

You are hereby summoned to attend the **PLANNING Committee Meeting on Tuesday 2 June 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
20260602/01	Election of Chair
20260602/02	Election of Vice-Chair
20260602/03	Welcome and Apologies for Absence
20260602/04	Declarations of Interest
20260602/05	Public Session
20260602/06	Minutes and Actions of last Planning Committee – 6 May 2026
20260602/07	Planning applications for Comment: • PL/26/01891/FA - Texaco Garage 66 Oxford Road New Denham Denham UB9 4DN - Extension to existing sales building together with jet wash bays, EV charging stations and associated works. • PL/26/03135/FA - 8 Field Road Denham UB9 4HL -Single storey rear extension. • PL/26/02645/FA - Glebe Cottage Tilehouse Lane Denham UB9 5DA - Demolition of existing extension and erection of a new self-build dwelling, alterations to access and associated works. • PL/26/02227/FA - Land Adj To Martin Baker Aircraft Co Ltd 61 Lower Road and Former Sewage Treatment Works and Gasholder Station Amersham Road, Denham - Access road, a bridge structure over the River Misbourne and associated drainage and landscaping. • PL/26/02891/FA - Capswood Business Centre Oxford Road Denham UB9 4LH - Redevelopment of site comprising the demolition of existing office buildings (Use Class E) and the erection of workshop with ancillary office and storage yard (Use Class B8) together with associated HGV, car and cycle parking, retention of existing site access and associated landscaping and hardstanding works.

	• PL/26/03525/FA - Land to the South Of, Oxford Road, Denham - Change of use of land to temporary car storage (Retrospective)
20260602/08	Permitted Development and Other Applications for Comment: None received
20260602/09	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
20260602/10	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. Planning Inspectors Appeal A Ref: APP/N0410/C/25/3376465 – Denham Mount, Blacksmiths Lane, Tatling End, UB9 4HW The breach of planning control as alleged in the notice is without planning permission, a material changes of use to a (sui generis) mixed use. And To facilitate the unauthorised mixed use, the carrying out of operational development comprising: - The laying of hardstanding, - The erection of a canopy structure. See attached. Planning Inspectors Appeal B Ref: APP/N0410/C/25/3364195 – Denham Mount, Blacksmiths Lane, Tatling End, UB9 4HW The breach of planning control as alleged in the notice is without planning permission, the laying of hardstanding. See attached. Planning Inspectors Appeal Ref: 6004187 (PL/25/2054/FA) – Oakwood House, Halings Lane, Denham Green, UB9 5DQ The development proposed is a single-storey rear infill extension and removal of ground floor existing flank window. See attached.

	Enforcement Appeal – Land at 21 Southlands Road – see item 20260602/13
20260602/11	Sphere of Mutual Interest (Neighbouring Authorities Planning Consultation (To Note)) None received
20260602/12	Licensing Applications None received
20260602/13	Enforcement issues None received
20260602/14	List of Call-in Applications See attached list with updates.
20260602/15	Southlands Road planning issues 21 Southlands Road - PL/23/0788/FA Enforcement ref: EN/20/279 23 May 2024 PL/23/4113/FA Bucks declined to determine 2 February 2024 Enforcement reference: EN/20/0279 – Area 1 Appeal A Ref: APP/N0410/C/23/3335784 Appeal B Ref: APP/N0410/C/23/3335785 Enforcement reference: EN/20/0279 – Area 2 Appeal C Ref: APP/N0140/C/23/3335786 Appeal D Ref: APP/N0140/C/23/3335787 Enforcement reference: EN/20/0279 – Area 3 Appeal E Ref: APP/N0140/C/23/3335788 Appeal F Ref: APP/N0140/C/23/3335789 All these Enforcement appeals have been allowed . See attached.
20260602/16	Land south of A40 Review of Business operations Bell Cornwell has advised the process to do the work in three stages as follows; It would be appropriate to continue on an hourly rate basis for Stages 2 and 3, as identified below, consistent with the approach previously agreed with Andy for similar work. However, I recommend that Stage 1 is undertaken on a fixed-fee basis to provide cost certainty. I have therefore outlined our proposed scope of work and associated fees below for your consideration, ahead of issuing a formal fee proposal. Please note that my hourly rate, effective from 1 April 2026, is £220 + VAT. Stage 1: Review and revisions to “Review of Sites” document (Undated, but issued November 2025) - Review the existing document - Update content as required

	- Incorporate any agreed revisions Fee: £1,850 + VAT (fixed fee) Stage 2: Liaison with the Council's Enforcement Team - Ongoing communication and engagement with the enforcement officer(s) - Provision of planning advice as required Fee: Time charged at hourly rate, capped at 5 hours (£1,100 + VAT) Stage 3: Input and advice on preparation of the new Neighbourhood Plan - Review of emerging draft material - Provision of strategic planning advice - Attendance at meetings (if required and agreed) Fee: Time charged at hourly rate, capped at 5 hours (£1,100 + VAT) Recommendation: DPC agrees to this work being done in this three-stage approach at the fees proposed above.																								
20260602/17	Neighbourhood Planning Awaiting release of Regulation 19 Bucks Local Plan ETA 23 July 2026																								
20260602/18	Denham Data Centre ☐ 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 Letter attached to the Secretary of State Steve Reed, following information from Bucks LPA from DPC (See attached). Letter attached to the Secretary of State Steve Reed from MP																								
20260602/19	Planning Town and Parish Representative Liaison Surgeries (April – June 2026) Denham is included in Area 4 Surgery Appointments Wednesday 10 June 2026 – 10 – 11.15am Wednesday 24 June 2026 – 10 – 11.15am																								
20260602/20	<table><tr><td colspan="4">CIL Contributions</td></tr><tr><td>Date payment Received</td><td>Amount Received</td><td>Planning Application</td><td>Deadline for CIL contribution to be spent by date.</td></tr><tr><td>10 May 2023</td><td>£1,453.74</td><td>PL/22/1962/FA Oakeside</td><td>10 May 2028</td></tr><tr><td>1 November 2023</td><td>£19,979.37</td><td>PL/23/1717/FA Martin Baker</td><td>1 November 2028</td></tr><tr><td>31 March 2024</td><td>£3,627.28</td><td>PL/23/1717/FA Martin Baker</td><td>31 March 2029</td></tr><tr><td>30 April 2025</td><td>£1,123.48</td><td>PL/21/2373/FA</td><td>30 April 2030</td></tr></table>	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 Oakeside	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	30 April 2030
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			Union Point, Pinstone Way	
	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
	21 October 2025	£8,211.31	PL/23/0066/FA Union Point, Pinstone Way	21 October 2030
		£50,454.82		
	29 April 2026	£13,560.24	Broadwater Park, North Orbital Road, Denham Green	29 April 2031
		£64,015.06		
	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	£61,387.06		
	• 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.			
20260602/ 19	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. ☐ A40 Lay-by – No issues reported. ☐ A412 Lay-by – Currently being cleared by Bucks Council over the fly-tipping.
20260602/22	2024 - 2025 Trackers: Planning, Enforcement – See SharePoint folder
20260602/23	Correspondence – See SharePoint folder
20260602/24	Date and Time of Next Meeting Tuesday 7 July 2026 at 7pm Denham Parish Council Office, UB9 5BN

Signed: **Derek Wilson – Executive Clerk**
Date: **28 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