

Minutes of the **PLANNING Committee Meeting on Wednesday 6 May 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	Action s
20260506/ 01	Welcome and Apologies for Absence Apologies were received from Cllr E Austin	
20260506/ 02	Declarations of Interest Cllr JW declared a personal interest in supporting the St Marks Hall application PL/26/02257, as this is a community asset development. Cllr AWH declared a personal interest in application number PL/26/03203/KA at 1 Blackburn Cottages, Old Mill Road.	
20260506/ 03	Public Session Residents from Ash Green were in attendance to express their views on planning application number PL/26/01208/FA.	
20260506/ 04	Minutes and Actions of last Planning Committee – 8 April 2026 The minutes were reviewed. Cllr JW had discussed at the previous meeting about the proposed quarry extraction at The Lea South, the site is in a residential area of New Denham. This relates to a scoping opinion on this site, in advance of a pre-application being submitted. Recommendation: The Clerk to re-submit comments through with this amendment. Subject to above amendment the minutes were proposed by Cllr AWH Seconded by Cllr JW.	EC
20260506/ 05	Planning applications for Comment: PL/26/01208/FA - Land Adj 11 Ash Green New Denham UB9 4EJ - Erection of dwelling with the associated parking. A nominated speaker presented their case as to why this planning application should be refused, as the biodiversity information is inaccurate, overdevelopment of the site, harm to trees and parking is cramped.	

	Councillors reviewed this application advising that it is overdevelopment with a house being placed in a wedge, whereas all the development in Ash Green are semi-detached properties. An established tree line will be affected by this development. Cllr JC has called-in this planning application to Bucks LPA. Recommendation: DPC objects to this proposal and supports the call-in of this application. Overdevelopment in this wedge-shaped plot, development is cramped within this wedge-shaped plot, loss of parking, no biodiversity nett gain as it will damage roots of an established tree line and is out of keeping with the street scene. - Members agreed	EC
	• PL/26/02144/FA - 5 Wolstan Close Denham UB9 5BU - Single storey rear extension and installation of prefabricated wooden log cabin Recommendation: DPC has no objection to this application. – Members agreed.	EC
	• PL/26/01289/FA - Ground Floor Union Point Pinstone Way Denham SL9 7BJ - Erection of lift overrun extension, erection of wedge-shaped rear/side dormer extension and roof alterations including installation of rooflights. Recommendation: DPC has no objection to this application. – Members agreed.	EC
	• PL/26/02257/FA – St Marks Church Hall, Green Tiles Lane, Denham Green UB9 5HT – Extension to the existing community hall to provide a second larger hall, together with improvements to the existing building and associated landscaping, parking and fenestration details. Recommendation: DPC supports this application with a condition of a traffic management plan to encourage walking and cycling and on larger events to use parking marshals for vehicles to avoid overspill onto neighbouring roads. – Members agreed.	EC
20260506/06	Permitted Development and Other Applications for Comment: • PL/26/01920/TP Slade Oak Lane Higher Denham, Denham - Tag 8065 (Sycamore) - Fell. Recommendation: DPC has no objection to this application. – Members agreed.	EC
	• PL/26/03175/KA - 1 Rose Cottages Village Road Denham UB9 5BH - T1 (Oak) - Fell and treat stump with eco plugs. Recommendation: DPC has no objection to this application. – Members agreed.	EC
	• PL/26/03213/KA - White Gable Ashmead Lane Denham UB9 5BB - Ash T1 - Remove and G2 - Outgrown line of Lawson Cypress - Remove. Recommendation: DPC objects to this application, as this could affect the foundations of the Grade 2 Willesden Methodist Chapel that is adjacent to this site location. – Members agreed.	EC

	PL/26/03203/KA – 1 Blackburn Cottages, Old Mill Road, Denham UB9 5AR - Crown reduction in height by up to 1.5m and sides by up to 0.5m of Red Robin (T1) and Pittosporum (T2) Recommendation: DPC has no objection to this planning application. – Members agreed.	EC
20260506/07	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. None Received	
20260506/08	Planning Application Appeals 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. The Chair advised members that he will attend to listen to the appeal hearing, which is scheduled to be a three-day hearing. This is an appeal against enforcement action being taken on the above grounds.	Cllr AWH
20260506/09	Sphere of Mutual Interest (Neighbouring Authorities Planning Consultation) None Received	
20260506/10	Licensing Applications None Received	
20260506/11	Enforcement issues None Received	

20260506/ 12	List of Call-in Applications See attached list with updates.	
20260506/ 13	Southlands Road planning issues 21 Southlands Road Nothing received from PiNS on this outstanding enforcement appeal. Recommendation: This needs to be taken up with PINS as it has been outstanding for some time awaiting a decision. The Clerk to chase-up, cc Joy Morrissey and Unitary Cllrs for them to be aware. PL/23/0788/FA Enf EN/20/279 23 May 2024 PL/23/4113/FA Bucks declined to determine 2 February 2024	EC
20260506/ 14	Land south of A40 Review of Business operations Awaiting report from planning consultants – Recommendation: The Clerk to progress with Bell Cornwell planning consultants.	EC
20260506/ 15	Neighbourhood Planning Cllr GH gave an update that an email communication had been sent to our planning consultants Plan-ET and await a response. Further work cannot be carried out on our Neighbourhood Plan until after the changes have been made to the National Planning Policy Framework in July 2026 and until further work has been completed to the Buckinghamshire Local Plan, which is also due in July 2026. Until radius of development surrounding railway stations is fully known and further analysis work has been completed on blue sites that fall within Flood Plain Zone 2. It was felt work on our Neighbourhood Plan could not restart until all this information is known. The land opposite village road has had an article 4 designation placed on the land, which will restrict development, as originally, they were subdivided into plots for land purchase. This land is defined as green belt, to stop settlements merging into one.	Cllr GH
20260506/ 16	Planning Town and Parish Representative Liaison Surgeries (April – June 2026) Denham is included in Area 4 Surgery Appointments 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 only get a maximum of 15 minutes to raise issues and normally Bucks LPA Officers attend, depending on the subject matter i.e. Planning application, Neighbourhood Planning, Conservation etc. It was suggested that Heritage Officers should be involved to discuss the railway station at Denham Golf Club. There are two pagoda style waiting rooms, which are severely rusting and the original ticket office are listed	

	buildings since 27 November 1992. They should contact the CEO of Chiltern Railways to get something done about these structures, as they are falling into disrepair. The other issue that could be discussed would involve the lead officer covering strategic sites with the Data Centre being proposed in Denham Court Drive.			EC
				EC
20260506/17	CIL Contributions			
	Date payment Received	Amount Received	Planning Application	Deadline for contribution spent by date
	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		
	30 April 2024 Bell Cornwell	(£1,260.00)	Money spent / Planning consultant land south of A40 for NP.	This was reported on report 2023
	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 on the 2025 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.	
20260506/18	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. It was acknowledged that the site is looking in a worse state. ☐ 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. The owner is bagging up the rubbish but is still lying around the site. Recommendation: The Clerk to check with Natural England on notice given to the owner. ☐ 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. This has recently changed ownership and there has been no recent incidents recorded. ☐ 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. This item can be removed from future agendas.	EC
20260506/19	2024 - 2025 Trackers: Planning, Enforcement – See SharePoint folder	
20260506/20	Correspondence – See SharePoint folder	
20260506/21	Date and Time of Next Meeting Tuesday 2 June 2026 at 7pm Denham Parish Council Office, UB9 5BN	

Signed: Derek Wilson - Executive Clerk
Date: 8 May 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