

You are hereby summoned to attend the **PLANNING** Committee Meeting on Tuesday 3 March 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
20260303/01	Apologies for Absence Apologies received from Cllr G Hollis and Cllr B Keen	
20260303/02	Declarations of Interest No declaration of interests received	
20260303/03	Public Session Mr Lewis Richardson attended the meeting, concerned about planning application reference PL/25/06630/EIASR. This is a scoping report and not a general planning application, as such, Parish Councils are not usually consulted, as this is preliminary work prior to any formal planning application being considered. However, the parish is grateful to Mr Richardson highlighting this issue, as it is a major proposal for a data centre, just off Denham Roundabout. The proposal is 60,000m² (GIA) covering a 23 acre site and the height is 26m. It is a large bulky building that will be surrounded by high fencing, CCTV and emits white noise to keep birds away. They consume a large amount of electricity and water. There are already proposals for data centres in Iver (less than 1m away) and Beaconsfield. Recommendation: DPC objects to the proposed development in the Green Belt, No VSC (Very Special Circumstance) case given. A significant impact on the local community with electricity and water supply issues and emitting a low hum. The height of the building could be an issue with the flight path from Denham Aerodrome. The building is adjacent to Denham Country Park, which is located within Colne Valley Regional Park. Footpaths cross the site and electric pylons, which potentially cause issues with interference. Proposed by Cllr AWH Seconded by Cllr JW – Members agreed	EC
20260303/04	Minutes and Actions of last Planning Committee – 3 February 2026 The minutes from the previous meeting were proposed by Cllr AWH Seconded by Cllr JW and agreed by the members present.	

20260303/05	Planning applications for Comment: PL/25/4638/FA - 53 Oxford Road, New Denham UB9 4DB - Demolition of existing rear outbuilding and construction of a Mot Centre and storage room. Recommendation: DPC has no objection to this proposal, although concerned about the adequacy of customer car parking. PL/26/00024/FA - Land Southeast of Old Rectory Lane Higher Denham UB9 5AH - Construction of an agricultural building (retrospective). Recommendation: DPC has no objection the agricultural use of this building. It should be conditioned as listed within the agricultural statement; This is used for the storage of agricultural items including hay, feed and farmyard machinery, as well as for sheltering livestock (a flock of sheep) during adverse weather conditions and during lambing. 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. Recommendation: DPC Objects, over intensification of the site with over development and no change from the previous proposal with the reduction of two houses. Inadequate parking with no visitor space.	EC EC EC
20260303/06	Permitted Development and Other Applications for Comment: SCOP/03/26 – Scoping opinion for proposed extraction of approx. 835,000 tonnes of ‘As Dug’ sand and gravel – The Lea South, Denham Court Drive, Denham UB9 5PG Recommendation: DPC objects as they have not completed The Lea (North) restorative works. DPC are concerned about the level of impact on the proposed haul route to the Harefield processing plant, as they will be driving towards Denham roundabout, using the A40 and A412 roads with HGV’s. This will have a significant impact on the local roads based upon similar traffic levels from the past HS2 HGV’s lorry movements could damage the roads. This amount of extraction over a five-year period, along with other proposed developments nearby such as the Anoopam Mission temple and crematorium, potential data centre could gridlock local roads, particularly at Denham roundabout. Just as 35 years have lapsed since the refusal of the original scheme and refusal at appeal. Traffic has increased in that time. PL/26/00760/VRC - The Bungalow Nightingale Way Denham Green UB9 5JL - Variation of condition 14 (approved plans) attached to planning permission PL/25/3080/VRC relating to variations to the original permission PL/24/2935/FA (Demolition of existing dwelling and the construction of two detached houses, with landscaping and associated works.) to allow for the construction of a rear conservatory to each dwelling. Recommendation: DPC objects as the two conservatories are being extended close to the ancient historic woodland and may cause potential damage to the roots of these trees, which are protected.	

	PL/26/01354/KA – Wrango Hall, Village Road, Denham UB9 5BH – Various tree surgery works - as shown on the application form. (Denham Conservation Area). Recommendation: DPC has no objections, works to be done as per arboriculturist specification.	
20260303/07	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 received	
20260303/08	Planning Application Appeals: The Clerk reported that notification had been received today from planning enforcement that the following appeals are going to be dealt with by Public Inquiry in the Council Chamber at High Wycombe on 22 April 2026 starting at 10am (lasting three days) Kingcup Farm, Willets Lane, Denham UB9 4HE LPA Reference: EN/19/0285 (EN/11/20) Appeal Reference APP/N0410/C/3292966 (Appeal A) Appeal against enforcement notice alleging material change of use of the land and buildings to a (Sui-Generis) mixed use, without planning permission LPA Reference: PL/21/4634/FA Appeal Reference APP/N0410/W/22/3299667 (Appeal B) Appeal against Buckinghamshire Council to refuse to grant planning permission for a temporary three year change of use to a commercial open storage yard (Use Class B8) (Retrospective) LPA Reference: PL/21/4633/FA Appeal Reference APP/N0410/W/22/3299872 (Appeal C) Appeal against Buckinghamshire Council to refuse to grant planning permission for a temporary change of use of building and ancillary yard to commercial workshops and storage (Planning use classes B2 & B8) (Retrospective) for a period of three years. The Clerk asked if we should make representations at the Public Inquiry. It was agreed that we should. Cllr SW should contact Mr P Graham to gather information on Kingcup Farm on the history of the site, to assist with our submission at the Inquiry.	Cllr SW
20260303/09	Sphere of Mutual Interest (Neighbouring Authorities Planning Consultation (To Note)) None received	
20260303/10	Licensing Applications (To Note)	

	Public Notice Portal – 11 February 2026 - MJ Noble Transport Ltd – 1 HGV and 1 Trailer to be located at Kingcup Farm, Willets Lane, UB9 4HE. 18 February 2026 – Jay Haulage Ltd – 3 HGV's and 3 Trailers to be located at Kingcup Farm, Willets Lane, UB9 4HE 25 February 2026 – Stoneys Transport Ltd – 1 HGV and 1 Trailer to be located at Kingcup Farm, Willets Lane, UB9 4HE Road Closure Notification – Denham Village Fayre – Bank Holiday Monday 25 May 2026 – Closure of Village Road, Denham – This is agreed by the members present.	
20260303/11	Enforcement issues Tendercare site was raised as work is going on with site clearance and don't want a similar experience to the Capswood issue. We should remain vigilant and observant on this site for any potential development.	
20260303/12	London Green Belt AGM 2 March 2026 7.30pm via Zoom (Online Event) Meeting ID: 966 2161 8960 Passcode: 346309 Join from Zoom Workplace app - Zoom Unfortunately, Cllr EA (our representative on London Green Belt) could not attend due to attending another meeting on Monday night (Services committee). It was agreed that Cllr EA to obtain notes from the meeting held for circulation.	Cllr EA
20260303/13	List of Call-in Applications See attached list with updates. This has not changed since the last meeting.	
20260303/14	Southlands Road planning issues No further updates received from the Planning Inspectorate	
20260303/15	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. A meeting has been scheduled for Wednesday 4 March at 2pm to go through the work carried out on Land south of A40.	Cllr AWH/GH
20260303/16	Neighbourhood Planning Site Assessments took place on Thursday 19 February 2026 by the Neighbourhood Plan steering committee. Cllr GH had completed assessments on 30 sites and to obtain a copy of his submissions to Buckinghamshire Council. It should have gone through FC for a discussion.	Cllr GH
20260303/17	Planning Town and Parish Representative Liaison Surgeries (April – June 2026)	

	Denham is included in Area 4 Surgery Appointments Wednesday 15 April 10-11.15am Wednesday 29 April 10-11.15am Wednesday 13 May 10-11.15am Wednesday 27 May 10-11.15am Wednesday 10 June 10-11.15am Wednesday 24 June 10-11.15am The Clerk advised that we had taken part in the past, it covers anything that we wish to raise although we get a limited time slot to discuss concerns. We have previously raised planning applications and enforcement issues. It was agreed to discuss this as a separate item at our next planning meeting.			EC
20260303/18	20mph Speed Limits for Buckinghamshire Received notification from Whaddon Parish Council to all parishes seeking our support with their campaign to Buckinghamshire Council to be consistent with a 20mph speed limit across towns and villages. It was agreed to provide a letter of support to Whaddon Parish Council. Cllr SW advised that 15-20 years ago they tried to get a 20mph zone, covering Old Mill Road, Cheapside Lane and Village Road. Unfortunately, it was unsuccessful on that occasion. However, this is a good project and could be picked-up by a newly formed Denham Village Residents Association.			EC
20260303/19	CIL Contributions The Chair advised that the CIL payments that are older than 2 years should be taken to FC to discuss how the money will be spent, as we only have a five-year window to spend any allocations received. The Clerk to clarify exactly the restrictions on spend for the FC meeting. As it is normally new infrastructure, but has also been used for work on Neighbourhood Plans, as the Locality funding has been withdrawn from Ministry of Housing, Communities and Local Government.			EC EC
	Date payment Received	Amount Received	Planning Application	Deadline 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	30 April 2025

			Firdene, Oxford Rd		
	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.				
20260303/ 20	Ongoing Monitoring – To Note ☐ Pinewood Liaison Group – No update ☐ Maya Tandoori, New Denham – Last month two planning applications were reviewed relating to this site PL/25/5307/FA and PL/25/5308/HB. Both were refused as no VSC case was given on this Green Belt location. ☐ Chantry Park – Awaiting planning application submission. ☐ SSSI Old Rectory Lane (Misbourne Farm) – Natural England have contacted DPC have supplied with an up-to-date photograph visible from Old Rectory lane. A response had been received from Natural England dated 3 March 2026 requesting further information on action that has already been taken with the resident. ☐ 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. ☐ A412 Lay-by (towards Iver) – Currently being cleared by Bucks Council over the fly-tipping. – This work has now been completed – Case closed. ☐ Denham Film Studio Campus – No Update.	
20260303/21	2024 - 2025 Trackers: Planning, Enforcement – See SharePoint folder	
20260303/22	Correspondence – See SharePoint folder	
20260303/23	Date and Time of Next Meeting Tuesday 8 April 2026 at 7pm Denham Parish Council Office, UB9 5BN	

Meeting concluded at 9.35pm

Signed: Derek Wilson – Executive Clerk

Date: 5 March 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