

You are hereby summoned to attend the **PLANNING Committee Meeting on Tuesday 8 April 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
20260408/01	Apologies for Absence
20260408/02	Declarations of Interest
20260408/03	Public Session
20260408/04	Minutes and Actions of last Planning Committee – 3 March 2026
20260408/05	Planning applications for Comment: • PL/26/01326/FA - 33B Lower Road Higher Denham UB9 5EB - Demolition of conservatory and erection of single storey rear and side extension with associated fenestration alterations. • PL/26/00620/FA - Denham Green Nursery North Orbital Road Denham Green UB9 5EY - Erection of two new commercial buildings with ancillary office space and associated vehicle parking. • PL/26/01597/FA - 18 Middle Road Denham UB9 5EG - Proposed double storey rear extension. • PL/26/01603/FA - 2 Bowyer Crescent Denham UB9 5JE - Proposed garage conversion involving an increase in the height of the existing rear and side garage walls, along with the replacement of the garage door with two front facing windows. • PL/26/00933/FA - 6 Broadway East North Orbital Road Denham Green UB9 5HB - Proposed first floor extension and formation of a studio flat. • PL/26/01779/FA - 44 Middle Road Denham UB9 5EG - Proposed extensions and alterations including the creation of a new first floor via the provision of a new roof structure and dormers, rear extension, single storey side extension and front porch following the removal of garage. • PL/26/01771/FA - 6 Wenlack Close Denham UB9 5DB - Loft conversion into habitable accommodation incorporating the installation of a rear dormer.

20260408/06	Permitted Development and Other Applications for Comment: None Received
20260408/07	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 applications. • PL/25/06525/EU – 9 Denham Green Close, Denham UB9 5NA - Certificate of lawfulness to confirm the commencement of development of planning permission 16/01781/FUL (Two storey side extension and part two storey/part single storey rear extension)
20260408/08	Planning Application Appeals • Appeal Reference 6005587/PL25/4512/FA – Denham Court Farm, Village Road, Denham UB9 5BG – Erection of an outbuilding to be used as a residential annexe (retrospective). The appeal will be determined on the basis of written representations and will be proceeding under the Householder Appeals Service there is no opportunity for us to submit comments. Representations must be received by 28 April 2026. • Planning Inspectors Ref: APP/N0410/D/25/3374500/PL25/1630/FA – Ruskin House, Mead Close, Denham UB9 5AZ - Single storey side/rear extension, conversion of roofspace to habitable use to include a rear dormer and 3 x front rooflights and demolition of existing garage. Appeal allowed subject to conditions. • Planning Inspectors Ref: APP/K0425/C/25/3376465/EN/21/0258 – Denham Mount, Blacksmiths lane, Tatling End, UB9 4HW – Public Inquiry – Appeal against enforcement 10am 15 April 2026 at Council Chamber, Council Offices, Queen Victoria Road, High Wycombe HP11 1BB – Last 3 days. • Planning Inspectors Ref: APP/N0410/C/3292966 – Kingcup Farm, Willets Lane, Denham UB9 4HE Appeal against enforcement notice alleging material change of use of the land and buildings to a Sui-Generis mixed use, without planning permission. Planning Inspectors Ref: APP/N0410/W/22/3299667 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 B) (retrospective). Planning Inspectors Ref: APP/N0410/W/22/3299872 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 Planning Inquiry on the above was cancelled for 22 April and has been rescheduled for 16 June 2026 at 10am High Wycombe Town Hall. Public speaking at the Inquiry need to contact the Planning Inspector by 12 June 2026.

20260408/09	Sphere of Mutual Interest (Neighbouring Authorities Planning Consultation (To Note)) None Received
20260408/10	Licensing Applications (To Note) Public Notice Portal – 4 March 2026 – Vectio Logistics Ltd – 3 HGV's and 3 Trailers to be kept at Kingcup Farm, Willets Lane, Denham UB9 4 HE. Public Notice Portal – 18 March 2026 – G&M Fleet Ltd – 2 HGV's and 2 Trailers to be kept at Kingcup Farm, Willets Lane, Denham UB9 4 HE
20260408/11	Enforcement issues • PL/25/4512/FA - Denham Court Farm, Village Road, Denham UB9 5BG – Erection of an outbuilding to be used as a residential annexe (retrospective). Refer to item 8 – This enforcement action is subject to a planning appeal process.
20260408/12	List of Call-in Applications • See attached list with updates.
20260408/13	Southlands Road planning issues Nothing received from PiNS on this outstanding enforcement appeal.
20260408/14	Land south of A40 Review of Business operations Meeting held with Andy Boothby and Alex Yearsley on 4 March 2026 to discuss the continuation of the work on the Land south of A40. Invoice attached for the meeting that took place at DPC offices. A breakdown of costings for the review and revisions to the document titled 'Land to the south of A40' Recommendation: To discuss and agree the way forward on updating this report. The process is broken down to three different stages as outlined in the attached quotation.
20260408/15	Neighbourhood Planning Site Assessments took place on Thursday 19 February 2026 by the Neighbourhood Plan steering committee.
20260408/16	Planning Town and Parish Representative Liaison Surgeries (April – June 2026) Denham is included in Area 4 Surgery Appointments Wednesday 15 April 2026 – 10 – 11.15am Wednesday 29 April 2026 – 10 – 11.15am Wednesday 13 May 2026 – 10 – 11.15am Wednesday 27 May 2026 – 10 – 11.15am Wednesday 10 June 2026 – 10 – 11.15am Wednesday 24 June 2026 – 10 – 11.15am

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.
20260408/18	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. Further information has been supplied with an up-to-date photograph visible from Old Rectory lane. Received a response from Natural England that they have passed on the information to their enforcement team 30/3/26. ☐ 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. ☐ Denham Data Centre – Land north of the M40 and both sides of Denham Court Drive – Public consultation being held between 8 April to 22 April 2026 ☐ A40 Lay-by – No issues reported. ☐ A412 Lay-by – Currently being cleared by Bucks Council over the fly-tipping. ☐ Denham Film Studio Campus – No Update.
20260408/19	2024 - 2025 Trackers: Planning, Enforcement – See SharePoint folder
20260408/20	Correspondence – See SharePoint folder
20260408/21	Date and Time of Next Meeting Tuesday 6 May 2026 at 7pm Denham Parish Council Office, UB9 5BN

Signed: Derek Wilson – Executive Clerk
Date: 26 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