

Minutes of the **PLANNING Committee Meeting on Tuesday 8 April 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
Clerk:	Derek Wilson	## = Apologies not given

Meeting was voice-recorded

Item no	Minutes	Actions
20260408/01	Welcome and Apologies for Absence The Chair welcomed Colne Valley Regional Park representative and Nik Dammermann to the meeting. Apologies were received from Cllr BK	
20260408/02	Declarations of Interest Declarations were made by Cllr JW on application number PL/26/01326/FA, Cllr EA on application numbers PL/26/01597/FA and PL/26/01779/FA and Cllr NA on application PL/26/01603/FA. All interests were non-pecuniary living in the vicinity of these applications and would not take part in the debate.	
20260408/03	Public Session A representative from Colne Valley Regional Park came to give the members a presentation on the work being done and impact on their facility, if future planning proposals are agreed such as the proposed Data Centre, the Quarry extraction at The Lea South, Heathrow Third Runway. They have been able to table a discussion in the House of Commons by our MP to promote Colne Valley and the impact that certain planning decisions could have on this green corridor. CVRP are garnering support from Parish Councils to try and defend their boundaries from increased planning pressures. They may have a stall at our Annual Parish Meeting.	
20260408/04	Minutes and Actions of last Planning Committee – 3 March 2026 The minutes were taken as read, proposed by Cllr AWH seconded by Cllr JW - Members agreed.	
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. Recommendation: DPC has no objections to this application – Agreed by the members present.	EC

	• 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. Recommendation: DPC object to this over-development in the green belt. The land was designated for horticultural use as a nursery. There are highway implications with HGV's using this facility so close to the railway bridge, when accessing or egressing this site as turning circles will be compromised. This will lead to traffic build-up on a major arterial road. There has been no comment from Bucks Highway. – Agreed by members present.	EC
	• PL/26/01597/FA - 18 Middle Road Denham UB9 5EG - Proposed double storey rear extension. Recommendation: DPC has no objection to this application. – Agreed by members present.	EC
	• 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. Recommendation: DPC has no objection to this application, providing there is adequate car parking provision. – Agreed by members present.	EC
	• PL/26/00933/FA - 6 Broadway East North Orbital Road Denham Green UB9 5HB - Proposed first floor extension and formation of a studio flat. Recommendation: DPC has no objection to this application. – Agreed by members present.	EC
	• 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. Recommendation: DPC objects to the overdevelopment in the green belt. Small bungalows are being eroded within the local area. – Agreed by members present.	EC
	• PL/26/01771/FA - 6 Wenlack Close Denham UB9 5DB - Loft conversion into habitable accommodation incorporating the installation of a rear dormer. Recommendation: DPC has no objection to this application. – Agreed by members present.	EC
	• PL/26/00864/FA – 22 Lime Walk, New Denham UB9 4AS – Demolition of existing dwellinghouse and outbuilding, and construction of replacement self-build dwellinghouse and outbuilding. Recommendation: DPC has no objection to this application. – Agreed by members present.	EC
20260408/06	Permitted Development and Other Applications for Comment: PL/26/02702/PIP – Site of the former South Lodge, Moorfield Road, Denham Green – Application for permission in principle for the erection of minimum of 1 and a maximum of 9 dwellings.	

	Recommendation: DPC supports in principle this proposal. – Agreed by members present. We have been advised that there is a proposed industrial and logistics accommodation at Tendercare Nurseries, 18 Southlands Road, Denham UB9 4HD Communication has been circulated to local residents in Southlands Road, but the Parish was unaware of this proposal. No formal application has been submitted. This is an early notification of their intentions. Action: The Clerk to contact WSP planning consultants to obtain further information.	EC EC
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) Recommendation: DPC has no comment to make on this proposal.	EC
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. DPC has already objected to this application. The Inspector will take this into account when determining this appeal. • 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. – Noted. • 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. DPC have previously checked on this application, and we previously had no objections on an earlier application. This appeal is based on	

	enforcement action being taken and the appellant appealing that decision. 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. DPC reviewed these three appeals and on that day, we were notified the planning inquiry had been cancelled for 15 April and is to be re-scheduled. The new date is now listed above, scheduled for 3 days.	
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 These requests are coming through Office of the Traffic Commissioner based in Leeds. The land and buildings at King Cup Farm are currently under investigation by the Planning Inspectorate at a Public Inquiry on 16 June. All DPC planning can do at present is to make no comment on these licensing applications for HGV's and Trailers.	
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. The new addition is an application called-in by our three Unitary Councillors PL/25/2276/FA - 27 Moorfield Road - Conversion of existing dwelling into 4 flats including construction of part single, part two storey side/rear extensions and loft conversion.	
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. Email sent to Plan-ET on behalf of Cllr GH on 31 March, awaiting a response. A working party or steering group meeting needs to be reconvened asap.	
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 We need to arrange a suitable date to discuss the Data Centre proposals to ascertain Bucks Council's view on size, proximity and traffic. The other point for discussion is the gravel/sand extraction of The Lea South Quarry in New Denham. Why is this being considered, when the current site has not yet been completed at The Lea North. The additional HGV movements extracting 835,000 tonnes, will cause significant disruption to the local road network.	
20260408/ 17	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 – This relates to planning application number PL/25/6744/OA sent email to planning officer, as to why we were not consulted as a neighbouring parish – Await their response. ☐ 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. Cllr JW will provide an up-to-date photo is being obtained to forward. ☐ 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. No issues currently. ☐ 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. A leaflet drop is being done in the village. ☐ A40 Lay-by – A trailer has been left in the lay-by. ☐ A412 Lay-by – Bucks Council have cleared the fly-tipping, but already another trailer has been deposited in the lay-by. ☐ 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	

Meeting concluded at 10.20pm

Signed: Derek Wilson – Executive Clerk

Date: 10 April 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