



**WENDOVER PARISH COUNCIL**

Address: The Clock Tower, High Street, Wendover,  
Aylesbury, Buckinghamshire HP22 6DU  
Telephone: 01296 623056  
Email: [clerk@wendover-pc.gov.uk](mailto:clerk@wendover-pc.gov.uk)

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**PLANNING COMMITTEE AGENDA**

**4<sup>th</sup> April 2023 at 7.00pm**

**St Anne's Hall Aylesbury Road Wendover HP22 6JG**

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**Committee Membership:** Councillors Stephen Worth, Jennifer Ballantine, Mark Standen, Diane Washington, Sam Walker and Sheila Bulpett (ex-officio).

**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 21<sup>st</sup> February 2023.

**5. PLANNING DECISIONS**

**19/03564/ALB 19 Aylesbury Road Wendover Buckinghamshire HP22 6JG**

Conversion of ground floor office accommodation to residential use - Single Apartment, with internal walled partitions to created residential use.

**Wendover Parish Council Decision – No Objection**

**Bucks Council Decision – Consent granted**

Please note this is listed building consent only – there is still a planning application outstanding.

**22/03124/APP 1 Rocketeer Cottages Rocky Lane Wendover Buckinghamshire HP22 6PR**

Householder application for proposed extension to log store and replace roof lights with dormers to existing garage

**Wendover Parish Council Decision – No Objection**

**Bucks Council Decision – N/A – Application Withdrawn**

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

To receive any updates from the Clerk.

**7. PLANNING APPLICATIONS**

**23/00827/APP 1 Liffre Drive Wendover Buckinghamshire HP22 6LH**

Householder application for demolition of conservatory and erection of single storey rear extension

**23/00812/APP 24 Halton Lane Wendover Buckinghamshire HP22 6AR**  
Householder application for flat roof to pitched roof extension

**23/00835/APP 26 Manor Road Wendover Buckinghamshire HP22 6HN**  
Householder application for a single storey rear extension

**23/00861/APP Wendover Manor Care Home Aylesbury Road Wendover Buckinghamshire HP22 6BD**  
Demolition of the existing care home and construction of a 53 bedroom care home and support building with associated parking and gardens

**23/00931/APP Little London End Little London Wendover Buckinghamshire HP22 6QQ**  
Householder application for demolition of shed. Erection of detached carport and store

**23/00962/CPE Milesfield Farm Hale Lane Wendover Buckinghamshire HP23 6LH**  
Certificate of lawfulness existing application for confirmation condition 1 of Planning permission 18/04256/APP has been implemented within the specified time

**23/00953/APP St. Benedicts Bacombe Lane Wendover Buckinghamshire HP22 6EQ**  
Householder application for demolition of garage. Erection of part single storey front extension and porch. Landscaping works

## **8. OTHER MATTERS**

a. **HS2**  
To receive any updates.

b. **CLOSURE OF RAF HALTON**  
To receive any updates.

## **9. DEVELOPMENT MANAGEMENT MEETINGS AND STRATEGIC PLANNING MEETINGS**

The next Central Buckinghamshire Area Planning Committee meeting is Wednesday, 12th April, 2023 2.30 pm  
[Browse meetings - Central Buckinghamshire Area Planning Committee - Modern Council \(moderngov.co.uk\)](https://buckinghamshire.moderngov.co.uk/ieListMeetings.aspx?CId=362&Year=0)  
The next Strategic Sites Committee Meeting is Thursday, 13th April, 2023 2.00pm  
<https://buckinghamshire.moderngov.co.uk/ieListMeetings.aspx?CId=362&Year=0>

## **10. CLOSURE OF THE MEETING**

Signed by Andrew Smith  
Clerk to the Council

Date: 30<sup>th</sup> March 2023

# WENDOVER PARISH COUNCIL

## Minutes of the Planning Committee Meeting 21<sup>st</sup> March 2023 at 7.00pm

St Anne's Hall, Aylesbury Road, Wendover, HP22 6JG

**Present:** Councillors Bulpett, Standen, Washington, Worth

**Clerk & Minutes:** Phoebe Sharps

**Chair:** Councillor Bulpett

**Members of Public:** 0

### 1. APOLOGIES FOR ABSENCE

**P22/131** Apologies were received from Councillors Walker and Ballantine and they were accepted.

### 2. DECLARATIONS OF INTEREST

**P22/132** It was NOTED that Councillor Worth knew one of the applicants personally so did not comment or vote on the application.

### 3. PUBLIC PARTICIPATION

**P22/133** No public participation.

### 4. MINUTES

**P22/134** The minutes of the Planning Committee Meeting held on 21<sup>st</sup> February 2023 were RESOLVED as a true record and the Chair could sign the minutes.

### 5. PLANNING DECISIONS

**P22/135** The planning decisions made by Buckinghamshire Council as listed on the agenda of the meeting of the 21<sup>st</sup> March 2023 were NOTED.

### 6. CLERKS REPORT INCLUDING HISTORY AND CORRESPONDENCE

**P22/136** The report was NOTED. It was further NOTED that there are other signs on High Street businesses both temporary and permanent that the office will investigate.

### 7. PLANNING APPLICATIONS

**P22/137** 23/00627/APP Peyrelevade Hale Lane Wendover Buckinghamshire HP22 6QP  
Wendover Parish Council - Support

23/00651/APP Woodside Little London Wendover Buckinghamshire HP22 6QQ  
Wendover Parish Council - Neutral

23/00587/ALB 115 Tring Road Wendover Buckinghamshire HP22 6NY  
Wendover Parish Council - Support

23/00586/APP 115 Tring Road Wendover Buckinghamshire HP22 6NY  
Wendover Parish Council – Support

**23/00687/PAPCR 35 High Street Wendover Buckinghamshire HP22 6DU**

It was NOTED that in the Wendover Neighbourhood Plan, under Policy B1 Change of Use from Business to Residential, it states proposals that result in the loss of an existing business will be supported where it can be demonstrated that its continued use is no longer viable. And the site has been marketed at open market value for a period of at least 12 months. Therefore, for this reason and that it is a retrospective application the Council object.

**Wendover Parish Council – Object**

**23/00664/APP 38 Thornton Crescent Wendover Buckinghamshire HP22 6DQ**

**Wendover Parish Council – Neutral**

**23/00745/APP 2 Pumping Station Cottages London Road Wendover Buckinghamshire HP22 6PZ**

**Wendover Parish Council – Neutral**

**23/00793/APP Dunsmore Lodge Dunsmore Lane Wendover Buckinghamshire HP22 6QJ**

**Wendover Parish Council – Neutral**

**8. OTHER MATTERS**

**a) RESPONSE TO LOCAL PLAN**

To note the request for feedback from Buckinghamshire Council and consider the response from Wendover Parish Council.

**P22/138** It was NOTED that the committee was impressed by the response, there was one comment from the Council that edits to paragraphs, adding spaces, were needed. It was **RESOLVED** to agree to the response from the Council and send the response to the planning team with the noted edits.

**b) RESPONSE TO PLANNING APPLICATIONS**

To note a change in how Buckinghamshire Council Collect feedback and comments on planning applications and resolve to change how the Planning Committee responds to Buckinghamshire Council

**P22/139** It was **RESOLVED** to respond to planning applications with either “object”, “support” or “neutral”

**9. HS2**

To receive any updates.

**P22/140** It was NOTED that there was a meeting which gave an update on the London Road closures. It was further NOTED that HS2 have been contacted by a local resident who was concerned about trees blowing over on the roundabout at the junction of Small Dean Lane/London Road/Wendover Bypass. HS2 are happy to replace the trees and will look at completing this work between 3-7 April when we have the full closure of London Road and the bypass in operation

**10. CLOSURE OF RAF HALTON**

To receive any updates.

**P22/141** Councillor Worth gave a verbal update which was NOTED

**11. DEVELOPMENT MANAGEMENT MEETINGS AND STRATEGIC PLANNING MINUTES**

**P22/142** The meeting dates were NOTED.

**12. CLOSURE OF MEETING**

**P22/143** As all business was transacted and the meeting closed at 7:24pm

Signed by  
Chair to the Planning Committee

Date: 4<sup>th</sup> April 2023



## ITEM 6 – CLERKS REPORT AND CORRESPONDENCE

### Response to local plan

The response has been submitted and we have received confirmation of receipt by the planning team.

### Housing Developer Meeting – 20<sup>th</sup> March 2023

Cllr Bulpett, Cllr Ballantine and the Estates and Events Manager met with two representatives from a housing developer. They have an option agreement for the land north of Aylesbury Road and west of Halton Lane, Wendover.

The previous developer proposed putting 175 houses on this land, this developer is proposing 75 houses, with green spaces and tree/hedge planting. Depending on capacity their houses come with solar panels and EV chargers as standard. They are also hoping to approach the idea of starter houses/affordable housing in this proposal. They are in early stages but want to keep communication with the Parish Council regarding ideas, opinions, and designs.

### NALC response to Department of Levelling Up, Housing and Communities consultation

National Association of Local Councils (NALC) will be responding to the DLUHC consultation on the new Infrastructure Levy. This consultation seeks views on technical aspects of the design of the Infrastructure Levy. Responses will inform the preparation and content of regulations, which will themselves be consulted on, should Parliament grant the necessary powers set out in the Levelling Up and Regeneration Bill. The email and details were forwarded on 29<sup>th</sup> March and Councillors are asked to consider the response before the next planning meeting on the 18<sup>th</sup> April so the committee can decide their response to NALC.

### Public Rights of Way (PRoW) and HS2

The PRoW local team are teaming up with a representative working with the library to produce maps which show the impact of the HS2 work on the local public footpath infrastructure. These maps will be a useful guide as well as demonstrating the impact of the construction work.

### Skate Park

The contractor has been notified to start the funding, design and planning works for the new skate park at Ashbrook. It is now looking highly likely that, from a transparency point of view, that the Parish Council will need to make a planning application for the skate park. I will be looking into how best to handle that huge conflict of interest as we are applicant and consultee.

