



WENDOVER PARISH COUNCIL

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PLANNING COMMITTEE AGENDA

21st November 2023 at 7.00pm

St Anne's Hall Aylesbury Road Wendover HP22 6JG

Committee Membership: Councillors Ballantine (Chair), Gallagher, Standen, Walker, Williams, and Worth

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. MEMBERSHIP

To consider appointing Cllr O'Donnell to the committee membership

2. APOLOGIES FOR ABSENCE

To receive any apologies for absence.

3. 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.

4. PUBLIC PARTICIPATION

Members of the public have a maximum of three minutes to speak on any planning related matter.

5. MINUTES

To confirm the minutes of the Planning Committee meeting held on 8th August 2023.

6. PLANNING DECISIONS

To note the latest planning decision made by Buckinghamshire Council

13 Aylesbury Road Wendover Buckinghamshire HP22 6JG

Wendover Parish Council Decision - No Objection

Bucks Council - Consent Granted - TPO

Coombe Lodge Nash Lee End Wendover Buckinghamshire HP22 6BH

Wendover Parish Council Decision - No Objection

Bucks Council - Approved / Consent / Householder Approval

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

Wendover Parish Council Decision - Neutral

Bucks Council - Refused / Refusal / Householder Refusal

13 St Annes Close Wendover Buckinghamshire HP22 6JF

Householder application for rear conservatory
Wendover Parish Council Decision - Support
Bucks Council - Approved / Consent / Householder Approval

65 Grenville Avenue Wendover Buckinghamshire HP22 6AJ

Householder application for front porch and single storey rear extension
Wendover Parish Council Decision - Support
Bucks Council - Approved / Consent / Householder Approval

42 Carrington Crescent Wendover Buckinghamshire HP22 6AN

Householder application for single storey front bay window extension
Wendover Parish Council Decision - Support
Bucks Council - Approved / Consent / Householder Approval

78 Longcroft Avenue Wendover Buckinghamshire HP22 5PT

Householder application for demolition of rear conservatory and erection of single storey rear extension
Wendover Parish Council Decision - Support
Bucks Council - Approved / Consent / Householder Approval

6 Grange Gardens Wendover Buckinghamshire HP22 6HB

Householder application for single storey rear extension
Wendover Parish Council Decision - Support
Bucks Council - Approved / Consent / Householder Approval

25 Bryants Acre Wendover Buckinghamshire HP22 6JY

Householder application for demolition of garage and erection of single storey side extension and vehicle cross-over (Drop Kerb)
Wendover Parish Council Decision - Support
Bucks Council - Approved / Consent / Householder Approval

Land To The Rear Of 53 Tring Road Wendover Buckinghamshire HP22 6NU

Erection of dwelling
Wendover Parish Council Decision - Neutral
Bucks Council - Refused / Refusal / Householder Refusal

The Refuge London Road Wendover Buckinghamshire HP22 6PZ

Erection of a first floor side extension, replacement roof tiles, rear fenestration and porch changes (Amendment to 23/00053/APP)
Wendover Parish Council Decision - Neutral
Bucks Council - Approved / Consent / Householder Approval

23 Dobbins Lane Wendover Buckinghamshire HP22 6BZ

Householder application for demolition of existing conservatory. Erection of single storey rear extension. Internal alterations and new windows at rear
Wendover Parish Council Decision - Support
Bucks Council - Approved / Consent / Householder Approval

9 Perry Street Wendover Buckinghamshire HP22 6JT

Householder application for single storey rear and side extension, garage conversion, loft conversion with 2no rear dormers and associated internal alterations
Wendover Parish Council Decision - Support
Bucks Council - Approved / Consent / Householder Approval

15 Stanhope Close Wendover Buckinghamshire HP22 6AH

Householder application for single storey side and rear extensions

Wendover Parish Council Decision - Support

Bucks Council - Approved / Consent / Householder Approval

4 Chiltern Road Wendover Buckinghamshire HP22 6DE

Householder application for demolition of rear extension and construction of new single storey rear extension. Conversion of loft void to form habitable room, including alterations to hipped roof and insertion of dormer window to rear slope.

Wendover Parish Council Decision - Neutral

Bucks Council - Approved / Consent / Householder Approval

7. CLERK'S REPORT INCLUDING HISTORY AND CORRESPONDENCE

To receive any updates from the Clerk

8. PLANNING APPLICATIONS

Planning applications can be viewed online at: <https://publicaccess.aylesburyvalecd.gov.uk/online-applications/>

[23/03131/APP 20 Witchell Wendover Buckinghamshire HP22 6EG](#)

Householder application for single storey front extension and new pitched roof to single storey front and side elements. Removal of tile hanging and replacement with smooth render to upper sections on all elevations.

[23/03143/APP 38 Grenville Avenue Wendover Buckinghamshire HP22 6AJ](#)

Householder application for demolition of existing single storey rear extension and erection of a part single storey, part two storey rear extension.

[23/03294/APP Cold Comfort Aylesbury Road Wendover Buckinghamshire HP22 6AA](#)

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

[23/03218/APP 4 St Annes Close Wendover Buckinghamshire HP22 6JF](#)

Householder application for single storey side extension

[23/03310/CPE The Bothy Stables And The Bothy Gardens Boswells Farm Hogtrough Lane Wendover Buckinghamshire HP22 6PJ](#)

Certificate of Lawfulness for existing use to regularise the status of The Bothy Stables And The Bothy Gardens as two independent residential dwellings

[23/03345/APP 1-138 Tedder Road Wendover Buckinghamshire HP22 5QE](#)

Installation of external wall insulation

[23/03367/APP 56 Dobbins Lane Wendover Buckinghamshire](#)

Householder application for single storey rear extension

9. OTHER MATTERS

a. HS2

To receive any updates.

b. CLOSURE OF RAF HALTON

To receive any updates.

c. Outcome of surgery with Buckinghamshire Council planning team

To receive any updates

10. DATE OF NEXT MEETING AND ITEMS FOR AGENDA

11. CLOSURE OF THE MEETING

Signed by *Andy Smith*
Clerk and Responsible Finance Officer

Date:16th November 2023.

WENDOVER PARISH COUNCIL

Minutes of the Planning Committee Meeting 5th September 2023 at 7.00pm St Anne's Hall, Aylesbury Road, Wendover, HP22 6JG

Present: Councillors Ballantine, Williams, Worth, Walker, Gallagher & Standen

In attendance: Councillors Porter and O'Donnell

Clerk & Minutes: Andy Smith

Chair: Councillor Ballantine

Members of Public: 0

1. APOLOGIES FOR ABSENCE

P23/102 No apologies were received

2. DECLARATIONS OF INTEREST

P23/103 Councillor Standen raised that he lived in Stanhope Close, and the householder was known to him. It was agreed there was no declarable interest in this situation and Councillor Standen would be allowed to remain and vote for that section of the meeting.

3. PUBLIC PARTICIPATION

P23/104 None

4. MINUTES

P23/105 The minutes of the Planning Committee Meeting held on 8th August 2023 were **RESOLVED** as a true record and the Chair signed the minutes.

5. PLANNING DECISIONS

P23/106 The planning decision made by Buckinghamshire Council as listed on the agenda of the meeting of the 5th September were noted.

6. CLERKS REPORT INCLUDING HISTORY AND CORRESPONDENCE

P23/107 It was noted that Cllr O'Donnell would like to join the planning committee, and this will be discussed at the next meeting

7. PLANNING APPLICATIONS

P23/108 **23/02386/APP 23 Dobbins Lane Wendover Buckinghamshire HP22 6BZ**
Householder application for demolition of existing conservatory. Erection of single storey rear extension. Internal alterations and new windows at rear
Wendover Parish Council: Support

P23/109 **23/02070/CPE 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
It was noted that this was a retrospective application for activity that had been undertaken over a number of years in the belief it was legal.
Wendover Parish Council: Neutral

P23/110 **23/02561/APP 9 Perry Street Wendover Buckinghamshire HP22 6JT**
Householder application for single storey rear and side extension, garage conversion, loft conversion with 2no rear dormers and associated internal alterations.

Wendover Parish Council: Support

P23/111 23/02600/VRC Land To The North West Of Tring Road Wendover HP22 5PN

Variation of Condition 2 relating to application 21/04122/APP (Change of use of the site from agricultural to sports use (F2c), erection of a new cricket pavilion, cricket square and pitch, training nets, car parking and associated landscaping).

Wendover Parish Council – Support

P23/112 23/02596/APP 15 Stanhope Close Wendover Buckinghamshire HP22 6AH

Householder application for single storey side and rear extensions.

Wendover Parish Council - Support

8. OTHER MATTERS

a) HS2

P23/113 As this was being discussed at Parish Council it was agreed to note the update at the following council meeting.

b) CLOSURE OF RAF HALTON

P23/114 There was no new information to note

9. DEVELOPMENT MANAGEMENT MEETINGS AND STRATEGIC PLANNING MINUTES

P23/115 The meetings were noted.

10. CLOSURE OF MEETING

P23/116 As all business was transacted and the meeting closed at 7.08pm

Signed by
Chair to the Planning Committee

Date:



ITEM 7 – CLERKS REPORT AND CORRESPONDENCE

There is one item of correspondence relating to 7 and 9 Tring Rd

Each member of the planning committee received a hand delivered letter to the Clock Tower outlining an issue being faced by the owner of 7&9 Tring Rd.

The properties were combined into one property in 1988 and the current owner has applied to revert them back to the two original properties. This application came to Wendover Parish Council as a consultee at the meeting on the 4th July 2023. Wendover Parish Council supported the application.

Buckinghamshire Planning department are treating the application as if a dwelling was being added and given the historical significance of the houses and the fact that it is in the Conservation Area means many additional layers of bureaucracy and cost. The letter asks for the Parish Council support to this application.

This is presented as a correspondence and not a paper as there is nothing official that the Parish Council can do, so no decision to take. However, individuals on the planning committee can support the application and could ask a question of our Buckinghamshire Councillors if this is seen as appropriate.



ITEM 9c – PLANNING SURGERY NOTES

Summary

The Parish Council booked a session with the Buckinghamshire Council planning team to look into the lessons from the change of use from commercial to residential issue faced recently and how the neighbourhood plan had not been able to be enforced in that instance.

In general it seems that the direction from central government is to allow a more permissive development atmosphere and that gives greater freedom under permitted development.

The Levelling up directives actively encourage empty High St units being converted to residential.

Whilst the neighbourhood plan will prevent planning applications before retail units have been on the market for 12 months it will not stop works completed under permitted development. The only way to prevent this is through an Article 4 decision for the area, there is no appetite within Buckinghamshire to introduce Article 4, and such we would need to gain significant support to make such a decision.

Analysis

There is little more we can do as a Parish Council other than continue to work with the Business Group to make Wendover an attractive place to do business.

The Parish Council should keep a close eye on the local plans being brought out by Buckinghamshire Council. If their local plan significantly undermines the Neighbourhood plan then it would be possible to review the Neighbourhood plan to address any key issues. Although that process is more complex and costly than it sounds!

We also need to continue to monitor changes to the National Planning Policy Framework. However there is unlikely to be significant changes, whatever the colour of Government.

Notes from the meeting

The following meeting notes were distributed by Bucks Council I have had to annotate them as they are so brief – that is done in square brackets and italics:

This application [*the former Esposi*] is a permitted development, it came with prior notification. We are restricted in what we can assess [*and prevent/reject with permitted development*], there are 4 criteria [*which can be used to question a permitted development*]:

- Contamination
- Noise
- Parking
- Highways

Permitted development link:

<https://www.planninggeek.co.uk/gpdo/changes-of-use/changes-via-use-class/>

[*An enforcement*] Site visit done and work had not commenced [*to turn the commercial unit into a residential unit*].

If a planning application is made then we can take neighbourhood plan and VALP into consideration.

[*A neighbourhood plan*] Cannot stop PD being submitted. Only route is to introduce Article 4 but this is expensive and unlikely to be an option going forward.

Central government push is to prevent empty units on High Streets, so applicants can look to convert to residential, a levelling up direction.

An argument could be made of loss of retail units on the High Street If it is a planning application, but would have to look at facts being put forward by applicant when making an application.



Planning policy (if you email memberliaison@buckinghamshire.gov.uk with your policy questions we can set up a meeting/get an update for you) *[particularly to discuss the option of an Article 4 agreement]*.

Article 4 is viable in 2 ways:

1. Immediate – compensation pay out is a risk
2. Delayed Article 4, 6 months – 1 year, won't bite till 6 months up to a year later. – still vulnerable in the interim period.

Understanding at present is that there is no appetite to introduce blanket Article 4 within Buckinghamshire.

[We also discussed planning enforcement in the Conservation area]

[With respect to the signage on shops on the high street] Enforcement authorised an investigation and it was closed, have asked for an update from Enforcement.

Link to Enforcement pages on website: [Planning compliance and enforcement | Buckinghamshire Council](#)

Enforcement process:

We will update on cases when Stage 3 and Stage 4 have been completed.

Stage 1 Pre-Investigation	Stage 2 Investigation	Stage 3 Assessment	Stage 4 Action
Registration	Site visit	Assess whether there is a breach of planning control	Close the case with no further action
Officer allocation	Gather evidence and information	Assess the level of harm (if any) from the breach	Take formal action
Desktop assessment	Find owner	Commence amicable negotiations to resolve	
Check planning history	Serve Planning Contravention Notice	Seek retrospective planning application	