

Minutes of the meeting of the Planning and Highways Committee held on Thursday 8th January 2026 at Weston Turville Village Hall.

PRESENT: Councillors M Baylis, L Cook and S Dawkins
Assistant Clerk: Francesca Beato

P26.01	APOLOGIES Apologies were received from Cllr G Lait and C Terry.	
P26.02	DECLARATIONS OF INTEREST There were no declarations of interest made.	
P26.03	OPEN FORUM FOR PARISHIONERS Seven members of the public raised concerns over planning application 20/02583/APP.	
P26.04	MINUTES OF PREVIOUS MEETING The minutes of the meetings held on the 11 th of December were agreed and signed by the Chairman.	
P26.05	20/02583/APP - 34-40 Land To Rear Of Worlds End Lane Erection of a terrace of 3 dwellings, parking, bin and bike storage and amenity space using existing established access. This application was considered, and it was agreed to OBJECT due to the following reasons- <ul style="list-style-type: none"> • Development Outside the Settlement Boundary • Outdated Ecological Appraisal • Drainage and Flooding Concerns • Impact on Mineral Diversity • Access, Construction Traffic, Parking and Highway Safety • Dangerous Junction and Poor Visibility • Overdevelopment and Encroachment into Open Countryside • Negative Impact on Biodiversity 	
P26.06	PL/25/4950/FA- 15 Bates Lane Conversion of garage to habitable space. This application was considered, and it was agreed to raise NO OBJECTIONS.	
P26.07	PL/25/5848/FA- 4 Maple End Proposed single-storey rear extension. This application was considered, and it was agreed to raise NO OBJECTIONS.	
P26.08	PL/25/5330/FA- 10 William Burt Close Construction of single storey garden building to be used as a home office and additional space. This application was considered, and it was agreed to raise NO OBJECTIONS.	
P26.09	PL/25/5976/DE - Land Between Wendover Road and Aston Clinton Road Submission of Reserved Matters (access, landscaping, appearance, scale and layout) for the Marrowway Link Road (Phase 1) comprising accesses, infrastructure works, associated drainage and landscape features pursuant to Outline Planning Permission 16/00424/AOP and approval of Conditions 16 and 17 (Landscape Scheme), Condition 19 (Tree and Hedgerow Protection), Conditions 20 and 21 (Ecology), Condition 25 (Drainage and SUDS) and Condition 40 (Highways).	

	<p>This application was considered, and it was agreed to raise the following concerns regarding the SLR East Landscape & Environmental Management Plan-</p> <ul style="list-style-type: none"> • LEMP based on 2020–21 surveys; need confirmation of updates post-HS2 and CEMP assessment date. • RMA and hedgerows mischaracterised; wildlife, including Red List birds, insects, and rare butterflies, is underrepresented. • Clarification needed on reptiles, Great Crested Newts, and bat habitats, including GCN licensing and water features. • Responsibility for long-term maintenance of new planting is unclear. • Weed control methods, herbicide use, and ecological mitigation in RMA require clarification. • Site classification as “poor/derelict” and projected biodiversity outcomes may not reflect actual ecological value. 	
P26.10	<p>PL/25/5438/DE - Land Between Wendover Road and Aston Clinton Road</p> <p>Submission of Reserved Matters (access, landscaping, appearance, scale and layout) for Parcel WN4 (217 dwellings) pursuant to Outline Planning Permission 16/00424/AOP and approval of Condition 9 (Details), Condition 12 (Design Code Compliance), Conditions 16 and 17 (Landscape Scheme), Condition 19 (Tree and Hedgerow Protection), Conditions 20 and 21 (Ecology), Condition 22 (Badger Mitigation), Conditions 24 and 25 (Drainage and SUDS), Condition 31 (Sustainability), Condition 38 (Slab Levels), Conditions 40 and 43 (Highways, Transport and Parking) and Condition 45 (Noise).</p> <p>This application was considered, and it was agreed to raise the following concerns regarding the SLR East Landscape & Environmental Management Plan and the habitat impact assessment calculator-</p> <ul style="list-style-type: none"> • LEMP based on 2020–21 surveys; need confirmation of updates post-HS2 and CEMP assessment date. • RMA and hedgerows mischaracterised; wildlife, including Red List birds, insects, and rare butterflies, is underrepresented. • Clarification needed on reptiles, Great Crested Newts, and bat habitats, including GCN licensing and water features. • Responsibility for long-term maintenance of new planting is unclear. • Weed control methods, herbicide use, and ecological mitigation in RMA require clarification. • Site classification as “poor/derelict” and projected biodiversity outcomes may not reflect actual ecological value. • The habitat impact assessment calculator appears to be blank. 	
P26.11	<p>PL/25/4737/FA- Campbell House Brook End</p> <p>Demolition of existing rear/side extension and construction of front porch and part-first floor/part-two storey front, side and rear extension to facilitate the creation of a first-floor level, together with alterations to fenestration and alterations to external materials.</p> <p>This application was considered, and it was agreed to raise NO OBJECTIONS subject to no loss of privacy to neighbouring properties.</p>	
P26.12	<p>PLANNING DECISIONS</p> <ol style="list-style-type: none"> 1) 21/04898/ADP - Westonmead Farm - APPROVED 2) PL/25/3530/HB - The Manor House Church Walk - APPROVED 	
P26.13	<p>HIGHWAYS MATTERS</p> <p>Cllr Cook reported potholes; one located near the 5 Bells and the others along Worlds End Lane. Assistant Clerk to investigate and upload to fix my street.</p>	
P26.14	<p>ANY OTHER MATTERS (FOR INFORMATION)</p> <p>Nothing raised.</p>	
P26.15	<p>DATE OF NEXT MEETING</p> <p>The next meeting was scheduled for Thursday 12th February 2026 at 7pm.</p>	

Signed: _____

Dated: 12th March 2026