

Minutes of the **PLANNING Committee Meeting on Tuesday 2 June 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 N Dammermann (ND)
	## Cllr M Goonesekera (MG)	
	Cllr G Hollis (GH)	
Clerk:	Derek Wilson	# = Apologies received ## = Apologies not given

Meeting was voice-recorded

Item no	Agenda	Actions
20260602/01	Election of Chair Cllr AWH was proposed by Cllr SW Seconded by Cllr JW	
20260602/02	Election of Vice-Chair Cllr JW was proposed by Cllr AWH Seconded by Cllr SW	
20260602/03	Welcome and Apologies for Absence Apologies had been received from Cllr Nik Dammermann and Cllr Guy Hollis Welcome was extended to residents who attended the meeting to discuss two applications.	
20260602/04	Declarations of Interest No declarations of interest were recorded.	
20260602/05	Public Session Members of the public attended to voice their concern at a couple of applications being considered by planning committee tonight, PL/26/02645/FA and PL/26/02891/FA. These two applications were taken first on the agenda, to enable them to leave the meeting.	
20260602/06	Minutes and Actions of last Planning Committee – 6 May 2026 The minutes were proposed by Cllr AWH and Seconded by Cllr SW – Members agreed	
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. Recommendation: DPC has no objection to this application – Members agreed.	EC

	• PL/26/03135/FA - 8 Field Road Denham UB9 4HL -Single storey rear extension. Recommendation: DPC has no comment to make but would like Bucks LPA to check the footprint are within the limits of additional development prior to any approval. - Members agreed. • 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. Recommendation: DPC object to this application and would like to call-in this application and obtain the support of the three Unitary Authority Councillors. This application is inappropriate development in the Green Belt, Grey Belt does not apply, Overdevelopment and contrary to Denham Neighbourhood Plan policy DEN1 to discourage inappropriate development. – Members agreed. • 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. Recommendation: DPC has no objection subject to agreement with Highway and technical works being approved. Lower road and the site access areas will require repair and reinstatement when Martin Baker start to use the new access road.- Members agreed. • 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. Recommendation: DPC strongly object and would like to add their weight to a Call-In, which has already been implemented by the Unitary Ward Councillors. – Members agreed. • PL/26/03525/FA - Land to the South Of, Oxford Road, Denham - Change of use of land to temporary car storage (Retrospective) Recommended: DPC object to this application as there is lack of information on its future use on the original use of this land and there could be a loss of amenity to existing users. – Members agreed.	EC EC EC EC EC
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. Cllr AWH advised that he will attend the opening day of this public inquiry at High Wycombe Town Hall. DPC has been made aware that it is expected to be a 3-day hearing. Planning application number PL/22/0336/EU Certificate of Lawfulness for existing the laying of hardcore and other materials to create hardstanding. This was refused on 5 April 2022 by Bucks Council. Planning application number PL/21/4634/FA Temporary three-year change of use to a commercial open storage yard (Use class B8) (retrospective). This was refused on 22 March 2022 by Bucks Council. Planning application number PL/21/4633/FA 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. This was refused on 22 March 2022 by Bucks Council. 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. 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.	Cllr AWH
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	The appeal hearing of Denham Mount took place in respect of Appeal A, whereas Appeal B was determined by written representations. The mixed use on the site must cease within an 8-month compliance notice. Appeal B relates to the laying of hardstanding within the setting of listed buildings. The hardstanding must be removed, and an 8-month compliance notice has been applied. 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. The above appeal was dismissed by the Planning Inspector with inappropriate development in the Green Belt. 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. All six appeals were approved by the planning Inspector, and the enforcement notices have all been quashed. 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.	

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. Resolved: To move ahead with Stage 1 and Stage 2 of the planning consultants to review the existing document and to communicate with Bucks enforcement officers on any planning infringements.	EC
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 A working group will meet on Tuesday 9 June to discuss this application and our submission to the Secretary of State for an Environmental Impact Assessment.	

	Cllr Michael Bracken and Cllr Jaspal Chhokar have responded positively to DPC actions being taken. Joy Morrissey MP has also indicated her support that this application should be refused in the Green Belt and to keep her in the loop.																																																				
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 The Clerk checked with Cllr JW to confirm availability for a meeting with the planning officers to discuss their actions with the CEO of Chiltern Railways about the two listed pagoda style buildings at Denham Golf Club station. It is proposed to obtain a meeting on 24 June																																																				
20260602/20	CIL Contributions <table><tr><th>Date payment Received</th><th>Amount Received</th><th>Planning Application</th><th>Deadline for contribution spent by date</th></tr><tr><td>10 May 2023</td><td>£1,453.74</td><td>PL/22/1962/FA Oakside</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 Union Point, Pinstone Way</td><td>30 April 2030</td></tr><tr><td>30 April 2025</td><td>£3,981.69</td><td>PL/23/0411/FA Firdene, Oxford Rd</td><td>30 April 2030</td></tr><tr><td>30 April 2025</td><td>£11,945.08</td><td>PL/23/0411/FA Firdene, Oxford Rd</td><td>30 April 2030</td></tr><tr><td>30 April 2025</td><td>£132.87</td><td>PL/23/0411/FA Firdene, Oxford Rd</td><td>30 April 2030</td></tr><tr><td>21 October 2025</td><td>£8,211.31</td><td>PL/23/0066/FA Union Point, Pinstone Way</td><td>21 October 2030</td></tr><tr><td></td><td>£50,454.82</td><td></td><td></td></tr><tr><td>29 April 2026</td><td>£13,560.24</td><td>Broadwater Park, North Orbital Road, Denham Green</td><td>29 April 2031</td></tr><tr><td></td><td>£64,015.06</td><td></td><td></td></tr></table>				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 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	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			
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	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		
	The Clerk informed the meeting that a new CIL contribution had been received, in respect of Broadwater Park (shown in bold type). 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. It was discussed at the meeting that new hoarding has been installed at the site for works to the rear. However, there is concern about the potential removal of the Dog and Duck sign (listed) and changes to the frontage. Action: The Clerk to contact the Heritage Officer at Bucks Council to notify the installation of the hoarding. ☐ 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. Action: The Clerk to chase-up their enforcement team on what has happened with this site. ☐ 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. Action: The Clerk to check with Cllr JC to see to what the latest position is, as a couple of residents were contacted for their support with the case and have since declined. ☐ A40 Lay-by – No issues reported.			

The Clerk informed the meeting that a new CIL contribution had been received, in respect of Broadwater Park (shown in bold type).

- 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.

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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 discussed at the meeting that new hoarding has been installed at the site for works to the rear. However, there is concern about the potential removal of the Dog and Duck sign (listed) and changes to the frontage.

Action: The Clerk to contact the Heritage Officer at Bucks Council to notify the installation of the hoarding.

- ☐ **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.
Action: The Clerk to chase-up their enforcement team on what has happened with this site.
- ☐ **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.
Action: The Clerk to check with Cllr JC to see to what the latest position is, as a couple of residents were contacted for their support with the case and have since declined.
- ☐ **A40 Lay-by** – No issues reported.

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	☐ A412 Lay-by – Currently, there is an abandoned trailer on the A412, just passed Village Road turning that has been left with loaded-up rubbish. Action: The Clerk will report this issue on Fix My Street for a response.	EC
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

Chairman _____ **Date** _____

Amendments to minutes dated	
Agenda No	Title