



WENDOVER PARISH COUNCIL

The Clock Tower, High Street, Wendover, Aylesbury,
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**Minutes of the Planning Committee Meeting - Virtual
17th March 2020 – 7pm**

Present: Cllrs Bulpett (SEB), Myers (AM), Duggan (RD), Worth (SW)

Clerk: Jane Ellis (Assistant Clerk)

Chairman: Cllr Duggan (RD)

Members of Public: 0

1. APOLOGIES FOR ABSENCE

P19/358 None

2. DECLARATIONS OF INTEREST

P19/359 None

3. PUBLIC PARTICIPATION

P19/360 None

4. MINUTES

P19/361 The minutes of the Planning Committee Meeting held on 3rd March 2020 were **AGREED** as a true record and the Chairman signed them.

5. DECISIONS

P19/362 The decisions were noted.

6. PLANNING APPLICATIONS

P19/363 The following Planning Applications were considered, and decisions made:-

19/03087/ALB & 19/03086/AAD	13 High Street Wendover Buckinghamshire HP22 6DU
WPC – No Objection	
20/00755/ACL	The Apartment Blackthorn Farm Dunsmore Lane Wendover Buckinghamshire HP22 6QJ
WPC – Objection. The original application was approved 00421/APP for a workshop/garage/stable not a self-contained dwelling. 20/00755/ACL seeks to change the workshop/garage/stable to a self-contained residential apartment. The more recent application 17/02513/AGN was approved for an agricultural barn to house farm machinery but looks to be residential. AVDC Planning and Enforcement are aware but there are concerns that there is a loophole in the system which is being taken advantage of.	
20/00725/APP	7 Manor Crescent Wendover Buckinghamshire HP22 6HH
WPC – No Objection but concern re rear dormer windows being overbearing and drive access	

20/00833/ALB	Iain Rennie Grove House Hospice Care 5 High Street Wendover Buckinghamshire HP22 6DU
WPC – No Objection	
20/00869/APP	52 Woollerton Crescent Wendover Buckinghamshire HP22 6HT
WPC – No Objection but concerns that the porch is in front of the building line.	

7. CLERK'S REPORT INCLUDING HISTORY AND CORRESPONDENCE

19/02319/APP Berryhill Farm

P19/364 A resident of Cobblers Lane emailed to say that the large area of hardstanding that has been created (without planning permission) recently is being used like a builder's yard for storing equipment, which as it is zoned for use as a small holding only, is another breach of an AONB/planning regulations. The resident is frustrated that the historical issues have been going on for years and even though the case has been with AVDC and Enforcement the issues have never been resolved. The Clerk JE was asked to contact AVDC Planning for an update.

20/00755/ACL Application for a Lawful Development Certificate for existing part change of 'workshop/garage/stable building' to a self-contained residential dwelling – Blackthorn Farm

P19/365 A resident of Dunsmore has emailed asking for Wendover Parish Council's support in objecting to this application. The applicant for Blackthorn Farm has put in two separate planning applications the first one 00421/APP was approved for a workshop/garage/stable, the second one 17/02513/AGN was for the erection of an agricultural barn. Application 20/00755/ACL is seeking conversion from a workshop/garage/stable to a self-contained dwelling which has been tenanted for some years, and 17/02513/AGN is not an agricultural barn but more a residential barn with a full tiled roof and windows in it. Both appear to be in breach of what was initially granted. AVDC and the Enforcement Office are aware.

Appeal Allowed & Costs Refused APP/J0405/W/19/3239409: Lucca Restaurant, Wendover, HP22 6EA

P19/366 On 5th March the Planning Inspectorate advised that the appeal was allowed and planning permission was granted for the flue and cowl at 20 High Street, Wendover, Buckinghamshire HP22 6EA, the original application was APP 18/03244 retention of Flue and Cowl, dated 13 September 2018. The application for costs was refused.

Borders and Footpath Up For Sale by Auction At Haglis Drive/Cavendish Close

P19/367 Several residents in Wendover advised that the borders and footpaths surrounding the small housing estate were up for sale on Rightmove by Public Auction on 2nd April 2020 offering residents the opportunity to extend their gardens for a guide price of £1,000. The Clerk JE had contacted District Councillors and Parish Support at AVDC to ask if this was legal. The Enforcement Office advised that the person who owns the land can sell it but the person who buys it will have to submit a change of use application to alter the use from an amenity to residential. Bucks County Council have access rights to drains (if any are present). The advice was for residents to contact their Solicitor or look at their Deeds to see where their boundary starts and ends. Wendover Parish Council/AVDC have never cut the borders which suggests the land is privately owned.

8. VALE OF AYLESBURY LOCAL PLAN

P19/368 AVDC have been asked by the Inspector to provide a further transport model to support the infrastructure which is vital to the VALP delivery. This is expected to take a further 4 weeks.

9. HS2

P19/369 Notice to Carry Out Surveys

Notification had been received from Fusion acting on behalf of HS2 stating that they would be carrying out Badger Walkover Surveys from 16th March to 29th June 2020.

10. CLOSURE OF RAF HALTON

P19/370 None

11. DEVELOPMENT MANAGEMENT MEETINGS

P19/371 It was **NOTED** that the next AVDC Development Control Meeting to be held on 26th March 2020 at 1.00pm was cancelled.

12. MATTERS OF REPORT

P19/372 The Bucks Council Planning Service Meeting discussing the changes to Planning from April 2020 at AVDC Gateway from 6.30pm to 8pm on Tuesday 17th March 2020 was cancelled

13. CLOSURE OF MEETING

P19/373 Virtual

Signed by: _____

Date: 23rd March 2020