

WENDOVER PARISH COUNCIL

Minutes of the Planning Committee Meeting

20th July 2021 at 7.00pm

St Anne's Hall

Present: Councillors Stephen Worth, Jennifer Ballantine, Jo Durden-Moore, Mark Standen, Diane Washington, Sheila Bulpett (Ex-Officio),

Clerk: Amanda Massingham

Chairman: Councillor Ballantine

Members of Public: 2

1. APOLOGIES FOR ABSENCE

P21/070 None.

2. DECLARATIONS OF INTEREST

P21/071 None.

3. PUBLIC PARTICIPATION

P21/072 21/00644/APP Mallydams Dunsmore Lane Wendover Buckinghamshire HP22 6QH

A resident attended and reported he was speaking on behalf of several residents. He reported that the new plans with material changes are considered an improvement, however the new plan reverted back to the original access point which is deemed unsuitable as per the original objections. The plans were reviewed, and the Committee agreed that clarification was required in terms of the access point. The Committee would like to understand if the access point had reverted to the original plan or if plan now included two access points.

4. MINUTES

P21/073 The minutes of the Planning Committee Meeting held on 6th July 2021 were AGREED as a true record and the Chairman signed them.

5. DECISIONS

P21/074 The decisions made by Buckinghamshire Council on applications listed on the 20th July 2021 agenda were noted.

6. PLANNING APPLICATIONS

P21/075 The following Planning Applications were considered, and decisions made: -

21/02483/ALB 16 Aylesbury Road Wendover Buckinghamshire HP22 6JQ

Wendover Parish Council – No Objection

21/00644/APP Mallydams Dunsmore Lane Wendover Buckinghamshire HP22 6QH

Agenda item brought forward see Item 3. Public Participation.

21/02612/APP 4 Icknield Close Wendover Buckinghamshire HP22 6HG

Wendover Parish Council – No Objection

21/02632/COUOR 35 High Street Wendover Buckinghamshire HP22 6DU

Wendover Parish Council – Deferred Decision. A request was made for information relating to the current parking area at the rear of the property as no reference had been made in the application. In addition, the Neighbourhood Plan states in Clause B1 - *Proposals that will result in the loss of an existing business use will be supported where it can be demonstrated that its continued use is no longer viable, and the site / use has been marketed at an open market value for a period of at least 12 months at a price commensurate with its use together with proof there has been no viable interest.* Evidence is therefore required for the Council to comment further.

21/02607/APP 17 Coombe Avenue Wendover Buckinghamshire HP22 6BX

Wendover Parish Council – No Objection

21/02614/APP 41 Ellesborough Road Wendover Buckinghamshire HP22 6EL

Wendover Parish Council – No Objection

21/02699/APP 5 Icknield Close Wendover Buckinghamshire HP22 6HG

Wendover Parish Council – No Objection

21/02703/APP and 21/02705/ALB Red Lion Hotel PH 9 High Street Wendover Buckinghamshire HP22 6DU

Wendover Parish Council – No Objection

21/02704/AAD Red Lion Hotel PH 9 High Street Wendover Buckinghamshire HP22 6DU

Wendover Parish Council – No Objection

21/02763/APP 69 Perry Street Wendover Buckinghamshire HP22 6DJ

Wendover Parish Council – No Objection

19/02791/APP Land to The Rear of Bank Farm Hale Road Wendover Buckinghamshire HP22 6NE

It was NOTED that the Committee had previously recorded no objection for the application. A member of the public who is a relative to the applicant clarified that the developer used previously was no longer associated with the planning application. The original plan, which has attracted one objection had been re-submitted. The Committee agreed that they continue to support without objection.

7. CLERK'S REPORT INCLUDING HISTORY AND CORRESPONDENCE

The Clerks report was NOTED and AGREED as read.

P21/076 Notification of Road Closure A413 Bypass

On 7th July notification was received that Eiffage Kier the contractor working on behalf of HS2 would be narrowing the northbound and southbound carriageway lanes to improve the safety of the access to the compound at the layby on the northbound carriageway from July 22nd at 7pm until July 23rd at 6am.

P21/077 Parish and Town Council Involvement in Planning Applications

On 7th July 2021 Buckinghamshire Association of Local Councils sent a document to try and answer some of the questions Parish and Town Councils had asked in relation to planning issues. The Clerk of Planning circulated the document to the Planning Committee members.

P21/078 Planning Forum for Parish and Town Councils

On 13th July Buckinghamshire Council held a Planning Forum virtually between 10am and 11.30. As from 1st July 2021 Parish and Town Councils were able to request a “call in” and no longer had to go through a County Councillor. The VALP was in its final stages and close to being adopted. The Clerk of Planning made the Planning Committee aware of the key points and advised that the meeting slides from the forum would be circulated once received.

P21/079 Certificate of Appropriate Alternative Development under section 17 of the Land Compensation Act 1961 in respect of the land described in the First Schedule hereto (the land). Chiltern Million London Road Wendover Buckinghamshire HP22 6PN 21/02092/HS2

This application was on the planning agenda of 15th June and deferred due to more information required by the Planning Committee. The HS2 Planning Case Officer called to explain that HS2 were taking a triangle of land off the back of the house and stable block at Chiltern Million. A certification of appropriate alternative development was a way of seeing what could be done with the site. They were looking for planning permission in principle to convert the stable into a house. A stable block is worth less money per square metre than if you were to get planning for a house which would substantially increase the land value. This is called betterment and Wendover Parish Council were not expected to make a decision on this, the application was for information only.

8. VALE OF AYLESBURY LOCAL PLAN

P21/080 Councillor Bulpett reported that the plan should be completed by the end of July 2021. The Buckinghamshire Local Plan is scheduled to be completed by 2024.

9. HS2

P21/081 Councillor Bulpett reported that she had a meeting scheduled on Friday 23rd July with Rob Butler MP and the Minister of Transport. An update will be shared at the next Committee meeting on 3rd August 2021.

10. CLOSURE OF RAF HALTON

P21/082 None

11. WENDOVER NEIGHBOURHOOD DEVELOPMENT PLAN AND FUTURE DEVELOPMENT

P21/083 Councillor Bulpett reported that she had recently given some feedback to a Master’s student on the learnings of adopting the Wendover Neighbourhood Plan.

12. DEVELOPMENT MANAGEMENT MEETINGS AND STRATEGIC MEETINGS

P21/084 It was NOTED that the next Central Buckinghamshire Area Planning Committee Meeting was due to take place on 28th July 2021 at 2.30pm.

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

The next Strategic Sites Committee Meeting was due to take place on 29th July 2021 at 2.00pm.

<https://buckinghamshire.moderngov.co.uk/ieListDocuments.aspx?CId=362&MIId=527&Ver=4>

13. MATTERS OF REPORT

P21/085 None

14. CLOSURE OF MEETING

P21/086 As all business was transacted the meeting closed at 7.30pm.

Signed by *Jennifer Ballantine*

Chairman to the Planning Committee

Date: 3rd August 2021