



**WENDOVER PARISH COUNCIL**  
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**PLANNING COMMITTEE AGENDA**  
**21<sup>st</sup> March 2023 at 7.00pm**  
**St Anne's Hall Aylesbury Road Wendover HP22 6JG**

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**Committee Membership:** Councillors Stephen Worth, Jennifer Ballantine, Mark Standen, Diane Washington, Sam Walker and Sheila Bulpett (ex-officio).

**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.**

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**AGENDA**

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- 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 21<sup>st</sup> February 2023.
- 5. PLANNING DECISIONS**  
**23/00042/APP 93 Thornton Crescent Wendover**  
**Wendover Parish Council – No Objection**  
Buckinghamshire Council – Approved  
  
**23/00094/APP 26 Perry Street Wendover Buckinghamshire**  
**Wendover Parish Council – No Objection**  
Buckinghamshire Council – Approved  
  
**23/00157/APP 1C Dobbins Lane Wendover Buckinghamshire**  
**Wendover Parish Council – No Objection**  
Buckinghamshire Council – Approved
- 6. CLERK'S REPORT INCLUDING HISTORY AND CORRESPONDENCE**  
To receive any updates from the Clerk.
- 7. PLANNING APPLICATIONS**  
**23/00627/APP Peyrelevade Hale Lane Wendover Buckinghamshire**  
Householder application for ground and first floor extensions with new openings and dormer

**23/00651/APP Woodside Little London Wendover Buckinghamshire HP22 6QQ**

Demolition of existing garage and replacement with single storey side extension to create covered swimming pool, extension to balcony, creation of 2no. dormer windows and external alterations

**23/00587/ALB 115 Tring Road Wendover Buckinghamshire HP22 6NY**

Listed Building application for replacement of two existing windows to the front elevation

**23/00586/APP 115 Tring Road Wendover Buckinghamshire HP22 6NY**

Householder application for replacement of two existing windows to the front elevation

**23/00687/PAPCR 35 High Street Wendover Buckinghamshire HP22 6DU**

Determination as to whether prior approval is required in respect of transport & highway impact, noise, contamination risk, flooding and locational considerations for the change of use of commercial/business/service (class E) to 1no. residential dwelling

**23/00664/APP 38 Thornton Crescent Wendover Buckinghamshire HP22 6DQ**

Householder application for single storey side/rear extension

**23/00745/APP 2 Pumping Station Cottages London Road Wendover Buckinghamshire HP22 6PZ**

Householder application for part single storey / part two storey wrap around extension, front porch, timber cladding to existing house and alterations to existing fenestration

**23/00793/APP Dunsmore Lodge Dunsmore Lane Wendover Buckinghamshire HP22 6QJ**

Householder application for single storey rear extension

**8. OTHER MATTERS**

**a) RESPONSE TO LOCAL PLAN**

To note the request for feedback from Buckinghamshire Council and consider the response from Wendover Parish Council.

**b) RESPONSES TO PLANNING APPLICATIONS**

To note a change in how Buckinghamshire Council Collect feedback and comments on planning applications and resolve to change how the Planning Committee responds to Buckinghamshire Council

**9. HS2**

To receive any updates.

**10. CLOSURE OF RAF HALTON**

To receive any updates.

**11. DEVELOPMENT MANAGEMENT MEETINGS AND STRATEGIC PLANNING MEETINGS**

The next Central Buckinghamshire Area Planning Committee meeting is Wednesday, 12th April, 2023 2.30 pm

[Browse meetings - Central Buckinghamshire Area Planning Committee - Modern Council \(moderngov.co.uk\)](https://www.moderngov.co.uk/ieListMeetings.aspx?Cid=362&Year=0)

The next Strategic Sites Committee Meeting is Thursday, 13th April, 2023 2.00pm

<https://www.buckinghamshire.moderngov.co.uk/ieListMeetings.aspx?Cid=362&Year=0>

**12. CLOSURE OF THE MEETING**

Signed by Andrew Smith  
Clerk to the Council

Date: 16<sup>th</sup> March 2023

# WENDOVER PARISH COUNCIL

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## Minutes of the Planning Committee Meeting 21<sup>st</sup> February 2023 at 7.00pm St Anne's Hall, Aylesbury Road, Wendover, HP22 6JG

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**Present:** Councillors Ballantine, Bulpett, Standen, Walker, Washington, Worth  
**Clerk & Minutes:** Andy Smith  
**Chair:** Councillor Ballantine

**Members of Public:** 0

### 1. APOLOGIES FOR ABSENCE

**P22/117** All members were present

### 2. DECLARATIONS OF INTEREST

**P22/118** It was NOTED that Councillor Standen works for a company who is tendering on a project related to one of the planning applications and that he would leave the room for this part of the agenda.

### 3. PUBLIC PARTICIPATION

**P22/119** No public participation

### 4. MINUTES

**P22/120** The minutes of the Planning Committee Meeting held on 17<sup>th</sup> January 2023 were RESOLVED as a true record and the Chair could sign the minutes

### 5. PLANNING DECISIONS

**P22/121** The planning decisions made by Buckinghamshire Council as listed on the agenda of the meeting of the 21<sup>st</sup> February 2023 were NOTED

### 6. CLERKS REPORT INCLUDING HISTORY AND CORRESPONDENCE

**P22/122** The report was NOTED. It was further NOTED that there were three reports made to planning enforcement covering A1 Turkish Barbers, the Turkish Barbers on the High Street and concern over the change of usage of the former Esposi shop that we have not had updates on and the Clerk would chase these and inform the committee of the response.

### 7. PLANNING APPLICATIONS

**P22/123** **23/00094/APP 26 Perry Street Wendover Buckinghamshire HP22 6JT**  
It was NOTED that this is in keeping with other houses in the street.  
**Wendover Parish Council - no objection**

**P22/124** **23/00157/APP 1C Dobbins Lane Wendover Buckinghamshire HP22 6BP**  
It was NOTED that the application stated parking was not an issue, but it was not obvious that there were enough parking spaces from the potential size of the house.  
**Wendover Parish Council - no objection**

**P22/125**    **23/00353/APP Coombe Lodge Nash Lee End Wendover Buckinghamshire HP22 6BH**  
This is a conversion to a hostel with 41 rooms (bedsit/apartment) style. It was NOTED that one of the stipulations is to do an ecology report and the Parish Council have not seen an ecology report as a part of the application. It was further NOTED that there is minimal change to the exterior with most work on the interior. Whilst it was not in the purview of the planning committee there was concern about transport links and access to amenities for the residents.  
**Wendover Parish Council - no objection**

**P22/126**    **23/00350/APP Bankside Wendover Buckinghamshire HP22 6JW**  
**Wendover Parish Council - no objection**

#### **8. HS2**

**P22/127**    The letter sent by the HS2 Working Group to Buckinghamshire Council regarding the Schedule 17, package 3 Small Dean Submission as previously circulated on 3<sup>rd</sup> Feb was NOTED. This letter outlined concerns about the viaduct accommodating any potential development of the A413, noise barriers and the surface water drainage and impacts on the Hampden Pond. There will be a meeting organised with the Bucks Councillor Peter Martin and a local resident who is a hydrogeologist. It was further NOTED that there is a mobile CCTV with ANPR to capture HS2 lorries who are using unauthorised routes in response to the complaints from residents and the Parish Council.

#### **9. CLOSURE OF RAF HALTON**

**P22/128**    Nothing to note since the last meeting

#### **10. DEVELOPMENT MANAGEMENT MEETINGS AND STRATEGIC PLANNING MINUTES**

**P22/129**    The meeting dates were NOTED

#### **11. CLOSURE OF MEETING**

**P22/130**    As all business was transacted the meeting closed at 7:18pm

Signed by  
Chair to the Planning Committee

Date: 7<sup>th</sup> March 2023

## ITEM 6 – CLERKS REPORT AND CORRESPONDENCE

### Update on reports to planning enforcement.

A1 Barbers Signage – This is on the list for the team to investigate and they apologise for slow progress.

High Street Barbers (former Barber Shop Group 8a High Street) Signage – this had not been reported through the correct channels but is now correctly lodged with the enforcement team.

Former Lesposi shop (35 High Street) – suspected change of use without planning consent – this had not been reported through the correct channels, but a case has now been opened and is being investigated urgently as the work is well underway.

### Update on Litter on Back Street

A resident complained about the litter on back street and that included food waste which was attracting vermin. The businesses have been spoken to and the waste/fly tipping team will be monitoring the situation.





## ITEM 8a – RESPONSE TO LOCAL PLAN

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### BROUGHT BY

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Clerk

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### SUMMARY

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To note the request for feedback from Buckinghamshire Council and consider the response from Wendover Parish Council

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### PARISH COUNCIL BACKGROUND

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n/a

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### DETAILS

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#### Introduction

Buckinghamshire Council made the following request for information:

*Buckinghamshire Council is preparing a new Local Plan for Buckinghamshire for the period up to 2040.*

*This is the first Local Plan for this geography, with previous Local Plans for the area covering the former districts of Aylesbury Vale, Chiltern, South Bucks and Wycombe. Both the legacy areas of Aylesbury Vale and Wycombe have recently adopted Local Plans supported by Infrastructure Delivery Plans (VALP IDP, VALP IDP Appendix A and Wycombe IDP). These documents identified the key infrastructure required to support development within the Aylesbury Vale and Wycombe in the period up to 2033, and how it will be delivered. The previous IDPs were based on an expectation that some 28,600 dwellings were required in Aylesbury Vale and 13,200 dwellings were required in Wycombe during the period 2013-2033.*

*I am contacting you specifically on the issue of current plans and future needs for infrastructure to support growth in Buckinghamshire. We are at an early stage of Local Plan preparation, and we do not yet have an indication as to the quantum nor the location of development to 2040. We are aware that the Council has recently contacted you regarding a Settlement Review and there is some overlap with this email. The purpose of this email you are now receiving, is to allow you to feedback and identify any issues about infrastructure and services in your area, as well as to ask you to identify any opportunities or ambitions you might have in terms of new / expanded infrastructure and services.*





## Response to survey

This is the draft of the response from Wendover Parish Council

1. How are infrastructure and services in your town / parish currently coping? Please provide a narrative response providing any necessary detail as well as giving a score:

Seriously under capacity	Starting to be under capacity	Coping	Starting to be stretched	Stretched beyond capacity / struggling
1	2	3	4	5

Score 2

*The infrastructure and services seem to have been just about coping but declined over a relatively short space of time.*

*Roads - The road network is constantly blocked, although largely through HS2 work, it is still a huge source of frustration and anger amongst residents. The road surfaces are also in a very poor condition.*

*Parking - Parking to use the facilities of the town seems to be at a premium with regular queues and "one in one out periods" in the Library car park, particularly during market times and weekends. Off street and on street is at a premium for residents and the parking does cause access issues for general and emergency traffic. Commuters using the station have been adding to the parking issues as Chiltern Railway parking is prohibitively expensive. A parking review is currently in progress and has the potential to help with access at a risk of moving parking issues elsewhere.*

*Transport – public transport availability has declined and bus routes altered such that the main service now takes 42 minutes to get from Wendover to Aylesbury. Hence now the bus services are not considered a regular viable option. The additional impact of rail strikes has further compounded the availability of public transport.*

*Health - The GP has been forced to take extreme measures in order to maintain a level of service to local residents. Despite that it is still failing to meet the needs of the local community. On the day appointments are all but impossible to come by and most consultations are taking place over the phone. One of the current issues is that the Wendover surgery has been forced to move some patients to other surgeries within the practice group. This has caused no end of frustration and also added to traffic on the roads as people are no longer getting appointments at their local surgery.*

*Schools - The schools are busy and constantly needing to expand with regular construction required on the campus - adding to road issues. We have noticed an increase in low level ASB when the John Colet finishes the day and in part the sheer volume of pupils coming out at the same time of day and limited access to clubs and groups is a part of that.*

*Meeting and event spaces are also at a premium with halls and meeting rooms in constant demand. Although capacity will be increased later in the year with the refurbishment of the library.*

*Community Facilities - There are some excellent facilities in the area such as the churches, allotments, sports clubs, choirs, WI, youth centre, pool, cricket, tennis, bowls scouts, guides and the library which seem to be coping with current demand but not much scope for an increase in uptake of their services. For example our allotments are oversubscribed, the youth club and guides all have waiting lists and the future of the cricket club is dependent on securing land after an enforced move due to HS2 taking over the current main pitch. Our parks cater for the younger age groups and have fitness spaces for older users, however there is a lack of facilities such as MUGA or Skateparks for teenagers.*

*Housing – affordable housing is virtually non-existent with a current search of the housing market showing nothing available below £300k for a leasehold flat and about £350k for a freehold house and very little available until you start your search from £450k.*



*Business – The local business are still in recovery from covid and feeling the impacts of the energy prices however there are currently few empty units in retail spaces. Unfortunately there do seem to be an abundance of hairdressers and whilst there are only 2 charity shops the local area feel this is too many!*

*Connectivity – the area has seen improvements in internet and broadband speeds and the full fibre roll out is reaching a lot of the Parish, although there are still more remote parts of the Parish lagging behind. Further, the local topography means there are still dead spots for all major UK mobile networks. Without significant investments in masts and repeaters it is unlikely that 5G will cover the full Parish for reception indoors.*

2. Where you manage specific infrastructure / facilities, such as green spaces or community halls, what are your plans for dealing with any current capacity issues? In particular, please specify how any plans will be funded and timescales for delivery. Please provide links to / copies of any such plans. *Because of the increased use our open spaces require constant maintenance, and our amenities budgets reflect that increasing cost of both materials and staff. The estates staff have to be multiskilled (and a little bit inventive) to deal with issues coming from their use. This is being funded out of the precept meaning rises to our precept or cuts in services to other areas.*

*Because of the focus on the basic facilities we have lost the capacity to make significant changes to the local biodiversity with most of the space left as grass because of the need for open spaces for local use such as dog walkers, games, exercising etc.*

*We are currently tendering for a skate park in one of the open spaces to service older children. Whilst this is at a cost of open green space the lack of facilities for teenagers is a pressing need. There has been funding raised but to complete the project the company undertaking the work will have to support the council in finding additional grants.*

*We have acquired a new play park in the recent months to add to our facilities but this has only highlighted that our current play parks are old and tired. To replace these will require a 3-5 year plan, funding having to be found from grants and any savings from operational costs that can be transferred to reserves.*

*We are currently planning to use our community spaces more intensely for the good of the local parish with a plan that sets out proposals for to encourage café culture on our manor waste and have more community-oriented events. Using the outside spaces for events will relieve the pressure off the halls and meeting rooms.*

*We have recently leased land to two community groups to help make more efficient use of our spaces. At our London Rd allotments site we have leased land that is being converted into a community garden with planting of edible trees and bushes that can be foraged by residents. At the Hogtrough Lane allotments we are trialling a “Wendover Shed” project based on men’s sheds, again increasing the facilities in Wendover. We are now at a stage where there is no more space left for additional community services in our open spaces.*

3. Where you manage specific infrastructure / facilities, such as green spaces or community halls, what are your plans for dealing with future growth and development in Buckinghamshire? In particular, please specify how any plans will be funded and timescales for delivery. Please provide links to / copies of any such plans.

*At the moment the council cannot confirm plans as there are so many issues that would impact on those plans.*

*The redevelopment of RAF Halton could mean huge demand on Wendover services if the housing is developed without any additional schools, shops, community space and health centres. Alternatively if these are included in the development then it could release pressure on Wendover infrastructure. The HS2 construction will also impact on the future growth. The return of land to the local area could result in significant developments or alternatively it may provide an opportunity for the Parish Council to acquire additional land and develop facilities, which could include car parking, additional park spaces or other community assets.*





Finally the Parish Council needs to preserve (and expand where necessary) the local green spaces and local views whilst accommodating any necessary development

- 4. How do you anticipate infrastructure and services in your town / parish will be coping in 2033, after currently planned growth is built? Please provide a narrative response providing any necessary detail as well as giving a score:

Seriously under capacity	Starting to be under capacity	Coping	Starting to be stretched	Stretched beyond capacity / struggling
1	2	3	4	5

Whilst there are two big projects impacting on the Parish the headwinds are that there will only be more pressure on local facilities and services from increased housing developments. Unfortunately we are not yet able to pin those down.

- 5. What are your plans for the period 2033 – 2040 (and beyond if relevant) for your town / parish? In particular, please specify how any plans will be funded and timescales for delivery. Please provide links to / copies of any such plans.  
See response to above, the Council has not considered in detail any plans beyond 2033 because of this situation

- 6. What are your ambitions for your town / parish in terms of infrastructure or service improvements? The Parish Council Vision and Mission are at the core of the Council ambitions, which are currently as follows:

- Working on the heritage, particularly championing the conservation area
- Ensure the open spaces are well used and provide venues for vital community activities. This includes a bigger events plan and changes to the open spaces to accommodate the local community and visitors to the area
- Look into the issue of community halls and meeting space. There is a potential with the land next to the clock tower for community space, or other spaces that would serve the over subscription of indoor congregation space.
- Work with the Canal Trust to improve access to the canal path and access this gives to the countryside.
- Deliver new skate park facilities
- Working on the traffic and parking issues to provide increased parking for access to local facilities and business whilst reducing impact on resident parking and access.
- Supporting the local businesses and progressing a Wendover Brand and communication channels as a part of that support package.
- Addressing the Councils’ carbon footprint by exploring electric vehicles and solar/wind energy sources
- Looking at the biodiversity and planting of open spaces
- Grow our support/partnerships with community organisations

- 7. How do you see the Local Plan for Buckinghamshire helping deliver infrastructure and services in your town / parish?

Additional to supporting the Parish Council in their local ambitions the plan needs to directly address following areas:

- Transport and parking – this is the number one issue in any consultation. The combination of high vehicle ownership, being an attractive destination for visitors and commuter services from the station (which has prohibitively high parking costs) makes this the number one issue for the



Parish, this ranges from day to day interactions, to Council meetings and the neighbourhood plan consultation. Sorting out the road network and parking so it not only meets current needs but future needs is key to many of the Parish Council plans.

- Preserving green spaces and the view of the Chilterns AONB
- Schools and GPs - The GP service is at breaking point and the schools are over subscribed. Any future development must consider the impact on this service – including the Halton development. Buckinghamshire Council needs to take a stand on ensuring there is funding for improvements to these services.
- Development of community spaces – in particular, meeting spaces

8. Are there any other issues we should be aware of regarding infrastructure / services in your town / parish when developing the new Local Plan for Buckinghamshire?

*Whilst a lot of issues have been covered in the previous questions the impact of HS2 on the local area cannot be underestimated. The roads are choked and the lane/road closures required are having a huge impact on residents. This is further compounded by what appears to be a lack of coordination of HS2 works with other utility works and road repairs. This impacts directly on the daily commute but also impacts on missed/late deliveries for local businesses who struggle at the best of times.*

*HS2 has also impacted on our local services with the loss of the cricket field and no replacement for that loss is confirmed despite HS2 funding for a new pitch.*

*Not to be underestimated is the psychological impact on the Parish. The issue has caused trauma for people in the Parish and the HS2 funding has not really made a difference to the local facilities and when HS2 comments on the investment it has made in Wendover Woods this sends eyes rolling in the Parish of Wendover which does not include Wendover Woods. In some instances it has pitted residents against each other on what should be done and mitigations made to the local area and amenities. For any local plan to really make a difference Buckinghamshire Council would need to leverage its influence with HS2 to fully fund the restoration of lost facilities, open spaces and scenic walks/views. The plan should take seriously the current issues that would impact future services such as the noise and hydrology and the Council should have a reserve to retrospectively deal with any unintended consequences of such significant infrastructure work in the area.*

*We also fully support any commitment to sustainability and minimising the impact of the plan on the environment. We would like to see expanded policies on new builds considering heat pumps and solar panels as standard and support for retrofitting. We would like to see these policies building on recent developments with swift boxes, bee bricks, wildflower habitats, consideration for bats etc. Ultimately, whilst a challenging ambition, net zero should be a target for any new development.*

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**FINANCIAL CONSIDERATIONS**

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n/a

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**LEGAL AND OTHER IMPLICATIONS**

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N/A

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**PROPOSAL OR UPDATE**

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To resolve to:

- Agree the response from the Council and send the response to the planning team.



## ITEM 8b – RESPONSES TO PLANNING APPLICATIONS

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### BROUGHT BY

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Clerk

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### SUMMARY

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To note a change in how Buckinghamshire Council Collect feedback and comments on planning applications and resolve to change how the Planning Committee responds to Buckinghamshire Council

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### PARISH COUNCIL BACKGROUND

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n/a

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### DETAILS

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Buckinghamshire Council has made a change in how it collects responses to planning applications to require a response as one of three options:

Object  
Support  
Neutral

Therefore it makes sense that the WPC planning committee change the response from Objection/No Objection to one of the above three responses.

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### FINANCIAL CONSIDERATIONS

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n/a

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### LEGAL AND OTHER IMPLICATIONS

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N/A

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### PROPOSAL OR UPDATE

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To resolve to:

- Respond to planning applications with either “Object”, “Support” or “Neutral”