

WENDOVER PARISH COUNCIL

Minutes of the Planning Committee Meeting

15th September 2020 at 6:45pm

Online Meeting via Zoom

Present: Councillor Sheila Bulpett, Alan Myers, Jennifer Ballantine, Stephen Worth and Jo Durden-Moore

Clerk: Jane Ellis

Chairman: Councillor Sheila Bulpett

Members of Public: 0

1. APOLOGIES FOR ABSENCE

P20/121 Apologies were received from Councillor Tom Walsh and they were accepted.

2. DECLARATIONS OF INTEREST

P20/122 None

3. PUBLIC PARTICIPATION

P20/123 None

4. MINUTES

P20/124 The minutes of the Planning Committee Meeting held on 1st September 2020 were **AGREED** as a true record and saved for the Chairman to sign.

5. DECISIONS

P20/125 The decisions made by Buckinghamshire Council on applications listed on the 15 September 2020 agenda were noted.

6. PLANNING APPLICATIONS

P20/126 The following Planning Applications were considered, and decisions made: -

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

Wendover Parish Council – Objection. Overbearing nature of proposal, design and appearance, does not meet BE2 in the VALP respecting the design in the local area or SD1 in the Neighbourhood Plan design of sustainable development. WPC also notes the ecology report in relation to bats has not been carried out.

20/02606/APP 7 Thornton Crescent Wendover HP22 6DG

Wendover Parish Council – Objection. Proposed extension is in front of the building line. Contravenes SD1 in the Neighbourhood Plan. Does not fit in with the street scene and is overbearing and overshadowing. The application has already been called in to Committee by Councillor Steve Bowles.

20/02842/APP 4 Mill Mead Wendover HP22 6BY

Wendover Parish Council – No Objection.

20/02424/APP 199 Aylesbury Road Wendover HP22 6AA

Wendover Parish Council – No Objection

20/02695/APP The Hay Loft Church Lane Wendover Buckinghamshire HP22 6NL

Wendover Parish Council – No Objection

20/02887/APP 10 Colet Road Wendover HP22 6HW

Wendover Parish Council – No Objection. Concern that the front extension is beyond the building line.

20/02986/APP 4 Chiltern Road Wendover HP22 6DE

Wendover Parish Council – No Objection

7. CLERK'S REPORT INCLUDING HISTORY AND CORRESPONDENCE

Action with Communities in Rural England (ACRE)

P20/127 A document that accompanies the Planning White Paper regarding the Rural Analysis of Consultation sets out three measures that would come into operation under the current planning system, before the more radical overhaul of the planning system set out in planning white paper mainly in relation to First Time Housing and Affordable Housing.

Calling in Process

P20/128 Since the Unitary Authority was formed the process of objecting to applications has changed. Wendover Parish Council has to "Call In" an application via a District Councillor who will represent the Council at a Committee Meeting. A document has been written to reflect the procedure for the Wendover Parish Council Planning Committee to refer to in the future.

Changed to Planning System 2020 and changes to the Use Classes Order in England for Different Property Types

P20/129 In responses to Boris Johnson's comments to Build, Build, Build in 2018, sweeping changes to the Planning Systems mean more types of commercial premises will have total flexibility i.e. retail to cafes/offices. Wider ranges of commercial buildings can change to residential use without the need for a planning application. Builders no longer need a normal planning application to demolish and rebuild vacant and redundant residential and commercial buildings if they are rebuilt as homes. Additional stories on flats and houses will be allowed under permitted development.

Consultation Papers on Proposed Planning

P20/130 The National Association of Local Councils have requested answers to Changes to the Current Planning System by 17th September 2020. The Chairman of Planning, Councillor Sheila Bulpett, completed the questionnaire which was forwarded by the National Association of Local Councils to the Planning Committee for comment before 17th September 2020. The questionnaire related to Standards Method of Assessing House Numbers in Strategic Plans, Delivering First Homes, Supporting Small and Medium sized Developers and the Extension of the Permission in Principle Consent Regime. A further two questionnaires are due by 15th and 16th October 2020.

The Royal Town Planning Institute – The Planning White Paper On A Single Page

P20/131 The RTPI had sent through a useful view at a glance Planning for the Future document, The Planning White Paper was on an A4 single page.

20/01007/App 50 Thornton Crescent Wendover HP22 6DQ

20/132 Councillor Sheila Bulpett wrote a letter to Councillor Peter Strachan expressing Wendover Parish Council's disappointment that the application had been approved as they had not been made aware of the latest date an application could be "called in".

The application was still approved despite objections from Wendover Parish Council and many others. In the white paper on the new planning system proposed by central government, Localism was of great importance including the role of Parish and Town Councils. Wendover Parish Council felt the new process to call in via a Bucks Councillor totally undercuts and disenfranchises the local Parish Council and asked for the new process to be reviewed.

8. VALE OF AYLESBURY LOCAL PLAN

Vale of Aylesbury Local Plan Update

20/133 None

9. HS2

P20/134 Fusion working on behalf of HS2 sent a notice dated 27th August 2020 stating that works would be carried out for a period of 4 months from 7th September 2020 on ponds, hedges, waters, bats, flora and fauna.

10. CLOSURE OF RAF HALTON

P20/135 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

P20/136 None

12. WENDOVER NEIGHBOURHOOD DEVELOPMENT PLAN AND FUTURE DEVELOPMENT

P20/137 Councillor Sheila Bulpett requested that the Planning Clerk Jane Ellis run off a copy of the Wendover Made Plan from the Aylesbury Vale District Council Website for use at future planning meetings.

13. DEVELOPMENT MANAGEMENT MEETINGS

P20/138 It was **NOTED** that the next Central Buckinghamshire Area Planning Committee Meeting due to take place on 17th September 2020 at 2.30pm was cancelled, further information can be found:-

<https://buckinghamshire.moderngov.co.uk/ieListMeetings.aspx?CId=359&Year=2020>

14. MATTERS OF REPORT

P20/139 Councillor Sheila Bulpett is attending a webinar on 18th September at 1pm with the National Association of Local Councils to discuss Planning for the Future.

P20/140 The Clerk of Planning Jane Ellis had received a complaint about the traveller site opposite Worlds End Garden Centre. The caravans and cars were overflowing on to the pavement blocking the cycle path. The Planning Clerk was asked to report to Parish Support at Buckinghamshire Council.

15. CLOSURE OF MEETING

P20/140 7.15pm

Signed by *Sheila Bulpett*

Chairman to the Planning Committee

Date: 16th September 2020