

WENDOVER PARISH COUNCIL

Minutes of the Planning Committee Meeting 21st May 2024 at 7.00pm St Anne's Hall Aylesbury Road Wendover HP22 6JG

Present: Councillors Ballantine, Standen, Walker, Williams, Worth

Clerk & Minutes: Phoebe Sharps

Chair: Councillor Ballantine

Members of Public: 1

1. ELECTION OF CHAIR

P24/001 Cllr Ballantine was unanimously elected as Chair.

P24/002 Cllr Standen was unanimously elected as Vice-Chair.

2. APOLOGIES FOR ABSENCE

P24/003 Apologies were received and ACCEPTED from Councillor Gallagher.

3. DECLARATIONS OF INTEREST

P24/004 None.

4. PUBLIC PARTICIPATION

P24/005 There were none.

5. MINUTES

P24/006 The minutes of the Planning Committee Meeting held on 16th April 2024 were RESOLVED as a true record and the Chair signed the minutes.

6. PLANNING DECISIONS

P24/007 The planning decisions made by Buckinghamshire Council as listed on the agenda of the meeting of the 21st May 2024 were noted.

7. CLERKS REPORT AND CORRESPONDANCE

P24/008 It was NOTED that the office has been contacted by a resident regarding 24/01386/ATC, the office sent the email to Council on 21/05/2024 for their information. Wendover Parish Council are not a consultee for any applications for tree works. The office will send a response to the resident who sent the correspondence.

8. PLANNING APPLICATIONS

P24/009 **24/01216/APP 46 Thornton Crescent Wendover Buckinghamshire**
Householder application for conversion of loft void to form habitable rooms, including insertion of dormer windows to front and rear roof slopes and two rooflights in side roof slope. Erection of porch extension and external alterations to windows and doors.
It was **RESOLVED** to remain neutral to this application.

P24/010 **24/01267/APP 31 Grenville Avenue Wendover Buckinghamshire**
Householder application for demolition of conservatory/extension and erection of single storey rear extension and front porch, fenestration changes
It was **RESOLVED** to support this application.

P24/011

24/01215/APP Land East Side Of Springfield London Road Wendover Buckinghamshire

Change of use of land for siting of glamping, installation of shepherd hut with associated decking/gravel patio, footpaths permeable parking & turning area, secure bicycle storage and recycling/refuse storage, dropped kerb, drainage, fence, external lighting
It was **RESOLVED** to support this application.

P24/012

24/01189/APP Chandos House 19 Back Street Wendover Buckinghamshire

Change of use from offices to 2no. dwellings including associated works

It was **RESOLVED** to object this application. It was **NOTED** that the committee agrees with the planning application response submitted by the Economic Development Team at Buckinghamshire Council. This response refers to the Wendover Neighbourhood Plan, which the committee would like to further highlight, specifically Policy B1 Change of Use from Business to Residential which states, Proposals that will result in the loss of an existing business use will be supported where it can be demonstrated that its continued use is no longer viable, and the site / use has been marketed at an open market value for a period of at least 12 months at a price commensurate with its use together with proof there has been no viable interest. As the Council has not seen any evidence that the applicant has marketed the property for business use, the Council would ask this be provided, and if it hasn't been done the Council asks the applicant does this before any planning decision is made. In the last four years, up to four businesses in the centre of Wendover have been changed into dwellings. Specifically in the case on the High Street in Wendover in 2023 where a business changed to a dwelling without providing any evidence that they followed policy B1 in the Wendover Neighbourhood Plan, because of this and it being a retrospective application Wendover Parish Council objected to this application, Buckinghamshire Council approved the application. The committee would like to highlight that the loss of businesses on the High Street and more widely in Wendover can potentially impact existing and future businesses negatively. We would also like to highlight the potential loss of employment, as no information on the relocation of the offices has been given in the application, and loss of employment would have serious consequences for people in the local area. The proposed change of use from commercial to residential use goes against the Wendover Neighbourhood Plan, and in particular, the following sections:

Section 5 - Key Issues - Business & Employment

5.5 Concern was expressed about the cost burdens, including rates and rent, on small businesses. Respondents expressed the need for more support for local businesses and services through the encouragement of start-ups, the provision of small workshops and the promotion of green technology.

5.6 Given the number of self-employed people working from home, there were pleas for a business hub/shared office space including IT facilities for entrepreneurs and those just starting out. Also, better high speed broadband and mobile coverage would be beneficial in some areas.

5.7 The need to improve the retail mix in the High Street was a popular comment. The variety of restaurants and cafes was valued but a greater variety of retail providers, especially specialists, was sought to encourage small outlets and to ensure a vibrant shopping centre.

The loss of a commercial unit will push up the cost of the remaining commercial units in contravention of 5.5. The reduction in commercial units will impact on the retail mix and the potential for retail mix. It represents the loss of a small outlet. These are both in contravention of section 5.7.

Section 7 - Vision and objectives

Business

Main issues raised during consultation with residents

- Lack of variety of shops
- Too many charity shops/ hairdressers/etc
- A business hub would be a useful addition to the business community
- Business rents & rates are very high; possible support for new businesses

Objectives

- To support current and attract new businesses to the Parish to ensure a thriving local economy
- To improve the diversity of businesses where possible

Policies

Policies to support the development of more diverse services and a vibrant shopping centre.

- B1: Change of Use from Business to Residential

The proposed change exacerbates the lack of variety of shops, and risks increasing the rent of the remaining units. It goes against both objectives in section 7 on Business.

P24/013 **24/01347/APP 92 Ellesborough Road Wendover Buckinghamshire**
 Change of use of agricultural land to residential. Demolition of existing standalone garage and single storey rear extension. Erection of single storey rear and part single storey side extension with roof terrace. Changes to fenestration. Installation of air source heat pump and ground mounted solar photovoltaic panels
 It was **RESOLVED** to support this application.

P24/014 **24/01405/APP Blossom Cobblers Hill Wendover Buckinghamshire**
 Householder application for demolition of rear conservatory. Erection of single storey link extension and garage conversion to habitable space with associated external works
 It was **RESOLVED** to support this application.

9. OTHER MATTERS

a) HS2

P24/015 It was NOTED that the update would be given in the clerk report in the Amenities Committee meeting 21st May.

b) CLOSURE OF RAF HALTON

P24/016 Nothing to report.

10. DATE OF THE NEXT MEETING AND ITEMS FOR THE AGENDA

P24/017 The meeting on Tue 4th June 2024 at 7pm was noted.

11. CLOSURE OF MEETING

P24/018 As all business had been transacted the meeting was closed at 7.19pm.

Signed by *Jennifer Ballantine*

Chair to the Planning Committee

Date: 4th June 2024