

PITSTONE PARISH COUNCIL

Minutes of the Planning Committee Meeting held on 10 July 2025
at Pitstone Pavilion commencing at 19.30.

PC1/25 ATTENDANCE AND APOLOGIES

1. Meeting commenced at 19.35. Council present:

Cllr Weber (Chairman), Cllr Saintey, Cllr Mrs Crutchfield, Cllr Mrs Nash, Cllr Dr Fearson, Cllr Blunt and Cllr Nicholls plus the Parish Clerk Mrs Eagling.

2. Apologies:

Cllr McCarthy, Cllr Hawkins and Cllr Cattermole.

3. Others present:

Buckinghamshire Councillors P Brazier and C Poll, plus over 100 members of the public (maximum capacity reached indoors of 60, plus others listening from the corridors and outside the open windows until sufficient space available indoors).

The Chairman thanked everybody for attending the meeting, especially those from adjoining parishes, and those who couldn't immediately gain entry (as the maximum capacity for fire regulations was exceeded) and who therefore 'attended' from the corridor and by listening at the open windows until space was available inside.

PC2/25 DECLARATIONS OF INTEREST AND DISPENSATION REQUESTS

It was **RESOLVED** to approve the dispensation requests submitted by Cllr Saintey (non-pecuniary interest on the basis that he resides on Albion Road) and Cllr Mrs Nash (non-pecuniary interest on the basis that she resides on Chequers Lane) prior to the meeting. Dispensation was granted to both participate and vote at the meeting on the basis that the application is of fundamental importance to the village of Pitstone as a whole, and it did not make a material difference where any councillor lives.

No other interests were declared.

PC3/25 MINUTES OF THE MEETING held on 2/1/25

It was **RESOLVED** that the minutes of the Planning Committee Meeting held on 2 January 2025 were a true and accurate record. The Chairman was duly authorised to sign them on behalf of the council.

PC4/25 CORRESPONDENCE

The correspondence received was noted.

PC5/25 APPLICATION CONSULTATION FOR CONSIDERATION

Land north of Glebe Close, 25/01756/AOP, Outline application for demolition of no 61 Albion Road and residential development of up to 100 dwellings, landscaping, drainage, open space, and associated works. All matters reserved except for access off Albion Road (details of internal roads and footpaths reserved) on land north of Glebe Close, Pitstone. Pitstone Quarry Upper Icknield Way Pitstone Buckinghamshire LU7 9GL.

- Cllr Weber provided an introduction to those assembled explaining the planning process and the roles of both the Parish Council and individuals as consultees of Buckinghamshire Council who are the Local Planning Authority.
- It was noted that Rectory Homes had declined an invitation to attend the meeting.
- No-one wished to submit any comments in favour of the development.
- Many residents voiced their concerns and objections in relation to the application during a public participation session that lasted until 20.50.
- Following a short adjournment the meeting reconvened at 21.00 and after full discussion amongst councillors it was **RESOLVED** (proposed by Cllr Mrs Crutchfield, seconded by Cllr B Blunt, and passed unanimously) to advise Buckinghamshire Council that the Parish Council was wholly and resolutely opposed to the application on numerous grounds, briefly outlined below and now available in full via the Buckinghamshire Council Planning Portal.
 - Development beyond the settlement boundary, policy 1 of the neighbourhood plan
 - Development into open countryside that immediately abuts the designated conservation area in Ivinghoe, Ford End and Great Gap

- Increased coalescence of the villages of Pitstone, Ivinghoe and Great Gap reducing village individual identities
 - Reduction of important open land which is part of the historical landscape and visible from both the AONB and Ivinghoe Conservation Area
 - Isolated new 'community' that would not integrate well into Pitstone, yet with significant negative impact on the existing local area and residents
 - Complete unsuitability in all respects of Albion Road as the sole vehicular access point for a new estate
 - Significant negative impact on ecology, biodiversity and water management/preservation of a vital chalk stream
 - Insufficient proposals to address the moratorium on no new dwellings within the immediate location of the Chiltern Beechwoods SAC
 - Significant concerns regarding the 'temporary' SANG that appears to just be a temporary biodiversity offset rather than meeting the requirements of a SANG
 - Numerous highways / road safety and wider infrastructure, education and healthcare concerns
 - Erodes the 'sense of place' of our rural village community, which does not wish to be expanded into a small town.
- It was **RESOLVED** to request to Buckinghamshire Council that, should they be minded to approve the application, that it be 'called-in' for consideration by their committee and not determined by a case officer.

PC6/25 DECISIONS NOTIFIED BY BUCKINGHAMSHIRE COUNCIL

- 4 Greenacres; 25/00848/APP; Householder application for construction of single storey front extension and new conservatory: Approved by Buckinghamshire Council.
- 31 Albion Road; 25/01602/APP; Householder application for replacement conservatory with single storey rear/side extension and 2 no. slot windows to left side elevation; Approved by Buckinghamshire Council.

PC7/25 APPEALS OUTSTANDING WITH THE PLANNING INSPECTORATE

Land adjacent to The Duke of Wellington Public House, Cheddington Road, Marsworth; 24/02222/AOP; Appeal ref: 25/00019/REF; Planning Inspectorate Ref: APP/J0405/W/25/3363581; Outline planning application with all matters reserved except access and layout for the erection of 9 dwellings with associated parking and access.

PC8/25 APPLICATIONS OUTSTANDING WITH BUCKINGHAMSHIRE COUNCIL

Land Adjacent to Allotment Gardens (nursery site only), Land to the rear of 87 Marsworth Road (5 dwellings), Land to the rear of 12 Queen Street (3 dwellings), Little Barley End on Stocks Road, redevelopment of Pitstone Quarry (minerals and waste planning application with both BC and HCC) and 138 Vicarage Road..

PC9/25 OTHER

No other matters.

PC10/25 CLOSURE OF MEETING

There being no further business to be transacted, the Chairman thanked those present for their attendance and closed the meeting at 21.52.

Signed: *K Weber*

Date: 16/10/25

Chairman