

# PITSTONE PARISH COUNCIL

## Minutes of the Planning Committee Meeting held on 16 October 2025 at Pitstone Pavilion commencing at 19.30.

### PC11/25 ATTENDANCE AND APOLOGIES

1. Council present:

Cllr Weber (Chairman), Cllr Saintey, Cllr Mrs Crutchfield, Cllr Mrs Nash, Cllr Hawkins, Cllr Blunt plus the Parish Clerk Mrs Eagling.

2. Apologies:

It was **RESOLVED** to accept apologies for absence from: Cllr McCarthy, Cllr Nicholls and Cllr Cattermole. Cllr Dr Frearson was absent.

3. Others present:

None.

### PC12/25 DECLARATIONS OF INTEREST AND DISPENSATION REQUESTS

No interests were declared and no dispensations requested.

All councillors are covered by a standing dispensation regarding the BC Local Plan, as this would affect the whole community equally.

### PC13/25 MINUTES OF THE MEETING held on 10/7/25

It was **RESOLVED** that the minutes of the Planning Committee Meeting held on 10 July 2025 were a true and accurate record. The Chairman was duly authorised to sign them on behalf of the council.

### PC14/25 CORRESPONDENCE

The correspondence received was noted.

### PC15/25 BUCKINGHAMSHIRE COUNCIL DRAFT LOCAL PLAN CONSULTATION

It was **RESOLVED** to respond to Buckinghamshire Council and:

- Express disappointment that the important role that Neighbourhood Plans could and should play within the BC Local Plan is not acknowledged, along with an expectation that BC should actively engage with local communities about specific allocations or sites that they intend to include within the BC Local Plan at the earliest opportunity.
- Clarify that there is not an undeveloped 6.5 ha of employment land in Pitstone as all the sites on Pitstone Green Business Park have now been built out; and that additional housing to support those units is not required, as they support specialist sectors such as aviation.
- Stress that coalescence between villages should be avoided, to ensure communities can retain their rural nature and unique identifies, and to assist any new developments to integrate into existing communities rather than being isolated on village fringes.
- Urge BC to ensure that developers are not permitted to put all their Biodiversity Net Gain contributions into SANGs, which may not be located in the immediate vicinity, thus leaving local communities with considerable additional housing without any local BNG to offset. BC should also specify that any SANG should be permanent (not temporary), to ensure any BNG from development is not lost again after a set period, once again leaving communities with just additional housing and no additional amenity.
- Provide details of the lack of open space / amenity land / sporting land situation within our parish to support the existing residential infrastructure, and urge BC to ensure that this is addressed, to meet the emotional, physical and mental wellbeing needs of the existing community, before further housing developments are permitted. Development of communities needs to happen holistically and strategically, rather than BC just approving residential increase in isolation.
- Recommend that housing development strategies are developed strategically, rather than the current 'bottom up' method based on completion of all 'Call for Sites' submitted, as these may not be the most appropriate locations for development in each individual community (nor viable).

### PC16/25 APPLICATION CONSULTATIONS FOR CONSIDERATION

None received from Buckinghamshire Council.

**PC17/25 DECISIONS NOTIFIED BY BUCKINGHAMSHIRE COUNCIL**

2 Railway Cottages on Cheddington Road; 25/02352/VRC; Variation of condition 2 (plans) 3(materials) relating to householder application for single storey side/rear extension and render flank of house. Approved by Buckinghamshire Council.

**PC18/25 APPEALS DISMISSED BY 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: Appeal dismissed by the Planning Inspector.

**PC19/25 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), redevelopment of Pitstone Quarry (minerals and waste planning application with both BC and HCC); 138 Vicarage Road and Land North of Glebe Close (up to 100 houses).

**PC20/25 OTHER**

It was **RESOLVED** to recommend to full council that a sufficient budget provision was included within the 2026-27 budget process to enable a review of the NDP.

**PC21/25 CLOSURE OF MEETING**

There being no further business to be transacted, the Chairman thanked those present for their attendance and closed the meeting at 20.35.

Signed: *K M Weber*

Date: 4/12/25

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Chairman