



**WENDOVER PARISH COUNCIL**

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**PLANNING COMMITTEE AGENDA**

**Tuesday 18<sup>th</sup> March 2025 at 7.00pm**  
**St Anne's Hall Aylesbury Road Wendover HP22 6JG**

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**Committee Membership:** Councillors Ballantine (Chair), Gallagher, Standen, Walker, 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.**

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**AGENDA**

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**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 18<sup>th</sup> February 2025.

**5. FINANCE**

To consider the list of payments.

**6. PLANNING DECISIONS**

To note the latest planning decision made by Buckinghamshire Council

**38 Manor Road Wendover Buckinghamshire HP22 6HN**

Householder application for demolition of rear conservatory and construction of single / two storey rear extension and construction of front porch  
Wendover Parish Council Decision - Support  
Bucks Council – Approved

**Russell Farm Cobblers Hill Wendover Buckinghamshire HP22 6QD**

Householder application for proposed single storey rear extension  
Wendover Parish Council Decision - Support  
Bucks Council – Approved

**16 The Cedars Wendover Buckinghamshire HP22 6LW**

Householder application for two storey side and single storey rear extension  
Wendover Parish Council Decision - Support  
Bucks Council - Approved

**7. CLERK'S REPORT INCLUDING HISTORY AND CORRESPONDENCE**

To receive any updates from the Clerk

## 8. PLANNING APPLICATIONS

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

### [25/00408/APP 3 Coombe Avenue Wendover Buckinghamshire HP22 6BX](#)

Householder application for construction of new porch, garage extension and internal alterations

### [25/00439/APP 1 Gables Close Wendover Buckinghamshire HP22 6NH](#)

Householder application for proposed removal of existing roof, to be replaced with a higher roof with a steeper pitch and 2 No dormer windows, 4 No velux windows to rear. Demolition of existing conservatory, erection of single storey extension, addition of front porch

### [25/00452/APP Farthings London Road Wendover Buckinghamshire HP22 6PN](#)

Householder application for proposed demolition of existing conservatory and construction of single storey rear extension

### [25/00418/ALB 7 - 9 Tring Road Wendover Buckinghamshire HP22 6NR](#)

Listed building application for works to an existing rear single storey extension, including the removal of the existing patio door and the install a single door and two windows, rendering of the brick external face and reroofing. Rear first floor Upvc window replaced with new timber casement window. Replacement of timber lintel over front bay window. Internal rearrangements including new sanitary facilities. Removal of a rear low wall and alteration to a rear patio and introduction of a path to the front entrance door

### [25/00417/APP 7 - 9 Tring Road Wendover Buckinghamshire HP22 6NR](#)

Householder application for proposed works to an existing rear single storey extension, including the removal of the existing patio door and the installation of a single door and two windows, rendering of the brick external face and reroofing. Rear first floor Upvc window replaced with new timber casement window. Replacement of timber lintel over front bay window. Internal rearrangements including new sanitary facilities. Removal of a rear low wall and alteration to a rear patio and introduction of a path to the front entrance door

### [25/00464/APP Wendover Lodge Little London Wendover Buckinghamshire HP22 6QQ](#)

Householder application for construction of single storey rear extension to replace existing conservatory

## 9. OTHER MATTERS

### a. HS2

To receive any updates.

### b. CLOSURE OF RAF HALTON

To receive any updates.

### c. SOUTH STREET HOLIDAY LETS

To note the advice from Buckinghamshire Council planning department regarding the holiday lets and consider submitting a formal Enforcement Complaint.

### d. HS2 SPRING CHAMBER

To agree the response to the planning application for the HS2 Spring Chamber.

### e. ENVIRONMENTAL PERMIT FOR PYROLYSIS PLANT FACILITY IN WENDOVER

To consider submitting comments to Buckinghamshire Council regarding the permit application.

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

The next scheduled meeting of the Planning Committee is 1<sup>st</sup> April.

## 11. CLOSURE OF THE MEETING

Signed by *Andy Smith*

Clerk and Responsible Finance Officer

Date: 11<sup>th</sup> March 2025



## ITEM 9c – SOUTH STREET SHORT-STAY RENTALS

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### BROUGHT BY

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Office/Chair

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### SUMMARY

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To note the advice from Buckinghamshire Council planning department regarding the short-stay rentals on South Street and consider submitting a formal Enforcement Complaint.

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### PARISH COUNCIL BACKGROUND

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At the Planning Committee Meeting in October 2024 in the clerk report the below was noted:

#### **1 South Street (former Lets Rent building)**

A Councillor contacted the office with concerns that the former Lets Rent building (1 South Street) was being decorated to be a residential building and not a business. The office emailed Bucks Council planning team about the concerns and highlighted the history around Lesposi. The office hasn't received a response from the Bucks Council planning team yet, but will send the Council updates if received.

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### DETAILS

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Since the above report, the office chased the Bucks Council planning team about 1 South Street and 5 South Street, as both properties are being advertised as short-stay rentals/holiday lets. The Council has not received any applications for change of use for either property, therefore the office contacted the planning department to get advice about this.

See the email response from Bucks Council planning department below:

*Hi Phoebe*

*This will likely come down to a matter of fact and degree. The use of a property as a short-term residential rental is not necessarily a change of use. Where this does present more of a challenge is if it is rented as tourist accommodation, and then issues like amount of time per year it is rented out for tourist accommodation comes into play for example.*

*I have copied in our Enforcement Department. If you have not done so already, I would submit a formal Enforcement Complaint, and it can be populated on the system and formally allocated.*

You can see the properties on the below links:

[CURIOSITY COTTAGE, pet friendly, with open fire in Wendover](#) – [1 South Street, Wendover](#)

[Straw Plaiters Cottage, Wendover \(updated prices 2025\)](#) – [5 South Street, Wendover](#)

Straw Plaiters Cottage advertises free parking in a nearby location, and reviews have mentioned a free car park a short walk from the property, which leads the office to believe they are encouraging people who stay to park in Witchell car park.



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## FINANCIAL CONSIDERATIONS

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- n/a

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## LEGAL IMPLICATIONS AND SUMMARY OF RISKS

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### Wendover Parish Council Vision

Wendover is a thriving market town in which people want to live, trade and visit.

### Wendover Parish Council Mission

#### Develop Community

- Represent the community in our views and actions
- be welcoming across all groups of society, visitors, new residents and new businesses
- install an ongoing sense of community for all those who reside or work in the parish
- work in partnership with neighbouring parishes and community groups

#### Enhance the environment

- address challenges resulting from climate change in all that we do
- preserve the heritage (buildings, way of life) and facilities (open spaces, infrastructure)
- encourage & support everyone to play their part
- mitigate the impact of HS2 wherever possible

#### Promote Prosperity

- support the people who reside, work & visit the Parish
- Install a sense of pride in all that we are
- Protect and enhance services to the community

The Council should consider if submitting a complaint would not be in line with any of the above visions or missions.

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## PROPOSAL

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### To resolve to:

- To submit a formal enforcement complaint to Buckinghamshire Council for both properties listed above.



## ITEM 9d – HS2 SPRING CHAMBER

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### BROUGHT BY

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Full Council

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### SUMMARY

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To consider the following planning applications:

[25/00406/APP Mogford Chamber Bridleways Wendover HP22 6DN](#)

Installation of a spring chamber and flow monitoring chamber with associated pipework for the requirements of HS2, including an attached power box with roof-mounted solar panel, a headwall outflow structure, the reprofiling of an existing drainage ditch, stock-proof fencing, an upgrade and extension to an existing access track, and a temporary laydown area for construction.

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### PARISH COUNCIL BACKGROUND

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The Amenities Committee, Planning Committee and Parish Council have been updated on this issue and made a decision to object to the planning application.

#### PARISH COUNCIL 7<sup>th</sup> JANUARY 2025

a) **AMENITIES COMMITTEE UPDATE**

**PC24/328** The draft minutes of the meeting on 17<sup>th</sup> December 2024 were noted.

ii) **Dobbins Lane**

**PC24/329** It was **RESOLVED** to amend the statement (and position expressed) to say “there are major safety concerns”.

**PC24/330** It was **RESOLVED** to approve the statement (and position expressed) as amended.

**PC24/331** It was **RESOLVED** to authorise the office to publish the statement as amended and signpost the issues as appropriate.

**PC24/332** It was **RESOLVED** to authorise the office to engage with the Buckinghamshire Councillors to ask for the planning decision to be “called in”

**PC24/333** It was **RESOLVED** to publicise when the issue comes to planning and provide links of where residents can make comments on the planning applications.

**PC24/334** It was **RESOLVED** to continue to represent this position to EKFB and Buckinghamshire Council when planning applications are submitted.

#### PARISH COUNCIL 4<sup>th</sup> MARCH 2025

i) **Planning application spring chamber**

**PC24/397** After detailed consideration of the application it was **RESOLVED** that Wendover Parish Council will object to this planning application

**PC24/398** It was noted that Parish Council need to agree their response on the planning portal. It was also agreed to focus our response on the main considerations:

- Parish Council did not feel that alternative access arrangements or consideration had been made of other routes to the works site. Whilst HGV traffic has been reduced, the 2380



additional non-HGV traffic movements associated with the build are significant and have not been discussed in any briefings prior to the planning application being submitted.

- It was felt that HS2 was negligent in not considering a traffic management plan at the earliest opportunity
- We have not contemplated the issues facing disabled users and the additional risks of harm because of this planning application.

**PC24/399** It was **RESOLVED** that as we were objecting our response would not suggest any conditions that could be placed on the planning application to make it satisfactory.

**PC24/400** It was **RESOLVED** to compile a response for the planning portal outside of the meeting, to be approved at the 18<sup>th</sup> March Planning Committee.

**PC24/401** The following notes were made to support the response:

- There was no trust in the briefings, negotiations and process that HS2 had followed in this application.
- The HS2 approach adopted was contrary to NPPF (9) of the planning guidelines that traffic movements be considered as soon as possible in any planning application.
- The petition raised by residents should be seen by the Buckinghamshire Council planning committee
- Residents could forward their objections to the Parish Council so they could be considered for inclusion in the Parish Council planning response.
- The application highlights that a track will have to be constructed for access but there is no detail of where vehicles are going to park or turn around before the track is built. Further there is no mention of parking or a turning circle on site

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## DETAILS

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### Background

- The Council have voted to object to the planning application and request it be called into committee.
- This motion is to agree the words that we will submit to the planning application.

### SUBMISSION TO PLANNING PORTAL

#### **Wendover Parish Council Representation on HS2 Spring Chamber Planning Application**

The Council has no substantive objections to the Spring Chamber itself, acknowledging the expert advice that has informed both its necessity and location. However, there is significant local concern—particularly among directly affected residents—regarding the substantial and potentially avoidable increase in road traffic movements associated with the proposal.

- **As a result, Wendover Parish Council objects to the planning application** and requests that it be called in for discussion at a public planning committee meeting



## Key Concerns

Following extensive engagement with parishioners, we have identified the following key concerns, which we believe are material planning considerations under the National Planning Policy Framework (NPPF):

### 1. Failure to address traffic impacts in line with NPPF guidelines

- The application does not include a complete traffic management plan covering all required aspects and they have not undertaken this plan as soon as possible in the planning application (NPPF – 9). While HGV movements have been considered, the proposal also includes 2,280 additional vehicle movements that have not been adequately addressed. Further, there appears to be significant mathematical errors in the Traffic Management Plan, which we firmly believe renders it inadmissible (see below for details)
- The plans do not provide sufficient reassurance regarding safety measures for HGV traffic on narrow roads and at complex junctions. There is particular concern for wheelchair and mobility scooter users who must use the road for access in some areas.
- The application indicates that a track will be constructed for access but does not specify where vehicles will park or turn before and after the track is built. Section 2.5 of the Traffic Management Plan mentions a laydown area but also states there will be no parking on site. This will push any casual parking onto Dobbins Lane/Bridleways.

### 2. Impact on the Chilterns National Landscape

- The proposed permanent above-ground structure to power the valves will have a lasting visual impact on the landscape and could become a target for vandalism.
- The construction of an access track capable of supporting the proposed vehicle movements will permanently alter the landscape, even if much of the route follows an existing farm track.

### 3. Lack of assessment of alternative routes

- Despite verbal assurances during local consultations, there is no evidence that alternative routes have been fully explored.
- A shorter, less disruptive route via a local farm appears viable, yet the landowner has confirmed that they have not been consulted.

## Additional Observations

We also wish to bring the following matters to the planning committee's attention:

- The Parish Council has found that information provided by the applicant throughout the consultation process has not always been full, timely, or accurate. This was to such an extent we feel it should be considered in the planning decision.
- A petition opposing the proposal has been signed by several hundred residents, demonstrating the strength of local opposition.

Wendover Parish Council urges the planning committee to give our objection and these concerns full consideration and to call in the application to planning committee for further scrutiny.



## **APPENDIX – Mathematical inconsistencies in the Transport Management Plan**

Section 1.4 shows site working times - these are for a **6 day week**

Section 2.4 shows number of vehicles/ trips

The first table in 2.4 shows in week 5-9 there will be 20 HGVs and 20 Trips – this should be either 10 HGVs for 20 trips or 20 HGVs with 40 Trips. Potentially there could be 140 trips, which is a figure beyond what has been publicly declared.

We cannot understand the second table displayed in 2.4

The working period is shown as **12 weeks** and that the total support vehicle trips are an average **38 per day**. 6 days x 12 weeks x 38 trips = **2736 trips** not 2280 as stated

A leaflet circulated at the Tennis Club consultation event put the project timescales at 12-14 weeks

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### **FINANCIAL CONSIDERATIONS**

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- There are no direct financial implications to the Parish Council

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### **LEGAL AND RISKS**

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The legal situation and risks have been discussed at previous meetings. This item is to approve the wording of our planning objection

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### **PROPOSAL**

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**That the objection as set out in this paper be added to the Buckinghamshire Council Planning Portal**





# ITEM 9e – ENVIRONMENTAL PERMIT FOR PYROLYSIS PLANT FACILITY IN WENDOVER

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**BROUGHT BY**

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Office

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**SUMMARY**

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To consider submitting comments to Buckinghamshire Council regarding the permit application.

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**PARISH COUNCIL BACKGROUND**

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N/A

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**DETAILS**

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The Clerk shared an email with The Council on Wednesday 26<sup>th</sup> February from Buckinghamshire Council’s Environment and Commercial Environmental Health team, regarding an application for an environmental permit to operate a Pyrolysis Plant Facility in Wendover.

See the below email, this email also included documents associated with the application:

**Proposal: An environmental permit to operate a small-scale thermal treatment plant implementing technology currently used in South Korea to operate a pyrolysis plant in the UK at an existing site in Wendover**  
**Applicant: Enterprise Energy Limited, Fulford House, Newbold Terrace, Leamington Spa, Warwickshire CV32 4EA**  
**Buckinghamshire Council Application Ref: BC/PPC/EPA/3353/02/25**  
**Proposed Location: Wendover Pyrolysis Plant Facility, Enterprise Skip Hire, Wendover Road, Stoken Mandeville, Aylesbury. HP22 5GX**  
**Legislation: Environmental Permitting (England & Wales) Regulations 2016**  
**Defra Environmental Permitting Technical Guidance - PG 13/01 (21) - Operation of a small waste incineration plant (SWIPS -Schedule 13A/A2**

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Dear Consultee,

Enterprise Energy Limited has applied to the Council, for an environmental permit to operate a Pyrolysis Plant Facility at Enterprise Skip Hire, Wendover Road, Stoke Mandeville, Aylesbury HP22 5GX.

This activity is regulated under statutory provisions enshrined in the Environmental Permitting (England & Wales) Regulations 2016.

The application and its supporting documents have been reviewed and deemed ‘Duly Made’, in accordance with Defra guidance on 26th February 2025.

Subsequently, the next stage in the determination process, would be to trigger the consultation phase.

We would ask for comment(s) to be in before or by Friday, 11th April 2025. A decision whether to issue a permit shall be made end of April 2025.



Finally, please feel free to contact me directly, should you wish to discuss any matters relating to this application.

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**FINANCIAL CONSIDERATIONS**

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n/a

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**LEGAL IMPLICATIONS AND SUMMARY OF RISKS**

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n/a

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**PROPOSAL**

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**To resolve to:**

- Submit comments to Buckinghamshire Council regarding the permit application.