



WENDOVER PARISH COUNCIL

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PLANNING COMMITTEE AGENDA

3rd September 2024 at 7.00pm

St Anne's Hall Aylesbury Road Wendover HP22 6JG

Committee Membership: Councillors Ballantine (Chair), Gallagher, Standen, Walker, Williams, Worth and O'Donnell

To all Committee Members:

YOU ARE HEREBY SUMMONED TO ATTEND THE ABOVE-MENTIONED MEETING, WHEN IT IS PROPOSED THAT THE BUSINESS TO BE TRANSACTED SHALL BE AS SET OUT BELOW.

MEMBERS OF THE PUBLIC AND PRESS ARE INVITED TO ATTEND.

AGENDA

1. APOLOGIES FOR ABSENCE

To receive any apologies for absence.

2. DECLARATIONS OF INTEREST

In accordance with Sections 30(3) and 235(2) of the Localism Act 2011 and the Wendover Parish Council Code of Conduct.

3. PUBLIC PARTICIPATION

Members of the public have a maximum of three minutes to speak on any planning related matter.

4. MINUTES

To confirm the minutes of the Planning Committee meeting held on 4th June 2024.

5. PLANNING DECISIONS

To note the latest planning decision made by Buckinghamshire Council

92 Ellesborough Road Wendover Buckinghamshire HP22 6EW

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

Wendover Parish Council Decision - Support

Bucks Council - Refused/Rejected

Chiltern Way Federation Wendover Campus Church Lane Wendover Buckinghamshire HP22 6NL

Remove central opening gate leaf and electronic locking system to listed archway, with associated repairs (part retrospective)

Wendover Parish Council Decision - Support

Bucks Council - Approved

Chiltern Way Federation Wendover Campus Church Lane Wendover Buckinghamshire HP22 6NL

Listed building application for to remove central opening gate leaf and electronic locking system to listed archway, with associated repairs

Wendover Parish Council Decision - Support

Bucks Council - Consent Granted

The Pack Horse PH 29 Tring Road Wendover Buckinghamshire HP22 6NR

Listed building application to replace six wooden frame windows

Wendover Parish Council Decision - Support

Bucks Council - Consent Granted

8 Manor Crescent Wendover Buckinghamshire HP22 6HH

Householder application for part garage conversion into habitable space

Wendover Parish Council Decision - Support

Bucks Council - Approved

14 Stanhope Close Wendover Buckinghamshire HP22 6AH

Householder application for demolition of garage and conservatory. Erection of single storey extension to side and rear

Wendover Parish Council Decision - Support

Bucks Council - Approved

3 St Annes Close Wendover Buckinghamshire HP22 6JF

Householder application for loft conversion with two rear dormer windows and front rooflights

Wendover Parish Council Decision - Neutral

Bucks Council - Approved

The Windmill 79 Aylesbury Road Wendover Buckinghamshire HP22 6JJ

Listed building application for removal of existing timbers forming viewing platform/walkway, comprising decking, balustrading and handrail and provision of replacement, decking, balustrading and handrail, all in hardwood

Wendover Parish Council Decision - Support

Bucks Council - Consent Granted

Red Lion Hotel PH 9 High Street Wendover Buckinghamshire HP22 6DU

Listed building application for projecting sign to existing gibbet (retrospective)

Wendover Parish Council Decision - Neutral

Bucks Council - Consent Granted

Red Lion Hotel PH 9 High Street Wendover Buckinghamshire HP22 6DU

Display of projecting sign to existing gibbet (retrospective)

Wendover Parish Council Decision - Neutral

Bucks Council - Consent Granted

Emerald Barn Cobblers Hill Wendover Buckinghamshire HP22 6QD

Householder application for single storey front extension

Wendover Parish Council Decision - Neutral

Bucks Council - Approved

18 Stanhope Close Wendover Buckinghamshire HP22 6AH

Householder application for side and rear extension to ground and first floor and front porch

Wendover Parish Council Decision - Support

Bucks Council - Approved

6. CLERK'S REPORT INCLUDING HISTORY AND CORRESPONDENCE

To receive any updates from the Clerk

7. PLANNING APPLICATIONS

Planning applications can be viewed online at: <https://publicaccess.aylesburyvaledc.gov.uk/online-applications/>

[24/02243/APP 48 Cruickshank Drive Wendover Buckinghamshire HP22 5FD](#)

Householder application for porch infill

[24/02268/APP 32 Chiltern Road Wendover Buckinghamshire HP22 6DA](#)

Householder application for insulated render, alterations to fenestration and flue

[24/02302/APP 3 Dobbins Lane Wendover Buckinghamshire HP22 6BU](#)

Householder application for erection of car port

[24/02297/APP Hale Farm Cottage Hale Lane Wendover Buckinghamshire HP22 6QR](#)

Householder application for demolition of existing side and front extension and porch and construction of new side and front extension, fenestration changes

[24/02332/APP 55 Lionel Avenue Wendover Buckinghamshire HP22 6LS](#)

Householder application for single storey side extension and conversion of existing detached garage to an annex

[24/02400/APP 35 Dobbins Lane Wendover Buckinghamshire HP22 6DH](#)

Householder application for conversion of existing garage to gym. Erection of first floor side extension. Replacement of UPVC windows, insertion of 1no. new rooflights in existing front roof slopes and 2no. new rooflight in rear roof slope. Installation of PV panels to existing rear roof slopes. New Juliet balcony and glazed doors to first floor elevation. Internal alterations to improve accessibility including installation of lift, widening of doorways, and replacement bathrooms. Partial render of existing front facade and new cladding to existing porch, replacement of all existing interlocking concrete tiles with new tiles

[24/02475/APP Wing Flat New House Hale Lane Wendover Buckinghamshire HP22 6NQ](#)

Erection of decking and alteration to approved fenestration of ancillary garden building (part retrospective)

[24/02508/APP 12 Cruickshank Drive Wendover Buckinghamshire HP22 5FD](#)

Householder application for installation of an air source heatpump to replace the existing gas boiler

8. OTHER MATTERS

a. HS2

To receive any updates.

b. CLOSURE OF RAF HALTON

To receive any updates.

9. DATE OF NEXT MEETING AND ITEMS FOR AGENDA

The next scheduled meeting of the Planning Committee is 17th September 2024.

10. CLOSURE OF THE MEETING

Signed by *Andy Smith*

Clerk and Responsible Finance Officer

Date: 29th August 2024

ITEM 6 - CLERKS REPORT

New National Planning Policy Framework (NPPF)

The new Government have followed through on their commitments to address planning and development and the new NPPF has some challenging numbers and new policies around the much advertised grey belt. I have started making preparations so that Council can be fully updated and briefed to make a response to this on behalf of the parish.

1. Briefing from Bucks Council

I have asked our Councillors for some details to update Wendover Parish Council as follows:

[Our] Principle concern is that the new pressures on Bucks Council to up the numbers may mean a bit of a "mad scramble" that could result in a lot of unplanned development (and that the tilted balance will become completely unbalanced.)

Will it be possible to share where Bucks are with the response to the new NPPF in our Parish Council meetings. I suspect still in early stages at the moment, but we are keen to find out how the thinking is going at the moment and how our Neighbourhood Plan sits with current thinking. Given the escalation in development required we expect something will have to "give" but we would like to be at the front of discussing any compromise required in the Wendover area to get the best for the parish.

When it comes to the Grey Belt – I suspect HS2 is building a whole swathe of grey belt cutting through the Parish. Could we be briefed on current thinking – again, as above, we would like to be involved in discussions at the earliest possible stage. The only other potential grey area I can think of is the old sewage works. Are there any more areas that could be greyed out in or around Wendover

As with the Halton development we realised that the knock-on effects developments outside, but close to, Wendover are also significant. We need your support to become stakeholders in those plans too. The much-bemoaned roads are a classic case in point. When HS2 closes small sections of roads and the official diversion is 30 miles you know that we don't have a road network that can soak up pressure.

2. The Neighbourhood Plan

Our neighbourhood plan did not take into account the new NPPF or some of the new issues posed by other local developments outside the parish boundary. I am seeking guidance from the consultants who supported the original plan as to a process and cost of reviewing the plan so I can present that as an option to Council. A renewed neighbourhood plan would make the policies in the plan more relevant and may reduce the impact of other development plans.