



WENDOVER PARISH COUNCIL

Address: The Clock Tower, High Street, Wendover,
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PLANNING COMMITTEE AGENDA

Tuesday 18th November 2025 at 7.10pm

Wendover Community Library, High Street, Wendover HP22 6DU

Committee Membership: Councillors Ballantine (Chair), Gallagher, Standen, Tipper, 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 7th October 2025.

5. FINANCE

To consider the list of payments.

6. PLANNING DECISIONS

To note the latest planning decisions made by Buckinghamshire Council

30 Lionel Avenue Wendover Buckinghamshire HP22 6LL

Householder application for single storey rear extension (Part retrospective)

Wendover Parish Council Decision - Neutral

Bucks Council - Approved

37 Aylesbury Road Wendover Buckinghamshire HP22 6JG

We have asked a tree surgeon to do general maintenance on the tree which has grown too big. He thinks it could be a Linden (Common Lime), Google Lens says possibly a Common Hazel. This is general trimming and shaping of the tree, taking branches away from gutters etc. Crown lift of 1m. It is shown as TPO6050 on the Aylesbury Value TPO finder. The tree is on its own so I haven't provided an additional sketch.

Wendover Parish Council Decision - Support

Bucks Council - Conditional permission

24 Aylesbury Road Wendover Buckinghamshire HP22 6JQ HP22 6JQ

Listed building consent for replacement of concrete render of the front of the property with lime render

Wendover Parish Council Decision - Support

Bucks Council - Consent Granted

King And Queen Ph 17 South Street Wendover Buckinghamshire HP22 6EF

Re-decoration to the exterior of the building.

Wendover Parish Council Decision - Support

Bucks Council - Consent Granted

The Grange Aylesbury Road Wendover Buckinghamshire HP22 6JQ

T3: Reduce lateral spread of large Sycamore by 1-2m (over footpath) and reduce two major limbs in height by 1-2 meters. T2: Reduce lateral spread of Sycamore by 1-2 metres. T1: Removal to ground level of Cypress. T6: Reduce Cypress by approximately 2-3 meters in height and trim side foliage all around. T7/T8: Removal to ground level of 2x Cedar. T9: Removal to ground level of diseased Box Elder

Wendover Parish Council Decision -

Bucks Council - Refused/Rejected

7. CLERK'S REPORT INCLUDING HISTORY AND CORRESPONDENCE

To receive any updates from the Clerk

8. PLANNING APPLICATIONS

Planning applications are currently moving to a new platform can be viewed online at the following addresses. You will need to register for the new system. The current system will be closed in the coming months.

Current: <https://publicaccess.aylesburyvaldc.gov.uk/online-applications/>

New: <https://pa-csb.buckinghamshire.gov.uk/online-applications/login.jsp>

PL/25/3935/FA 11 Castle Park Road Wendover Buckinghamshire HP22 6AE

Householder application for a single storey rear extension.

9. OTHER MATTERS

a. HS2

To receive any updates.

b. CLOSURE OF RAF HALTON

To receive any updates.

c. DEVELOPMENT OF LAND BTW HALTON LANE AND WORLDS END LANE

To note an approach from a developer to build on the field between Halton Ln and Worlds End Lane and authorise a working party to negotiate with Rectory Homes

10. DATE OF NEXT MEETING AND ITEMS FOR AGENDA

The next scheduled meeting of the Planning Committee is 2nd December 2025.

11. CLOSURE OF THE MEETING

Signed by *Andy Smith*

Clerk and Responsible Finance Officer

Date: 13th November 2025

WENDOVER PARISH COUNCIL

Minutes of the Planning Committee Meeting

7th October 2025 at 7.10pm

Wendover Community Library, High Street, Wendover HP22 6JG

Present: Councillors Ballantine, Gallagher and Worth

Clerk & Minutes: Phoebe Sharps

Chair: Councillor Ballantine

Members of Public: 2

1. APOLOGIES FOR ABSENCE

P25/071 Cllrs Tipper, O'Donnell and Standen offered apologies and they were accepted by the committee.

2. DECLARATIONS OF INTEREST

P25/072 None

3. PUBLIC PARTICIPATION

P25/073 A member of the public spoke during the HS2 Spring Chamber application.

4. MINUTES

P25/074 The minutes of the Planning Committee Meeting held on 2nd September 2025 were **RESOLVED** as a true record and the Chair signed the minutes.

5. PLANNING DECISIONS

P25/075 The planning decisions made by Buckinghamshire Council as listed on the agenda of the meeting of the 7th October 2025 were noted.

6. CLERKS REPORT AND CORRESPONDANCE

P25/076 No update given.

7. PLANNING APPLICATIONS

P25/077 **PL/25/3528/TP 37 Aylesbury Road Wendover Buckinghamshire HP22 6JG**
We have asked a tree surgeon to do general maintenance on the tree which has grown too big. He thinks it could be a Linden (Common Lime), Google Lens says possibly a Common Hazel. This is general trimming and shaping of the tree, taking branches away from gutters etc. Crown lift of 1m. It is shown as TPO6050 on the Aylesbury Value TPO finder. The tree is on its own so I haven't provided an additional sketch.
It was **RESOLVED** to support this application.

P25/078 **PL/25/2863/FA 33A Hampden Road Wendover Buckinghamshire HP22 6HX**
Householder application for single storey rear extension and new flue
It was **RESOLVED** to support this application.

P25/079 **PL/25/2941/HB 24 Aylesbury Road Wendover Buckinghamshire HP22 6JQ**
Listed building consent for replacement of concrete render of the front of the property with lime render.

It was **RESOLVED** to support this application.

P25/080 PL/25/2981/FA 35 Perry Street Wendover Buckinghamshire HP22 6JT

Part two storey rear and part single storey rear extension.

It was **RESOLVED** to be neutral with this application

P25/081 25/01999/ALB King And Queen Ph 17 South Street Wendover Buckinghamshire HP22 6EF

Re-decoration to the exterior of the building.

It was **RESOLVED** to be support with this application

P25/082 PL/25/3246/VRC 197 Aylesbury Road Wendover Buckinghamshire HP22 6AA

Variation of condition 2 (Approved Plans) attached to planning approval 25/00895/APP

(Householder application for construction of single storey rear extension, conversion of rear garage to games room, roof over garden area at rear. Installation of new windows and render cladding to house) to allow front elevation treatment from render to timber effect cladding.

It was **RESOLVED** to be neutral with this application

P25/083 PL/25/4131/FA Spring Chamber Bridleways Wendover HP22 6DN

Installation of a spring chamber and flow monitoring chamber with associated pipework for the requirements of HS2, including an attached power box with roof-mounted solar panel, a headwall outflow structure, the reprofiling of an existing drainage ditch, stock-proof fencing, a temporary access track and temporary laydown area for construction.

A presentation by a member of WHS2MG explaining the changes to the Spring Chamber application was given and was NOTED. It was further NOTED that the Council will send a letter to Buckinghamshire Council, setting out some minor changes to the application that the Council want to see implemented.

It was **RESOLVED** to be support with this application subject to some minor changes.

8. OTHER MATTERS

a) HS2

P25/084 An update was given during the Spring Chamber application and was NOTED.

b) CLOSURE OF RAF HALTON

P25/085 No updates.

9. DATE OF THE NEXT MEETING AND ITEMS FOR THE AGENDA

P25/086 The meeting on Tue 21st October 2025 at 7:10pm was noted.

10. CLOSURE OF MEETING

P25/087 As all business had been transacted the meeting was closed at 7.26pm.

Signed by
Chair to the Planning Committee

Date:

ITEM 9c – DEVELOPMENT OF LAND BTW HALTON LANE AND WORLDS END LANE

BROUGHT BY

Office

SUMMARY

To note an approach from a developer to build on the field between Halton Ln and Worlds End Lane and authorise a working party to negotiate with Rectory Homes

PARISH COUNCIL BACKGROUND

n/a

DETAILS

Introduction

We have been approached by Rectory Homes who are in a pre-planning development phase with a patch of land between Halton Ln and Worlds End Lane. The initial approach was made for a development of 75 homes but the latest communication is that they are looking for higher density housing to maximise the development.

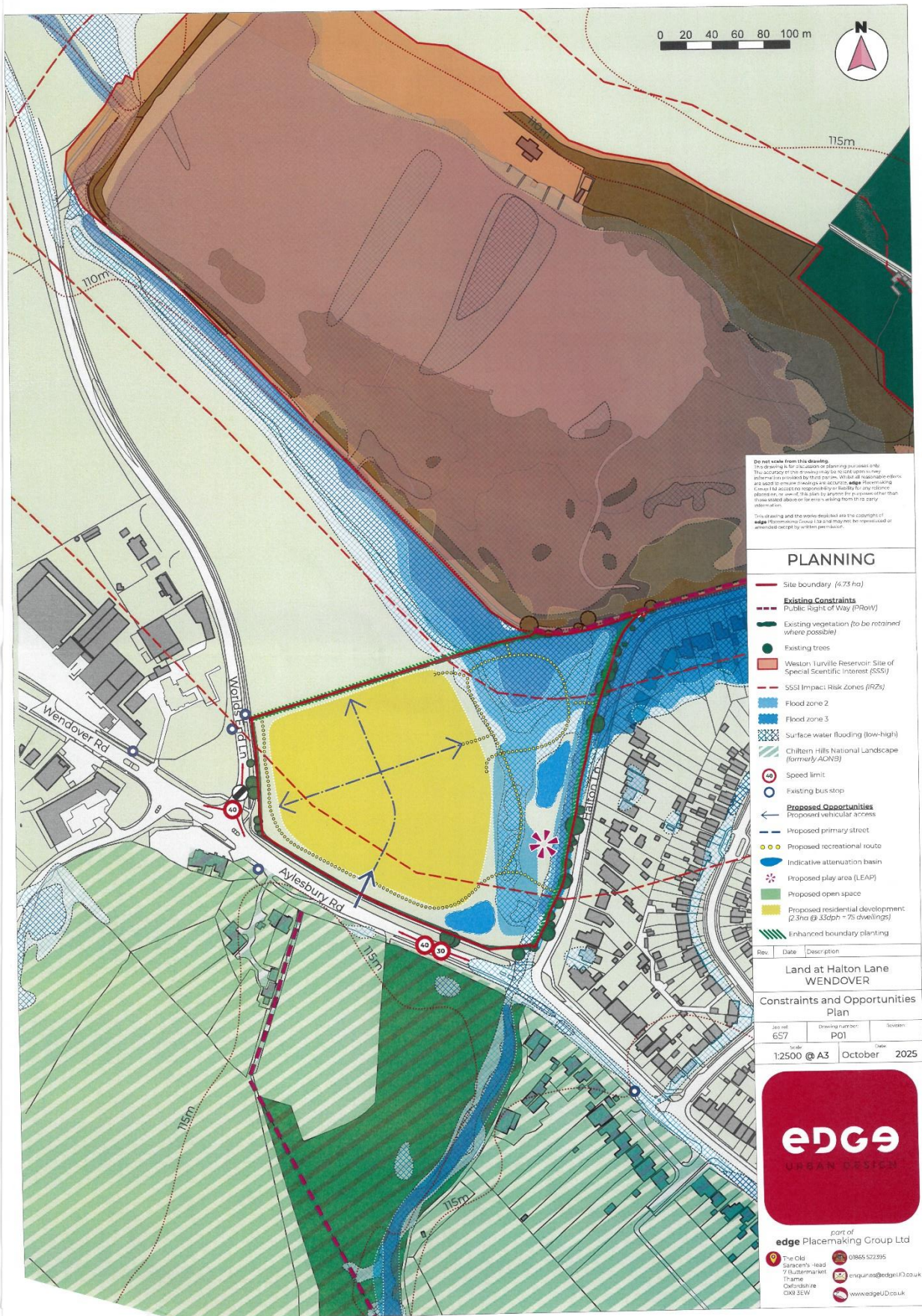
This paper is to ensure the issue is noted by the committee and to outline potential options and actions

Plans

The original proposal that was discussed in a meeting in Oct outlined the following plans:







The plans set out access from the Aylesbury road and include a wildlife area that maps onto the flood risk areas. The site is immediately adjacent to Weston Turville Reservoir, which is a SSSI and overlooks greenbelt and the Chilterns National Landscape. None of these factors would be grounds to refuse the development.

Neighbourhood Plan

Aside from the obvious impact on the visual amenity of that area there are a number of concerns. This development is developer led and happening without the considerations of the Bucks Local Plan. Considerations from the Wendover Neighbourhood Plan:

The development is outside the settlement boundary 11.4 states

“In recognition of the likely future need for some development, there is a consensus that it should take place within the Settlement Boundary.”

Policy H1 – Wendover settlement Boundary

The Neighbourhood Plan designates the Settlement Boundary Area in Map 4 for the purpose of enabling development within the boundary. Small scale development proposals, up to 10 dwellings, will be supported within the boundary area.

- Developments of 5 dwellings or more would be expected to contribute to requirements for support for infrastructure and community facilities to be agreed via Section 106 obligations.

Green Belt infilling and other development will only be permitted in accordance with NPPF (2019) paragraphs 143 to 147 inclusive.

Outside the settlement boundary (Area of Outstanding Natural Beauty), development proposals will only be permitted where they accord with paragraph 172 of the NPPF and where:

- they promote the development and diversification of agricultural and other land-based rural businesses, including meeting the essential need for a rural worker (NPPF Paragraph 79a); or
- it is through the re-use of redundant or disused buildings or the replacement of an existing building with a well-designed new building.

The plan also has policies on Affordable Housing (H3) and Sustainable development (SD1) and Biodiversity (G3)

Key views and vistas

11.32 Other views outside the Conservation Area, towards to Chiltern Hills, frame the rural setting of Wendover beautifully, enhancing the whole area. In particular, it is important to protect the views of the Chilterns particularly from the approaches to Wendover from the North along the A413 Aylesbury Road and the East along the B4009 Tring Road and these should not be obstructed.

G2: Key Views and Vistas

Important views will be protected from the adverse effects of development and, where practical, enhanced. Attention shall be paid to the location, layout and height of development and to landscaping. This policy applies to the key views and vistas shown on Map 7. It also applies to open views from within the designated area towards the Chiltern Hills.

Roads and traffic

T2: Road Safety and Traffic Management

Development proposals should demonstrate that they can deliver appropriate site access and traffic mitigation through agreement with the Highways and Planning Authorities to minimise significant adverse effects on the local traffic network. Development contributions through a Section 106 (Town and Country Planning Act 1990) obligation will be sought to pay for highway mitigation in line with current planning policies and in accordance with the Local Highway Authority requirements.

The access will be direct from Aylesbury Rd but the proposal we discussed did include holding “filter lanes” to ease traffic issues.

Local Opposition v Planning Policy

There is no doubt that there will be local opposition to this development, particularly the houses on Halton Lane, Grenville Avenue (et al), Moor Park and Worlds End Lane. However, in general, this will be seen as merging the boundaries between Halton and Weston Turville. It will further be seen as a creep towards Aylesbury, it will also be seen as opening the door to the rest of the field (albeit that is not within the Wendover parish boundary.)

Our role as Parish Council should be to represent the local voice in the planning process so it is important we take a pro-active role in seeking those views.

In the current planning environment and with Bucks not having a Local Plan that would be considered robust and up to date (although the VALP may be helpful) it is more likely than not that this will be approved.

Buckinghamshire Council are also in a state of “tilted balance” in which land supply is on target but the number of houses being built is not on target to meet the terms of the National Planning Policy Framework (NPPF) and the targets set by government. This means that any development will be assumed to be approved unless there are significant reasons not to.

Opportunities

Development of this type comes with agreements to make improvements to mitigate against the impacts of the development. Known as s.106 agreements we could seek funding for local projects that would reduce the impact of this housing.

Wendover Parish Council has now got a strategic plan with headline projects that would be the first priority for funding via s.106 in particular we feel the following projects should be negotiated:

- Protection of other green spaces in Wendover by owning or having a long term lease of the land would prevent other development close to this development.
- This development is on the edge of Wendover and as such we feel will increase traffic to the centre/high street and exacerbate parking issues so we would look for funding that would allow the Parish Council to manage and extend parking in Wendover
- Funding of a refurbishment of the equipment in Ashbrook park including provision of a MUGA

FINANCIAL CONSIDERATIONS

As discussed above

LEGAL IMPLICATIONS AND SUMMARY OF RISKS

To be discussed

PROPOSAL

- Planning Committee note the paper and potential planning application
- To authorise a working party to continue to liaise with Rectory Homes and seek any appropriate redress or amendments before the application is submitted
- To seek local opinion on the development