



WENDOVER PARISH COUNCIL

Address: The Clock Tower, High Street, Wendover,
Aylesbury, Buckinghamshire HP22 6DU
Telephone: 01296 623056
Email: clerk@wendover-pc.gov.uk

PLANNING COMMITTEE AGENDA

Tuesday 21st April 2026 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 April 2026.

5. PLANNING DECISIONS

To note the latest planning decisions made by Buckinghamshire Council

PL/26/01089/FA13 Haglis Drive Wendover Buckinghamshire HP22 6LY

Single storey rear extension and conversion of the existing garage to habitable accommodation, together with the construction of a new pitched roof and associated internal alterations.

Wendover Parish Council Decision - Support

Bucks Council - Conditional permission

6. CLERK'S REPORT INCLUDING HISTORY AND CORRESPONDENCE

To receive any updates from the Clerk

7. 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.

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

PL/26/02030/FA 38 Lionel Avenue Wendover Buckinghamshire HP22 6LP

Single storey front extension

PL/26/02052/FA 10 Coldharbour Tring Road Wendover Buckinghamshire HP22 6NR

Single storey rear extension and two replacement doors.

[PL/26/02053/HB 10 Coldharbour Tring Road Wendover Buckinghamshire HP22 6NR](#)

Listed building consent for a single storey rear extension and two replacement doors.

[PL/26/02341/FA 34 Witchell Wendover Buckinghamshire HP22 6EG](#)

Single storey rear extension, replacement front extension with new roof, extended deck/patio area with screening, ramp and stepped access to rear.

8. OTHER MATTERS

a. RECTORY HOMES APPLICATION

[PL/26/02659/OA Land north of Aylesbury Road, Wendover, Buckinghamshire](#)

Outline planning application for erection of up to 85 dwellings, together with associated access, car parking, landscaping, open space, drainage and associated works (matters to be considered at this stage: access)

b. HS2

To receive any updates.

c. CLOSURE OF RAF HALTON

To receive any updates.

9. DATE OF NEXT MEETING AND ITEMS FOR AGENDA

The next scheduled meeting of the Planning Committee is 19th May 2026.

10. CLOSURE OF THE MEETING

Signed by *Andy Smith*

Clerk and Responsible Finance Officer

Date: 16th April 2026

WENDOVER PARISH COUNCIL

Minutes of the Planning Committee Meeting

7th April 2026 at 7.10pm

Wendover Community Library, High Street, Wendover HP22 6JG

Present: Councillors Ballantine, O'Donnell, Standen, Tipper and Worth

Clerk & Minutes: Andy Smith

Chair: Councillor Ballantine

Members of Public: 1

1. APOLOGIES FOR ABSENCE

P25/162 Cllr Gallagher and Ballantine offered their apologies, and they were accepted by the committee.

2. DECLARATIONS OF INTEREST

P25/163 None.

3. PUBLIC PARTICIPATION

P25/164 None.

4. MINUTES

P25/165 The minutes of the Planning Committee Meeting held on 3rd February 2026 were **RESOLVED** as a true record and the Chair was to sign the minutes.

5. PLANNING DECISIONS

P25/166 The planning decisions as reported on the agenda of the meeting on 7th April 2026 were noted. It was noted that any conditional permissions were circulated with the agenda and minutes for reference. These conditions are available to view on the Buckinghamshire Council planning portal.

6. CLERKS REPORT AND CORRESPONDANCE

P25/167 The Clerk updated

7. PLANNING APPLICATIONS

P25/168 **PL/26/01532/FA 16 Thornton Crescent Wendover Buckinghamshire HP22 6DG**
Garage conversion into home study.
It was **RESOLVED** to support this application.

P25/169 **PL/26/01574/FA 22A Wood Lane Wendover Buckinghamshire HP22 5PW**
Insertion of two windows at ground floor level to north elevation
It was **RESOLVED** to support this application.

P25/170 **PL/26/01599/FA The Wish Cobblers Hill Wendover Buckinghamshire HP22 6QD**
Single storey rear/side extension
It was **RESOLVED** to support this application.

P25/171 **PL/26/01754/FA 1 Manor Crescent Wendover Buckinghamshire HP22 6HH**

Demolition of garage and replacement two storey side extension, single storey rear extension and covered front porch

It was **RESOLVED** to support this application

8. OTHER MATTERS

a) HS2

P25/172 Updates to be noted

b) CLOSURE OF RAF HALTON

P25/173 An update was given and it was noted that the station commander has stated that there will be no movement of the base until spring 2033 at the earliest.

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

P25/174 The meeting of the 21st April 2026 at 7:10pm was noted.

10. CLOSURE OF MEETING

P25/175 As all business had been transacted the meeting was closed at 7.19pm.

Signed by
Chair to the Planning Committee

Date:

ITEM 8a– DEVELOPMENT OF LAND BTW HALTON LANE AND WORLDS END LANE

BROUGHT BY

Office

SUMMARY

To agree the response to an application for: Outline planning application for erection of up to 85 dwellings, together with associated access, car parking, landscaping, open space, drainage and associated works (matters to be considered at this stage: access)

PARISH COUNCIL BACKGROUND

PLANNING MEETING 18th NOV 2025

a) DEVELOPMENT OF LAND BTW HALTON LANE AND WORLDS END LANE

An approach from Rectory Homes was noted. It was noted that a working party would liaise with the company and collect public opinions ready to discuss with. The group would consist of Cllrs Worth, Ballantine and potentially Cllrs Standen and Gallagher. It was noted that we would look for a member of the community who lived in that area to join the group. It was **RESOLVED** to set up the working party.

DETAILS

Introduction

The Rectory Homes planning application for the 85-home development has now been submitted and is live on the Bucks Council planning portal. Link below:

[PL/26/02659/OA | Outline planning application for erection of up to 85 dwellings, together with associated access, car parking, landscaping, open space, drainage and associated works \(matters to be considered at this stage: access\) | Land at Aylesbury Road Wendover Buckinghamshire](#)

This is an outline application, which means the full design isn't final yet. Right now, the main thing being decided is how vehicles will access the site (roads, traffic, entry/exit).

So, residents can comment on things like:

- Traffic and congestion on Aylesbury Road
- Road safety and access points
- Whether the access is suitable for this size of development
- Any general concerns about the proposal

The application isn't showing on the Councils consultee tray on the portal, the office are in talks with Bucks Council about this.

As this is a strategically significant development the full Parish Council should also have a view on this.

Buckinghamshire Local Plan

The Buckinghamshire Local Plan is not yet made but identifies this land as unsuitable for development. This will carry some weight but not the full weight if the plan had been approved.

Neighbourhood 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 Views

As resolved at the November Planning Committee Cllr Gallagher and the Clerk have been meeting to discuss the proposals with a local residents group who have a larger WhatsApp group of over 100 residents that they circulate information to. They are resolutely opposed to the development and are actively campaigning against any development of any size in that location.

Previous Planning Applications

A previous planning application was submitted in 2016 for that land and went to appeal in 2017. The neighbourhood plan and Bucks Local Plan was not in existence at this stage, any plan referenced is the Vale of Aylesbury Local Plan (VALP). The appeal was dismissed because the site was judged to be **too sensitive and too important to Wendover's landscape setting and identity**. Even with housing need acknowledged, the Inspector decided the damage to landscape character, settlement form, views and valued countryside was simply too great to justify development here (see below).

Summary of Reasons for Refusal of Planning Permission

*Planning permission was refused because the development was found to cause **unacceptable environmental and settlement harm** which was not outweighed by the benefits of housing delivery, even in the absence of a five-year housing land supply.*

1. Harm to Landscape Character

- *The appeal site is a high-quality arable field forming part of the **Southern Vale Landscape Character Area**, close to the Chilterns scarp.*
- *The Inspector concluded that the development of up to 175 dwellings would result in a **moderate to substantial adverse effect** on landscape character due to the scale, form and urbanising features of the proposal (housing, roads, lighting and associated infrastructure).*
- *The site was assessed as one of the **better-quality and more sensitive pockets** within the wider character area, increasing the weight of harm.*

2. Harm to the Setting of the Chilterns AONB

- *Although located outside the AONB, the site forms part of its **setting**, acting as a transitional landscape between the vale and the foothills.*
- *The development would cause a **low-magnitude but adverse erosion** of the AONB's setting, which is a designated landscape of the highest status.*
- *This harm, though limited in wider views, was considered a clear factor weighing against the proposal*

3. Harm to Settlement Pattern and Character (Policy RA.2)

- *The site was found to be an **important open gap** between Wendover and the World's End community.*
- *Development would:*
 - *Extend Wendover's built edge northwards,*
 - *Visually and functionally merge World's End into Wendover,*
 - *Result in the **loss of open land that helps define Wendover's rural setting and gateway character.***
- *The resulting harm to settlement character was assessed as **moderate to substantial** and contrary to Local Plan policy RA.2*

4. Significant Adverse Visual Effects

- *The proposal would cause **pronounced visual harm** for:*
 - *Users of the public right of way crossing the site,*
 - *Walkers on surrounding lanes and reservoir paths,*
 - *Drivers entering and leaving Wendover.*
- *The current experience of open countryside and long views to the Chilterns scarp would be replaced by a suburban environment.*
- *Although largely localised, these harms would affect a **large number of receptors** and were given significant weight*

5. Loss of a Valued Landscape

- The Inspector concluded that the site formed part of a “**valued landscape**” under paragraph 109 of the National Planning Policy Framework.
- This conclusion was based on:
 - Its scenic quality,
 - Its gateway role to Wendover,
 - Its relationship with the Chilterns escarpment and the adjoining SSSI,
 - The quality of views experienced across and from the site.
- The development would result in the **irreversible loss of part of that valued landscape**, which carried substantial weight against the scheme.

6. Overall Planning Balance

- The Inspector accepted that:
 - The Council could not demonstrate a five-year housing land supply,
 - The proposal would deliver market and affordable housing and some economic benefits.
- However, even applying the “**tilted balance**”, the Inspector concluded that:
 - The cumulative landscape, visual and settlement harms were **severe and of overriding importance**,
 - These harms **significantly and demonstrably outweighed** the benefits of the development.
- The proposal was therefore found to be **contrary to the development plan as a whole**

Opportunities of allowing development

There is an acknowledgement that the current housing market means that young people are priced out of the Wendover market and often have to find housing some distance from where their family base is. Something highlighted by Rectory homes as a part of their consultation.

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

There would also be additional ongoing precept revenue that the Parish Council could use to reduce the current tax burden or improve local facilities.

FINANCIAL CONSIDERATIONS

As discussed above

LEGAL IMPLICATIONS AND SUMMARY OF RISKS

This is a strategically significant development in Wendover

PROPOSAL

- Planning Committee to recommend to full council if they support, object or remain neutral on this development
- To authorise the office to continue meetings with the local residents’ group over their views and concerns so we can represent them in our response to the planning.