB2 4DF is applying to change an existing licence as follows: To add an operating centre to keep 2 goods vehicles and 2 trailers at Kingcup Farm House, Kingcup Farm, Willetts Lane, Denham, UB9 4HE 21 January 2026 - Jay Haulage Limited of 45 Cravan Avenue, Feltham, TW13 4EE, is applying to change an existing license as follows: to keep an extra 3 goods vehicles and 3 trailers at the operating centre at Kingcup Farm, Willetts Lane, Denham, UB9 4HE
20260203/11	Enforcement issues Capswood Business Park, Oxford Road, Denham - Documents were provided by the site owner prior to Christmas concerning the works carried out. These are currently under review, and that review has identified the need for further clarification on the information submitted. It is important that the investigation is conducted thoroughly and based on a complete understanding of the facts. The investigation is ongoing, and no conclusions have been reached at this stage. Bucks LPA anticipate being able to provide a further update towards the end of January, once the review process has progressed.

	Land at Farmhouse, Denham Court Farm, Village Road, Denham UB9 5BG – Without planning permission the erection of an outbuilding within the last 10 years.																																											
20260203/12	NPPF Consultation A new NPPF consultation is taking place between 16 December through to 10 March 2026. (A copy has been placed in SharePoint)																																											
20260203/13	List of Call-in Applications See attached list with updates.																																											
20260203/14	Southlands Road planning issues No further updates received from the Planning Inspectorate																																											
20260203/15	Land south of A40 Review of Business operations Arrangements are being made with Bell Cornwell to meet with Cllr AWH, Cllr GH and the Clerk.																																											
20260203/16	Neighbourhood Planning The Clerk contacted Plan-ET 29 January to discuss the process going forwards. The next meeting should be members of the Steering committee reviewing sites, that have been submitted through the Call for Sites communication.																																											
20260203/17	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><tr><td>1 November 2023</td><td>£19,979.37</td><td>PL/23/1717/FA Martin Baker</td><td>1 November 2028</td></tr><tr><td>31 March 2024</td><td>£3,627.28</td><td>PL/23/1717/FA Martin Baker</td><td>31 March 2029</td></tr><tr><td>30 April 2025</td><td>£1,123.48</td><td>PL/21/2373/FA Union Point, Pinstone Way</td><td>30 April 2030</td></tr><tr><td>30 April 2025</td><td>£3,981.69</td><td>PL/23/0411/FA Firdene, Oxford Rd</td><td>30 April 2030</td></tr><tr><td>30 April 2025</td><td>£11,945.08</td><td>PL/23/0411/FA Firdene, Oxford Rd</td><td>30 April 2030</td></tr><tr><td>30 April 2025</td><td>£132.87</td><td>PL/23/0411/FA Firdene, Oxford Rd</td><td>30 April 2030</td></tr><tr><td></td><td>£42,243.51</td><td></td><td></td></tr><tr><td>21 October 2025</td><td>£8,211.31</td><td>PL/23/0066/FA</td><td>21 October 2030</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	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	21 October 2030
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			Union Point, Pinstone Way	
		£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.			
20260203/ 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. Update: Received confirmation from planning enforcement that the containers have been removed from the site and the case will be closed. ☐ 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. ☐ A412 Lay-by – Currently being cleared by Bucks Council over the fly-tipping. ☐ 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.
20260203/19	2024 - 2025 Trackers: Planning, Enforcement – See SharePoint folder
20260203/20	Correspondence – See SharePoint folder
20260203/21	Date and Time of Next Meeting Tuesday 3 March 2026 at 7pm Denham Parish Council Office, UB9 5BN

Signed: Derek Wilson – Executive Clerk

Date: 29 January 2026

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