



**MINUTES OF A MEETING OF THE PLANNING COMMITTEE**  
**6 AUGUST 2026**  
**Held IN The Conservatory at Wavendon Parish Offices**  
**Walton Road, Wavendon, Milton Keynes, MK17 8LH at 7.30pm**

**Present:** Councillor Njideka Ike (Chair) and Councillors Bryan Burgess and Roger Penfound.

**Officer:** Lesley Sung (Parish Clerk)

**Members of the Public:** 0

**PC001 ELECTION OF A CHAIR OF THE PLANNING COMMITTEE 2026/2027**

It was moved by Councillor Bryan Burgess and seconded by Councillor Roger Penfound, and **Resolved Unanimously:**

That Councillor Njideka Ike be elected as the Chair of the Planning Committee for 2026/2027.

**PC002 APPOINTMENT OF A VICE-CHAIR**

It was moved by Councillor Bryan Burgess and seconded by Councillor Njideka Ike, and **Resolved Unanimously:**

That Councillor Nabeel Kasmani be appointed as the Vice-Chair of the Planning Committee for 2026/2027.

(Note: Councillor Kasmani was not present at the meeting and if there was any reason why he was not able to accept the position of Vice-Chair, a Vice-Chair would be appointed at the next meeting).

**PC003 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors David Hopkins and Nabeel Kasmani.

**Resolved Unanimously:** That the apologies for absence be accepted.

**PC004 DECLARATIONS OF INTEREST AND APPLICATIONS FOR DISPENSATIONS**

None declared.

**PC005 PLANNING APPLICATIONS**

The Parish Council was invited to comment on planning applications:

- (a) **PLN/2026/1282 – 20 Newport Road, Wavendon, MK17 8AE** – Approval of details required by conditions 4 (Bin Collection Point) and 9 (Bicycle Parking) of permission ref: 22/02342/FUL

**Resolved Unanimously:** That the Council has no objections or comments to make on the application.

- (b) **PLN/2026//1410 – Land North of Woburn Sands Garden Centre, Newport Road, Wavendon MK17 8UF** - The reduction of sub-dominant western stem by 3m of Sycamore (T9 – TPO Ref PS/540/15/42), felling to ground of dead English Oak (T34 – TPO Ref: PS/5450/15/99), diseased Ash (T34 – TPO Ref: PS/540/15/42) and Hybrid Black Poplar (T228 – TPO Ref: PS/540/15/42), crown clean of Sycamore (T39 – TPO Ref: PS/540/15/423, English Oak (T75 – TPO Ref: PS/540/15/42), English Oak (T76 – TPO Ref: PS/540/15/42) and English Oak (T136 – TPO Ref: PS/540/15/42), overall crown reduction by up to 2-3m,

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and crown clean of Horse Chestnut (T40 – TPO Ref: PS/540/15/42), the reduction of sub-dominant stem from c.5-6.5m on eastern aspect with hazard crack by 3-4m to suitable secondary growth, and crown clean of English Oak (T79 – TPO Ref: PS/540/15/99), crown reduction in height by c.5-6m to mitigate the risk of failure of Horse Chestnut (T80 – TPO Ref: PS/540/15/99), reduction in height to 10.5m, above open cavities to create a monolith habitat structure, above c.6.5m all lateral branches to be reduced to 3m with coronet cuts of English Oak (T139 – TPO Ref: PS/540/15/43), selective pruning of all lower branches back by 2m to provide clearance of gate of group G6 comprising Hornbeam, Elder, and felling to ground level all dead standing trees within falling distance of public right of way and crown clean of group G27 comprising Corsican Pine, Scots Pine, Silver Birch, Ash and Sycamore trees protected by MKCC TPO PS/540/15/42.

**Resolved Unanimously:** That the Council strongly objects to this planning application and that a response to the Local Planning Authority is submitted alongside the related planning application PLN/2026/1462 (Minute ref: PC005(c))

- (c) **PLN/2026/1462 Land Adjacent Wavendon Garden Centre, Wavendon MK18 8UF** – The felling of 14 trees – 7no. Ash, 2no. Horse Chestnut, 1no. Goat Willow, 1no. Whitebeam, 1no. Plane, 1no. Hawthorn, 1no. dead tree (Unidentified) (all trees marked on site with a single spot of orange paint) protected by MKCC TPO PS/540/15/423.

**Resolved Unanimously:**

1. That the Planning Committee strongly objects to planning applications PLN/2026/1410 and PLN/2026/1462, particularly the extent of proposed tree removal.
2. That the Planning Committee considers that the proposed felling of established trees, including trees identified as being of good quality, requires further justification and that reasonable alternatives to removal should be fully explored.
3. That the Planning Committee is concerned about the resulting loss of visual amenity, landscape character and green infrastructure, including the potential impact on the proposed independent living facility.
4. That the Planning Committee requests clarification from the Local Planning Authority as to whether any of the proposed tree removal is associated with, or could prejudice, the future H10 extension or other highway and infrastructure proposals, and considers that the applications should be assessed in the context of the emerging Plan MK2050, including Policy GS16 – Wavendon Strategic Buffers and the wider development proposals for Wavendon.
5. That the Planning Committee further requests the Local Planning Authority to consider the cumulative impact of the proposed works and other development and infrastructure proposals, and that the area be properly assessed before either application is determined.
6. That the Planning Committee requests a meeting with Milton Keynes City Council's Tree Officer before determination of either application
7. That, should Milton Keynes City Council officers be minded to recommend approval, both applications be referred to the Development Control Committee, with the Parish Council requesting the opportunity to address the Committee to make its representations.



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- (d) **PLN/2026/1556 – Land Between Bletchley and Woburn Sands associated with The Route Corridor of The east West rail Project** – Approval of details required by Condition 13 (Flood Risk Assessment) for development stage 2D of permission ref: TWA/18/APP/04 relating to The Network Rail (EWR Bicester to Bedford Improvements) Order 2020.

**Resolved unanimously:**

1. That the Planning Committee raises concerns with the Local Planning Authority regarding the currency and robustness of the water management and flood risk evidence supporting the planning application, particularly the reliance on data dating from 2018.
2. That the Local Planning Authority should satisfy itself that the evidence remains current, and sufficiently robust to properly assess the potential impacts of the development on drainage, watercourses and flood risk, including cumulative impacts within the wider catchment.
3. That the Planning Committee requests that the concerns raised by the Upper Ouse Management Board are given full and careful consideration and that updated assessments and supporting information should be provided before the application is determined.

**FC006 PLANNING UPDATES**

The Planning Committee received an updated planning report, setting out the status of local planning applications and any comments the Parish Council has made in objection or support.

**Resolved Unanimously:** That the planning report be accepted.

**The meeting ended at 8.30pm**

**Signed** \_\_\_\_\_

**Date** \_\_\_\_\_