



WENDOVER PARISH COUNCIL

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PLANNING COMMITTEE AGENDA

6th February 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 9th January 2024.

5. PLANNING DECISIONS

To note the latest planning decision made by Buckinghamshire Council

13 High Street Wendover Buckinghamshire HP22 6DU

Increase garden seating area utilising area of the car park

Wendover Parish Council Decision - Support

Bucks Council - Approved

Coombe Lodge Nash Lee End Wendover Buckinghamshire HP22 6BH

Change of Use from Class C2 care home use (Residential Institution) to Sui Generis Hostel use, alterations to window and door openings (42 rooms and a maximum of 42 occupants).

Wendover Parish Council Decision - Neutral

Bucks Council – Approved

Land Rear To Lower Meadow Wendover Road Stoke Mandeville Buckinghamshire HP22 5TR

Certificate of lawfulness application for existing use of land for light industrial with storage and distribution

Wendover Parish Council Decision - Neutral

Bucks Council – Certificate Refused

Cold Comfort Aylesbury Road Wendover Buckinghamshire HP22 6AA

Householder application for two storey side, rear and front extensions with basement below

Wendover Parish Council Decision - Neutral

Bucks Council – Refused/Rejected

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/>

[24/00206/APP 5 Bryants Acre Wendover Buckinghamshire](#)

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

[24/00220/APP Land Off The Poplars Wendover](#)

Erection of 2No two storey dwellings with associated parking and access

[24/00230/APP 98 Ellesborough Road Wendover Buckinghamshire](#)

Householder application for erection of two storey side extensions and single storey rear extension. Demolition of existing rear garage and non-implementation of LDC and a section 192 for a home office and gym in rear garden

[24/00003/APP 3 Jeannie Arm Road Wendover Buckinghamshire](#)

Householder application for insertion of rear window and door

[24/00257/ALB Red Lion Hotel PH 9 High Street Wendover Buckinghamshire](#)

Listed building application for sign written text direct to wall (retrospective)

[24/00254/AAD Flat At The Red Lion Hotel Ph 9 High Street Wendover Buckinghamshire](#)

Display of written signage (retrospective)

[24/00203/APP 28 South Street Wendover Buckinghamshire](#)

Householder application for formation of dropped kerb, cross over works and insertion of section of hard paving

[24/00204/ALB 28 South Street Wendover Buckinghamshire](#)

Listed building application for formation of dropped kerb, cross over works and insertion of section of hard paving

[24/00316/APP Rocketer Cottages Rocky Lane Wendover Buckinghamshire](#)

Householder application for erection of garage and store (retrospective)

8. OTHER MATTERS

a. HS2

To receive any updates.

b. CLOSURE OF RAF HALTON

To consider authorising the office to liaise with local Parish Councils on a combined response, approve the draft response to the RAF Halton Supplementary Planning Document and authorise the Planning Committee to approve the final version of any feedback by the March deadline.

9. DATE OF NEXT MEETING AND ITEMS FOR AGENDA

The next scheduled meeting of the Planning Committee is 23rd January 2024.

10. CLOSURE OF THE MEETING

Signed by *Andy Smith*

Clerk and Responsible Finance Officer

Date: 1st February 2024.

ITEM 9b) – DRAFT RESPONSE TO HALTON WOOD SPD

BROUGHT BY

Office

SUMMARY

To consider authorising the office to liaise with local Parish Councils on a combined response, approve the draft response to the RAF Halton Supplementary Planning Document and requesting to Council that the Planning Committee approve the final version of any feedback at the next meeting to submit by the March deadline

PARISH COUNCIL BACKGROUND

Refer to S6 of the Wendover Neighbourhood Plan and Halton Stakeholder group notes shown in the Appendices.

DETAILS

The Halton consultation documents have been circulated to Councillors and are available online at: [RAF Halton Supplementary Planning Document \(SPD\) consultation - Your Voice Bucks - Citizen Space](#)

Summary

In summary the SPD focuses on the Halton parish, however it will have significant impact on the Wendover Parish as well as potentially other neighbouring parishes. We feel the direct impact on Wendover is too significant for the SPD to simply stop at the boundary of the VALP D-HAL003. Wendover gets the barest of mentions and we are sure that Aston Clinton would have similar complaint.

Overall Framework Master Plan

Land Use

Wendover Parish Council are pleased at the common-sense approach to use of existing facilities and the land swaps. Lessons need to be learned from the Princess Mary Gate estate. The SPD should require a single developer and there should be a clear pathway to Buckinghamshire Council adopting common areas as well as highways. If possible, the SPD should outline a clear set of responsibilities for maintenance of any communal grounds.

Local Centre/Community Facilities

The SPD offers some thoughts as to what would be available as community assets for Halton Wood, but with all these considered Wendover will still be a central hub for these residents. Local businesses are worried about the precise mix of retail that will be available but in reality, it will prove an opportunity for them. It would be important to Wendover businesses if they are considered in the consultations and that the SPD outlines that engagement with the local business group is one of its local centre development principles to create a joined up local offer. Whilst the local centre should naturally be the focus of this development as it will support the development of a sense of community other key local community assets should be considered so that Halton Woods is integrated into the community. For example, the Wendover Community Library should be considered as a key community asset for use by Halton Woods residents and the SPD should reflect this, which would then pave the way for potential s106 developments that benefit the whole community. Further, the relocated Cricket Club also represents an opportunity to be knitted into the development by looking at access through the woodland between Halton Wood and the field where the new club is to be built.

We are painfully aware of how the residents of Princess Mary Gate feel isolated and forgotten and Wendover Parish Council feels we should not be missing the opportunities to knit this new community into the existing area and facilities. The SPD could be key to achieving this ambition.

Healthcare Facilities

The plan mentions that the local centre would house essential units such as Healthcare. It does not specify any further. The local GP surgery is regularly reported in local social media and to the Parish Council as not keeping up with current demand and whilst there may be no legal compulsion for development of this size to have its own GP surgery it is a consideration that will have significant impact. The view of the Parish Council is that we are at a tipping point and that extra houses could render the current services unusable and cause a danger to life. Therefore, not only should additional health services be built on site or developed with the local partnership (such as expanding Wendover or Aston Clinton) It should be built and/or available from first occupation of the development, not something considered when the development is fully built out and maximum occupations achieved.

Primary School

There is consideration for nursery places and primary schools but no consideration for secondary education. Is there any evidence which reflects this decision that could be made available or included in the SPD. If Buckinghamshire Council have done the required socio-economic assessments of capacity of school places to determine whether there is sufficient capacity at all levels of education - and the knock on impacts of sustainable travel to and from these facilities for current and new residents this should be shown here.

The SPD does not consider or demand consideration of travel to the local secondary school or other secondary options and so households with secondary age children are going to impact on travel and transport outside of the Halton Wood area and will impact on traffic and parking in and around Wendover.

At the moment the local Wendover Primary and Junior school are working through a “bulge” in numbers, but current intakes are lower. However, this must not be used as an excuse by a developer to abandon the building of a primary school in favour of buildings which attract an income stream. The SPD should reference that there be sufficient incentive and penalty if it is not built.

Green and Blue Infrastructure

Landscape Features

As mentioned in the Land Use ownership and maintenance of open spaces and natural parkland must be clear and where not undertaken with the Council there must be a long-term commitment to maintaining standards in these communal spaces.

Sports and Leisure hub

The sports facilities in Halton are already very attractive to Wendover residents and will become more so after development. The consideration of the attractiveness of these facilities and how people will access the site will need to be addressed within any proposals that come forward. There is a risk that vehicular traffic will be increasing in all directions and again this is a major concern of Wendover Parish Council, when it is likely that Wendover will experience an increase in traffic and the negative consequences of this. Significant improvements to sustainable transport infrastructure will be required to ensure that the site can be accessed at all times of day, which relate to the usage of these facilities (early morning and late evening) so some consideration of lighting and safety is important to ensure that equitable transport outcomes for all in society are delivered.

Furthermore, the SPD should also set a commitment to keeping reasonable charges for facilities so that there is inclusive, equitable usage and local community groups and Wendover residents are not priced out of the area.

Circular Leisure walking and cycling route

If this proposal is not to be designed or segregated, why include it as a proposal? There is a huge opportunity to create a fantastic leisure route that can be walked, wheeling, cycled and run through for the benefits of all current and future residents. More consideration should be given to formalising this and having a more ambitious requirement to improve health and wellbeing.

Heritage

Wendover Parish Council support the focus on Heritage and the retaining of assets with significant Heritage value. Opening up Halton House for public access is strongly supported.

Movement and Access

The geographical location of the development places it outside of a comfortable walking distance (just over a mile) for many of the Wendover services that local residents are likely to be using including: shops, secondary schools, Health Centre, Pharmacies and Wendover rail station – depending on what is available in the Halton Woods local centre.

This is likely, considering the distances involved, and the lack of quality separated and dedicated walking and cycling infrastructure and the absence of frequent and reliable public transport, place additional pressures on the local road network. This will undoubtedly also put pressure on the main highway routes through, and car parking in and around, Wendover.

The SPD is ambitious in its wording around encouraging walking and cycling from the site to Wendover and local attractors and amenities, however the detail around how this will be achieved in reality is severely lacking.

The mention of linking the station and town centre is encouraging but it would be disappointing if the proposed cycle routes consist of solely white paint down the edge of the main road. High-quality, separated, protected infrastructure will be required in order to deliver the travel behaviour change that will be needed to deliver on the ambitions of the site.

Mixing with general traffic along the B4009 in either direction to Wendover or Tring/Aston Clinton is not an option for anyone other than very experienced cyclists. Other such route such as Halton Village towards Weston Turville are as equally challenging and only attractive currently due to low traffic volumes, which will change as this development comes forward. The SPD should not satisfy itself with the phrase “improved walking and cycling facilities along the B4009” and Wendover Parish Council feels this is a significant missed opportunity and that the wording and requirements for high-quality, dedicated, protected infrastructure should be included.

More details around the transport and movement infrastructure requirement by the SPD will be welcomed. We would further like an acknowledgement that there will be additional vehicles on local roads because of this development and that the SPD sets out further details about off site connections beyond the statements made in 3.5.8. We are pleased to see that the potential rat run has already been identified. Due to HS2 and other local works on the A41 (in which Halton Wood sits in the middle) we feel that traffic behaviour has changed locally and any specific plans that have been developed should be sense checked against current behaviours.

Further we feel consideration be given to key hot spots in Wendover such as the Manor Rd/Wharf Road, The Health Centre, Tesco Express, South Street and Wendover town centre. The London Road already backs up down Wendover High Street at rush hour doubling journey time. If Halton Wood residents are London commuters, they will be adding to that as they journey to the station. Tring station has equal issues with traffic at peak times and has parking capacity issues so can not be billed as an alternative.

Wendover Parish Council welcome the ambition but much more detailed commitments around Public Transport services, what routes and frequencies, operating hours etc will be provided should be set out. Minimum service requirements should be stipulated in order to truly deliver a sustainable development.

More detail of the design of the street network internal to the site and at key junctions operating within vicinity of the site should be provided. The B4009 provides a significant barrier to movement and despite the current underpass being well provided, surface level crossings and potential traffic calming, in the form of road narrowing and changes to carriageway surface material should be considered for inclusion in the SPD.

Urban Design and Place Making

It is positive that this is a feature of the SPD. Given the maintenance issues Wendover faces to keep the community looking attractive whilst respecting the heritage, we feel the SPD should directly address this.

However, it would be preferable that houses are offered on a freehold basis not leasehold and that communal grounds be developed in a way that leads to all of them being adopted by Buckinghamshire Council or having a clear point of accountability for their maintenance.

The SPD should be driven by a desire to create inclusive communities through exceptional public realm and place design at appropriate densities that deliver on the ambition to be a sustainable and walkable neighbourhood that should reduce the need to travel to access services.

Housing mix

The design character and features are very welcome, but they should not compromise the provision of affordable housing. Despite the number and quality of common ground, open space and wooded areas it would be very easy for the layout to create isolated communities within the larger development, pseudo “gated communities” would not help the integration of this development into the existing community.

There is a desperate shortage of lower cost housing for the youth of Wendover and Halton, as referenced in our Neighbourhood Plan. Wendover Parish Council supports the need for a wide variety of housing typologies that range from family housing to single occupancy dwellings that are truly affordable.

Delivery Strategy

Phasing strategy

Wendover is already suffering from the impact of HS2 on transport, noise and water. Any construction work should be sympathetic to that. There is brief reference to this in the SPD but we feel that the SPD should specifically require any development to liaise with HS2 and any other big developments in the area over road closures and diversions and should have clear plans that ensure surface water and existing water courses are not changed in a way that would cause risk further down the line. Again, that would require co-ordination with HS2 and the works they are doing on water courses.

Infrastructure requirements

The SPD sets out a process by which multiple planning applications can be made, resulting in a number of S106 monies. Wendover Parish Council are concerned that this could lead to some piecemeal approaches to some of the bigger strategic infrastructure challenges.

Item 4.3.3 seems to address this issue, but Wendover Parish Council would seek reassurance that this is the case. Again, we assert here that this development will impact more than just the development area and Halton Parish. Wendover, Weston Turville and Aston Clinton as a minimum should also be considered in these infrastructure projects and the SPD should state that. We accept that Buckinghamshire Council should lead on S106 agreements, but we also feel this is an opportunity to consider (as would happen under CIL) that the Parishes are involved, naturally with Halton receiving the much greater share. The SPD should state this clearly so developers are aware of all stakeholders who will be involved in S106 monies.

Chiltern Beechwoods

The Parish Council notes the mitigations specifically relating to Chiltern Beechwoods but as previously mentioned other local amenities should also be mitigated against and specified in the SPD.

Viability and deliverability

Where the Delivery lead is identified as the developer, we would like a reference to how they will be held accountable, particularly when it is the longer timescale.

The Planning Application Process

Governance and Engagement expectations

Wendover Parish Council welcomes the statement on how community assets will be maintained in the long term through the planning process and would be keen to see how developers will be held accountable to the planning statements.

Appendix A – Wendover Neighbourhood Plan

This is an extract from the Wendover Neighbourhood Plan – Section 6 refers to the redevelopment of the RAF Halton Site

1. REDEVELOPMENT OF RAF HALTON SITE

- 1.1 Although not within Wendover Parish, RAF Halton is intrinsically linked to Wendover Parish and Town while Wendover and Halton are part of the same Electoral Ward. The planned closure of the RAF base in 2022, was announced during the early days of the Plan consultation. Consequently, the future redevelopment of the area and the fundamental potential impact on the infrastructure, services and community facilities of Wendover were consistently referred to in the consultation feedback.
- 1.2 Most respondents saw the site redevelopment as the key to meeting future housing needs for Wendover. The public also saw the redevelopment and consequential population increase as an opportunity to improve all aspects of local infrastructure and community facilities.
- 1.3 The main points made were:
 - **Housing** – A strong required emphasis on affordable provision.
 - **Transport** – Address all current issues, most notably to improve junctions on B4009 and enhance public parking provision in Wendover centre. Develop the local cycling and pedestrian route network.
 - **Education** – Provide new Secondary and Primary provision at Halton.
 - **Sport & Leisure** – It is imperative that the excellent sports & leisure facilities should be retained and expanded for the benefit of the Parish, District & Region.
 - **Community Facilities** – Provide a new Health Centre and more public meeting rooms.
 - **Retail** – Adopt a sympathetic approach to protect and enhance the integrity of Wendover centre, High Street etc.
 - **Business & Employment** – Encourage new business development opportunities and, hence, the provision of local jobs.
 - **Green Spaces** – It is vital to protect all Halton’s current green infrastructure.
 - **Heritage** – Retain facilities such as the Trenchard Museum, James McCudden Flight Centre trenches and historic windows in St George’s Church.
 - **Overall** – As Halton expands, retain Wendover’s sense of community and provide a sustainable future for all local people.
- 1.4 Clearly any development at Halton will impact on Wendover and it is hoped that the Wendover Parish Council will have the opportunity to comment on plans that are developed.

The date for final closure is currently 2025

Appendix B – Summary of issues from the Stakeholders Group

This is a summary of issues with any development that were produced by the RAF Halton Stakeholders Group in May 2018

The feedback from the Launch Events was set out in the Engagement Report of 22nd May 2017 on the WNP Website. (The version is WNP: Feedback report phase 1: on launch events: final JKC 22517) This was seen by Parish Councillors. It is fair to say that most respondents saw RAF Halton's Redevelopment (treating it as a brownfield site) as the key to meeting housing needs for the Wendover area. This was linked to opposition to the development of the Tring Road and Halton Lane sites. The public also saw the redevelopment as an opportunity to get improvements to all aspects of the infrastructure. Since then there has been continuing engagement and some new feedback. Most of the topics on which initial thoughts and other comment were sought have had a Halton element. The main points at the present time are summarised below:-

Any Housing, with a very strong emphasis on affordable provision of all kinds, should go to the Halton Site.

Pressure on schools should be relieved by expanding provision at Halton (Secondary as well as Primary).

It is imperative that the leisure and sports facilities at Halton should be kept and expanded for the use of residents in the Parish, District and Region. As an example, there was reference to the demand for football pitches and the severe impacts on the viability of the clubs concerned if Halton facilities were no longer available.

- A need for expanded facilities for local organisations to meet and for social interaction both at Wendover and Halton.
- New health centre and suitable complementary facilities needed which could be located at Halton.
- Existing buildings and heritage assets (such as the Trenchard Museum) should be kept at Halton and used imaginatively, and where possible, to create jobs.
- Expansion of Halton seen as an opportunity to improve and maintain all aspects of transport infrastructure such as the need to improve safety, and, where possible, expand capacity. This is likely to involve a range of measures including, as an example, improving the junction of the B4009 /Tring Hill
- Seek imaginative solutions to parking issues in Wendover, which are perceived by some to affect local businesses, and which will get worse if Halton expands.
- Current traffic flows through the Town from West to East have a significant impact on businesses/ residents /visitors at peak times. Traffic flows are caused by a variety of factors, but are likely to include a significant volume of traffic seeking to access the A41 (M) on the section of the B4009 to the north of the Chestnut Avenue junction. The community is seeking solutions to reduce unnecessary through traffic and Halton's expansion will affect the problem and might lead to solutions.
- Continued need to encourage and promote cycling and walking in Wendover and Halton.
- Need to ensure Wendover's shopping centre/services continue to provide a balanced offer for local people and visitors. This issue will require further discussion within the community, but is likely to involve seeking to keep the existing retail and services offer and, in addition, aiming to develop a greater diversity of provision, based on a distinct USP, and for all future development or changes of use to reflect community needs, and wishes. This will require a sensitive approach in the Halton Master plan.
- Concern over lost jobs and the need to plan for sufficient new jobs/training opportunities as part of the local plan process and Halton Masterplan.
- Need to encourage new businesses through promotion, trying to reduce costs, improve infrastructure, and facilities for tourists and visitors, encourage start- ups, and help small enterprises meet up, and share costs and ideas – across Wendover and Halton
- Halton's green infrastructure is vital and needs to be retained alongside Wendover's green spaces.
- A wish to retain Wendover's distinct sense of community if Halton expands – this is a concern about how new development is integrated (compare Princess Mary Gate).
- A need for a sustainable future for the people of the area.

FINANCIAL CONSIDERATIONS

n/a

LEGAL AND OTHER IMPLICATIONS

n/a

PROPOSAL

- To authorise the office to liaise with Halton Parish Council, Weston Turville Parish Council and Aston Clinton Parish Council for the potential of a combined response.
- To consider approving the feedback on the SPD as the basis for submission to the Buckinghamshire Council Planning team
- To request that Council authorise the Planning Committee to sign off the final feedback on the SPD at the meeting on the 20th February