

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.

Councillors:	Cllr A Head (AWH) – Chairman	Cllr E Austin (EA)
	Cllr J Walsh (JW) – Vice-Chairman	## Cllr N Abadjian (NA)
	Cllr S Williams (SW)	
	## Cllr B Keen (BK)	
	## Cllr M Goonesekera (MG)	
	Cllr G Hollis (GH)	# = Apologies received ## = Apologies not given
Clerk:	Derek Wilson	

Meeting was voice recorded

Item no	Minutes	Actions
20260203/01	Apologies for Absence None given	
20260203/02	Declarations of Interest Cllr EA declared a non-pecuniary interest to a property that will be discussed later, on the agenda. Cllr EA will not take part in those discussions concerning application number PL/26/00146/FA.	
20260203/03	Public Session No members of the public were present.	
20260203/04	Minutes and Actions of last Planning Committee – 6 January 2026 The minutes were checked for accuracy – Cllr JW referred to the minute concerning SSSI land there needs to be a change to the comments, as an update had been received from Natural England. Proposed by Cllr AWH and Seconded by Cllr JW.	
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. Recommendation: DPC objects to this proposal and for this application to be refused. No Very Special Circumstances was given on this application within this Green Belt location. 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 Recommendation: DPC objects to this proposal and for this application to be refused. No Very Special Circumstances was given on this application within this Green Belt location.	

	• 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. Recommendation: DPC has no objections to this planning application. • PL/25/6233/FA – Fontmell, Bakers Wood, Denham UB9 4LF - Part two storey part single storey rear extension, fenestration changes to the northern, eastern & southern elevations. Recommendation: DPC objects due to lack of information and overdevelopment of the property. • 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). Recommendation: DPC objects to this proposal that the bulk and massing of the proposed development above ground floor level would still remain out of character with the Lime Walk street scene and would be seen as overly prominent within the context of the neighbouring dwellings. DPC would like this application to be refused. • PL/25/6468/FA – Redhill Cottage, Redhill, Denham UB9 4LE – Retention of outbuilding and fence. Recommendation: DPC has no objections to this planning application. • PL/25/6469/HB – Redhill Cottage, Redhill, Denham UB9 4LE – Listed building application for retention of outbuilding and fence Recommendation: DPC has no objections to this planning application. • 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. Recommendation: DPC has no objections to this planning application. • PL/26/00026/FA – 147 Tilehouse Way, Denham Green UB9 5JD – Single storey rear extension and roof alterations and dormer. Recommendation: DPC has no objections to this planning application. • PL/26/00146/FA – 46 Middle Road, Denham UB9 5EG – Conversion of roof space with dormer windows, single storey rear extension and alterations to porch/stair structure on front elevation. Recommendation: DPC has no objections to this planning application.	
20260203/06	Permitted Development and Other Applications for Comment: • PROPOSED BASE STATION UPGRADE AT GERRARDS CROSS, HOLLYBUSH LANE, DENHAM, UXBRIDGE, UB9 4HG	

	DPC would like to express concern over the height of the lattice tower structure, as it could cause concerns with the flight path to Denham Aerodrome.	
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. DPC has noted this Certificate of Lawfulness application.	
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 (info only) Planning Magazine 23 January 2026 MHCLG advised that this data centre application should be quashed, as the government minister had made a serious error, not requesting an Environmental Impact Assessment (EIA). This potentially could go before a public inquiry.	
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 The Clerk informed Councillors that DPC have access to the Transport Licensing portal that advises the number of HGV and trailer licences have been applied for within the parish area. The Governments Licensing Centre is based in Leeds and can only accept responses from near neighbours and not parish councils. This should be checked again, as previously they would not accept any representations from the parish over a site in Southlands Road.	
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. An update had been received earlier today, and this should be circulated to all planning members. The message from planning enforcement is totally unsatisfactory to advise residents that a planning application will be submitted in six weeks and representations will be considered at the time. DPC will review the application, and it may be necessary to instruct our planning consultant to respond to that application. Action: To place a separate standing item on the next agenda for this site. Land at Farmhouse, Denham Court Farm, Village Road, Denham UB9 5BG – Without planning permission the erection of an outbuilding within the last 10 years. Planning enforcement have stated that the building needs to be demolished within 12 months of their notice, or the applicant could appeal against this decision. Gladwins Wood/Pinstone Way also needs to be monitored as a standing item, as the wood needs to be reinstated following an appeal. This was protected woodland and should not have been decimated to create a builder's yard.	
20260203/ 12	NPPF Consultation A new NPPF consultation is taking place between 16 December through to 10 March 2026. The Clerk confirmed that a copy of this new NPPF had been placed in SharePoint, as it is 123 pages. Members felt that BALC should provide a consultant to go through this document and provide a summary of the differences that have changed between the current NPPF and this revised version, which has been laid out differently. There are changes proposed such as; Presumption in favour of development, changes to Section 106 & CIL payments. The other aspect to consider is interpretation. Action: To liaise with BALC, or the network of Clerks, in particular SBALC to request someone to explain to parishes the differences in this new NPPF.	
20260203/ 13	List of Call-in Applications • See attached list with updates. There are no changes to the current list.	
20260203/ 14	Southlands Road planning issues No further updates received from the Planning Inspectorate This enforcement appeal has been with the Planning Inspectorate since January 2024 and still no response on the determination of this site.	
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. The Clerk has emailed the planning consultancy about arranging a meeting to discuss their recent work on land to the south of A40. The consultant only returned on Monday of this week, and a meeting has been requested.																																																
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. It was reported that there had been a lack of progress in moving forward with the Neighbourhood Plan, as we are expecting information from Bucks Council covering the HELAA. This report is not due until February 2026. A meeting needs to be arranged with the Neighbourhood Plan Steering Group to discuss the sites that have already been submitted through our Call for Sites correspondence and comparing with Bucks site listing.																																																
20260203/17	CIL Contributions <table><tr><th>Date payment Received</th><th>Amount Received</th><th>Planning Application</th><th>Deadline for 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 2023</td></tr><tr><td>1 November 2023</td><td>£19,979.37</td><td>PL/23/1717/FA Martin Baker</td><td>1 November 2023</td></tr><tr><td>31 March 2024</td><td>£3,627.28</td><td>PL/23/1717/FA Martin Baker</td><td>31 March 2024</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 2025</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 2025</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 2025</td></tr><tr><td>30 April 2025</td><td>£132.87</td><td>PL/23/0411/FA Firdene, Oxford Rd</td><td>30 April 2025</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 Union Point, Pinstone Way</td><td>21 October 2025</td></tr><tr><td></td><td>£50,454.82</td><td></td><td></td></tr></table>				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			
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	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 was sent to Bucks Council on 23 December 2025 to meet deadline 31 December 2025. There is nothing new to report this month.			
20260203/ 18	Ongoing Monitoring – To Note ☐ Pinewood Liaison Group – No update ☐ Maya Tandoori, New Denham – This was formerly known as the ‘Dog and Duck’. This was discussed earlier under item 5, where two applications were discussed PL/25/5307/FA & PL/25/5308/HB, under the original name of this property. ☐ 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) – Natural England has contacted DPC requesting further information. This has been supplied along with up-to-date photograph visible from Old Rectory Lane. Await their response.			

	☐ 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. Recently, there have been no further occurrences. ☐ A40 Lay-by – No issues reported. ☐ A412 Lay-by – Currently being cleared by Bucks Council over the fly-tipping. A large amount has been removed from the ditches, although no definitive timetable has been given when it will be finally cleared with an option to close the lay-by completely. The unitary Cllrs may give an update at our Full Council meeting on Monday 9 February. ☐ 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: 6 February 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

Chair _____

Dated _____

Amendments to minutes dated	
Agenda No	Title