

WENDOVER PARISH COUNCIL

Minutes of the Planning Committee Meeting

6th October 2020 at 6:45pm

Online Meeting via Zoom

Present: Councillor Sheila Bulpett, Alan Myers, Jennifer Ballantine, Stephen Worth

Clerk: Jane Ellis

Chairman: Councillor Sheila Bulpett

Members of Public: 2

1. APOLOGIES FOR ABSENCE

P20/141 Apologies were received from Councillor Tom Walsh and they were accepted.

2. DECLARATIONS OF INTEREST

P20/142 None

3. PUBLIC PARTICIPATION

20/03152/APP The Village Gate Public House 225 Aylesbury Road Wendover HP22 6BA

Erection of seven dwellings (C3) following demolition of existing public house (A4) utilising existing accesses off Aylesbury Road, with associated hard and soft landscaping and parking.

P20/143 A member of the Cordage Group came to speak in support of their application. They advised that the damage caused by the pub fire was too costly to repair and locals wanted to see the site redeveloped. They were working on solutions for sustainable drains and sewage as the development was not on the main sewers and the pub previously had a septic tank. Councillor Sheila Bulpett noted that the application backed on to fields behind the AONB and there was concern that if the trees were taken out views from the AONB would look at the housing development. Cordage advised that they would be looking into bio-diversity enhancements. A noise impact assessment would also need to be carried out due to the closeness of the development to the highway. There were a number of issues that needed to be addressed and the Planning Committee AGREED that they would give notice to Councillor Steve Bowles at Buckinghamshire Council that they may wish to call the application in pending the various requests for assessments to be carried out and defer their decision for the time being. The Call In request could always be rescinded once these assessments had been satisfactorily met.

4. MINUTES

P20/144 The minutes of the Planning Committee Meeting held on 15th September 2020 were **AGREED** as a true record and saved for the Chairman to sign.

5. DECISIONS

P20/145 The decisions made by Buckinghamshire Council on applications listed on the 15th September 2020 agenda were noted.

6. PLANNING APPLICATIONS

P20/146 The following Planning Applications were considered, and decisions made: -

20/03025/APP 45 Boddington Road Wendover HP22 6HY

Wendover Parish Council – No Objection. Concern re number of parking spaces in relation to increased size of property.

20/03047/APP 17 Stanhope Close HP22 6AH

Wendover Parish Council – No Objection subject to satisfactory flood risk assessment.

20/03065/APP Fox Close Farm Nash Lee End Wendover HP22 6BH

Wendover Parish Council – No Objection

20/02400/APP Lower Meadow Wendover Road Stoke Mandeville Buckinghamshire HP22 5TR

Wendover Parish Council – No Objection

20/03117/APP 21 The Paddocks Wendover HP22 6HE

Wendover Parish Council – No Objection as long as vehicle parking requirements regarding size of property are met.

20/03152/APP The Village Gate Public House 225 Aylesbury Road Wendover HP22 6BA

Wendover Parish Council – Decision Deferred. The Planning Committee agreed to give notice to Councillor Steve Bowles to Call in the application pending completion of an assessment requested by Highways with regard to proposed water surface drainage, ecology assessments being adhered to, solution to the drains not being on mains sewage and a noise impact assessment as the development is so close to the highway. The request to Call In could always be rescinded once the assessments have been satisfactorily carried out enabling Wendover Parish Council to make a decision.

20/03196/APP 5 Mill Mead Wendover HP22 6BY

Wendover Parish Council – Objection – Inadequate parking

20/03284/APP 58 Perry Street Wendover HP22 6DJ

Wendover Parish Council – No Objection

7. CLERK'S REPORT INCLUDING HISTORY AND CORRESPONDENCE

20/03152/APP Erection of seven dwellings (C3) – Village Gate Pub Wendover

P20/147 The Planning Clerk Jane Ellis was asked to e-mail Councillor Steve Bowles giving him notice that Wendover Parish Council may wish the application to be called in. A response had been received from Steve Bowles acknowledging this.

Complaint Regarding Traveller Site Opposite Worlds End Aylesbury Road Wendover

P20/148 The Planning Clerk Jane Ellis was asked to contact Parish Support and advise them that the cycle paths on the Aylesbury Road were being blocked by the sheer number of cars and caravans parked on the traveller site. Parish Support advised that the complaint has been passed on to the Enforcement Team at Buckinghamshire Council.

20/02257 Old Hale Cottage Hale Lane Wendover HP22 6NQ

P20/149 The applicant e-mailed Wendover Parish Council to express his disappointment that Wendover Parish Council had objected to his application on 15th September 2020. He believed the project had

sustainability proposals at heart and invited Councillors to go to the site to view the wider merits of the application.

National Association of Local Councillors Webinar

P20/150 The Chairman of Planning, Councillor Sheila Bulpett attended a webinar on the 18th September 2020 regarding Planning For The Future and shared the slides with the Planning Committee.

Buckinghamshire Council Constitution Booklet

P20/151 On 23rd September 2020 Bucks Council sent through their Council Constitution Booklet. Pages 77-81 refer to planning matters and the Clerk of Planning shared this information with the Planning Committee.

Resignation of Jo Durden-Moore

P20/152 Councillor Jo-Durden-Moore resigned from the Planning Committee because she had joined the Wendover Parish Council HS2 Working Group. The Chairman of the Planning Committee offered her thanks to Jo Durden-Moore for her input whilst she was serving on the Committee.

Consultation Papers from NALC on Proposed Planning Changes

P20/153 A representative from the National Association of Local Councils asked for Wendover Parish Councils response to a White Paper: Planning for the Future by 15th October 2020 and Transparency and Competition - A call for evidence on data on land control by 16th October 2020. The Chairman of Planning Councillor Sheila Bulpett provided her comments to the Planning Committee and asked that they be discussed at the meeting on 6th October 2020 prior to their submission. The Planning Committee AGREED to accept them.

8. VALE OF AYLESBURY LOCAL PLAN

Vale of Aylesbury Local Plan Update

P20/154 None

9. HS2

HS2 funding bid - Development of Wendover Community Library

P20/155 A member of Wendover Community Library had submitted a request for funding to HS2 for the extension of the Wendover Library. The partnership bid had been put together with the help of Bucks Council, Wendover Community Library Trust and Wendover Parish Council.

10. CLOSURE OF RAF HALTON

P20/156 None

11. PL/18/3884FA – Hunts Green Farm Kings Lane the Lee Buckinghamshire HP16 9LX. The partial resiting of the temporary spoil heap and the reduction in the size of bunds

P20/157 None

12. WENDOVER NEIGHBOURHOOD DEVELOPMENT PLAN AND FUTURE DEVELOPMENT

P20/158 None

13. DEVELOPMENT MANAGEMENT MEETINGS AND STRATEGIC MEETINGS

P20/159 It was **NOTED** that the next Central Buckinghamshire Area Planning Committee Meeting that was due to take place on 14th October 2020 at 2.30pm had been cancelled, further information can be found:- <https://buckinghamshire.moderngov.co.uk/ieListMeetings.aspx?CId=359&Year=2020>

The next Buckinghamshire Strategic Meeting is due to take place on 29th October 2020 at 2.00pm, further information can be found :-

<https://buckinghamshire.moderngov.co.uk/ieListMeetings.aspx?CommitteId=362>

14. MATTERS OF REPORT

P20/160 None

15. CLOSURE OF MEETING

P20/161 7.14pm

Signed by *Sheila Bulpett*

Chairman to the Planning Committee

Date: 7th October 2020