

WENDOVER PARISH COUNCIL

The Clock Tower, High Street, Wendover, Aylesbury,
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Minutes of the Planning Committee Meeting 1st May 2018 – 7pm St Anne's Hall

Present: Cllrs Ballantine (JB), Duggan (RD), Worth (SW), Bulpett (SE), Myers (AM), Haywood (DH)

Clerk: Jane Ellis (Administrator)

Chairman: Cllr Duggan (RD)

Members of Public: 2

1. APOLOGIES FOR ABSENCE

P18/1 Cllr T Walsh made his apologies and they were accepted

2. DECLARATIONS OF INTEREST

P18/2 None.

3. PUBLIC PARTICIPATION

P18/3 None.

4. MINUTES

P18/4 The minutes of the Planning Committee Meeting held on 17th April 2018 were **AGREED** as a true record and the Chairman signed them.

5. DECISIONS

P18/5 The decisions received were **NOTED**.

6. PLANNING APPLICATIONS

P18/6 The following Planning Applications were considered and decisions made:

18/01152/APP	8 Colet Road Wendover Buckinghamshire HP22 6HW
WPC – No Objection	
18/01061/APP	65 Grenville Avenue Wendover Buckinghamshire HP22 6AJ
WPC – No Objection	
18/01063/APP	14 Witchell Wendover Buckinghamshire HP22 6EG
WPC – No Objection, one Councillor objected on the grounds of layout and density	
18/01230/APP	10 Halton Lane Wendover Buckinghamshire HP22 6AR
WPC – No Objection	

7. NEIGHBOURHOOD DEVELOPMENT PLAN

P18/7 The Chairman of the Steering Group advised the Planning Committee that the WNP Steering Group would be meeting with the Consultant for feedback from the Wendover Neighbourhood Plan on the 25th May 2018.

8. DEVELOPMENT MANAGEMENT MEETINGS

P18/8 It was **NOTED** that the next AVDC Development Control Meeting will be held on 10th May 2018 at 1.00p.m. Cllr D Haywood attended the Development Management Meeting held on 19th April 2018 regarding planning application 17/01756 Land Rear of 197-207 Aylesbury Road Wendover and fed back on a number of items.

The development was **REFUSED for the following reasons:-**

- 1 The proposed development would not represent sustainable development as it would fail to preserve or enhance the rural amenities and character of this site which is located at the edge of the settlement, within the Chilterns AONB and which does not comprise previously developed land. The development by reason of its scale, density and size would represent an incongruous form of development which would significantly increase the built form of the site which would erode the appearance of the area and would detract from the local landscape and this part of the Chilterns AONB to its detriment. Furthermore it would represent unacceptable backland development which would be out of keeping with the settlement pattern and identity of this part of Wendover which comprises frontage development in the immediate area. As such the development would give rise to significant adverse landscape and visual impacts on the landscape and settlement which would be contrary to Policy GP35 of the AVDLP and to the aims of the NPPF.
- 2 The proposed development, by reason of the density, scale and size of the dwellings, would represent an overdevelopment of the site to the detriment of its character and appearance. In particular little space is left between the dwellings which also have deep span depths and are of a height which is considered unacceptable at this edge of settlement location. As such the development would be contrary to policy GP35 of the AVDLP, to the Council's Design Guide on New Dwellings in Towns and Villages and to the aims of the NPPF.
- 3 Had the above reasons for refusal not applied, it would have been necessary for the applicant and the Local Planning Authority to enter into a Section 106 Agreement to secure financial contributions towards educational provision and leisure and open space provision. In the absence of such a provision or the submission of an acceptable unilateral undertaking, the development would conflict with policies GP86-88 and GP94 of the Aylesbury Vale District Local Plan and the objectives of the NPPF to achieve sustainable development.
- 4 Cllr D Haywood asked the WPC Administrator to contact AVDC Parish Support to ask them to change the Consultee Comment from Jane Ellis to Wendover Parish Council and also to update the address on the planning portal to Wendover Parish Council from Tourist Information Office.
- 5 The WPC Administrator was asked to notify a WPC Councillors attendance at future AVDC Development Management Meeting beforehand so they would be entitled to speak.
- 6 Cllr D Haywood suggested the WPC Administrator forwards Planning Committee Minutes to AVDC District Councillors so that they were aware of WPC decisions as it appeared that they were agreeing to some planning applications that the Planning Committee were objecting to.
- 7 The WPC Administrator was asked to obtain updated guidance from the Planning Department regarding NPPF guidelines.

5. CLERK'S REPORT INCLUDING HISTORY AND CORRESPONDENCE

P18/9 Chiltern Way Academy

A newsletter had been received from CWA following their recent public display advising that they would shortly be submitting a pre-application to Aylesbury Vale District Council regarding building two temporary classrooms on land opposite the school in Church Lane before putting in their full application.

P18/10 Wycombe District Local Plan

Wycombe District submitted their local plan on 28th March 2018 and the document could be viewed on the Council's website at www.wycombe.gov.uk/wdlexamination

P18/11 AVDC Planning Department

The WPC Office received an e-mail from the Planning Department stating that the department's performance would be impacted due to higher caseloads and a national shortage of staff.

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P18/12 Parish On-Line Support

The WPC Administrator had sent a letter to POLS as requested by the Planning Committee at their last meeting on 17th April 2018 raising the following concerns:-

Retrospective/pre-approved applications

The Neon Sign outside McCoy's Fish & Chip, despite being asked by AVDC Enforcement Office to take it down it was still there.

P18/13 18/00120/CON3 Extension at 23 The Paddocks not being built in line with the planning application granted

Invitation to Susan Kitchen to attend one of our Planning Meetings to explain AVDC's planning proposals regarding HS2.

A response was awaited and would be fed back at the next meeting on 15th May 2018.

6. MATTERS OF REPORT

P18/13 None

7. CLOSURE OF MEETING

P18/14 As all business was complete, the meeting was closed at 7.28pm.

Signed by: _____ **Draft** _____ **Date: 2nd May 2018**