



MINUTES OF A MEETING OF THE PLANNING COMMITTEE
3 SEPTEMBER 2026
Held in the Jubilee Hall at Wavendon Parish Offices
Walton Road, Wavendon, Milton Keynes, MK17 8LH at 7.30pm

Present: Councillor Njideka Ike (Chair) and Councillors Bryan Burgess and David Hopkins.

Officer: Lesley Sung (Parish Clerk)

Members of the Public: 0

PC007 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Roger Penfound and Nabeel Kasmani.

Resolved Unanimously: That the apologies for absence be accepted.

PC008 DECLARATIONS OF INTEREST AND APPLICATIONS FOR DISPENSATIONS

None declared.

PC009 PLANNING APPLICATIONS

The Parish Council was invited to comment on planning applications:

- (a) **PLN/2026/1269 – 19 Wafandun Lane, Eagle Farm, MK17 7BG** – Erection of a single storey rear extension

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

- (b) **PLN/2026//1358 – Land between Lower End Road, Wavendon and Tavistock Close, Woburn Sands and along Cranfield Road Woburn Sands** - 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, 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.

The Clerk reported that this matter had been discussed at the last meeting, but in error the application had been associated with a different planning application number. The same strong objections should be submitted to the Local Planning Authority under the correct planning application number.



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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.

- (c) PLN/2026/1990 Plot 510 Magna Park, Fen Street, MK17 8EW** – Non-material amendment seeking alterations to the northern façade of the warehouse associated with the installation of a canopy and baler (relating to permission ref: 18/03029/REM for the reserved matters application pursuant to 12/02204/MKPCO for approval of access; vehicle parking; manoeuvring areas and landscape details.

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

- (d) PLN/2026/1556 – 1 Hardy Close, Glebe Farm, MK17 8WX** – Erection of a single storey side extension.

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

- (e) PLN/2026/1732 – Spinney Works, Cranfield Road, Woburn Sands, MK17 8UR** – Approval of details required by conditions 3 (Open Air Storage Compound and Boundary Treatments), 8 (Hard and Soft Landscape Works) and 9 (Landscape Management and Maintenance Plan) of permission ref. PLN/2025/1927



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

- (f) **PLN/2026/1751 – Land to the North of Eagle Farm, Cranfield Road, Wavendon** – Non-material amendment seeking to amend the floor plans and rear elevations of Plots 12 & 13 to allow for a part and full garage conversion respectively (relating to permission ref. 21/02541/FUL for part-demolition and part-conversion of existing buildings to provide no. 6 residential dwellinghouses (Use Class C3), and construction of no. 13 residential dwellinghouses (Use Class C3), with associated car and bicycle parking, internal access roads and landscaping, and other associated works)

Resolved Unanimously: That the Council has no objections or comment make on the application.

PC010 PLANNING UPDATES

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

Resolved Unanimously: That the planning report be accepted.

The meeting ended at 8.20pm

Signed _____

Date _____