

MINUTES OF STOKENCHURCH PARISH COUNCIL EXTRAORDINARY MEETING

Monday 12th October 2026

Community Library Stokenchurch at 7.30pm

Present:- Cllr; Robin Thomas (Chairman), Cllr Camilla Baker, , Cllr Lee Mathers, Cllr Andrew Seddon, and Cllr Watson

The Meeting Started at 19.35hrs.

1. Public Forum.

In attendance;- Four (4) members of the public.

The Chairman thanked the Public for attending this meeting and explained that due to an error that had come to light after the publication notice on 2nd October the meeting had to be relocated.

The Parishioners that attended all voiced concerns over the Planning item and the meeting then discussed the planning item in detail.

2. Apologies for Absence.

Apologies were received from. Cllr Sonia Bhatiani and Cllr Racquel Burnham

3. Declarations of Interest

None Declared.

4 . Planning Reference PL/26/07863/PIP – Agricultural Building and Surrounding Land East of Park Lane Stokenchurch Buckinghamshire. Application for permission in principle for the erection of minimum of 3 and a maximum of 5 dwellings.

The Chairman informed the meeting that the closing date for comments was Thursday 15th October and as the next normal Council Meeting was scheduled for Wednesday 14th October, it was felt that an Extraordinary Meeting to discuss this item was necessary.

The Chairman read out the submission as a basis for discussion from Cllr Burnham which was as follows;-

Stokenchurch Parish Council resolved to OBJECT to this application for the following reasons:

1. This land is both Green Belt and Chiltern National Landscape, this it should have some of the highest protection in the land from speculative property developers.

2. This site is adjacent to the Chiltern Way footpath, indeed it forms part of Chiltern Way. This application should be refused outright as to develop here is contrary to both policy and law.

3. The existing barn was historically for agricultural use, which was used unlawfully in the 1980s as a reclamation yard and has been derelict ever since the old WDC enforced against this. The recent planning application for part change of use to storage to B8 should not detract from that this is a barn in a field in the Green Belt. Whilst not against the previous B8 use, this should not be a trojan horse for residential

development in the green belt. This remains an agricultural barn in a field within the Green Belt and AONB.

4. The applicants previous application 23/06367 was rightly refused by Bucks Council. At the time the Officer stated to recommend refusal for the following reasons: *inappropriate development in the green belt, adverse impact on AONB, poor design, impact on protected trees, insufficient information regarding surface water drainage and ecology, loss of employment land and failure to provide affordable housing.* On the basis that nothing has changed one iota, this Permission in principle should equally be refused for the same reasons. Protection of the Green Belt and National Landscape should remain the council's position.

5. Any development on these field is inappropriate development in the Green Belt and will have a detrimental impact by encroachment onto virgin countryside. No special circumstances have been proposed *that would outweigh the harm done by this application.* Whilst some Green Belt area was identified in the WDC Local Area Plan to be released , this land does not form part of that. For the avoidance of doubt, it is not Grey Belt. It has not been identified as suitable for development in the Local Area Plan, it is purely speculative by the developer. Therefore development would be contrary to policies CP8 (protecting the green belt) DM42 (managing the green belt) and Section 13 of National Planning Policy Framework 2021 and must be refused outright.

6. The absence of a definitive clarification of what constitutes dwellings is extremely concerning to the Council, as the proposal is both vague and open to undefined interpretation.

7. The Parish Council urge Buckinghamshire Council to protect the Green Belt and Chiltern National Landscape and refuse this application.

The Council and the parishioners present broadly welcomed this and added that the current building that is in situ is slowly disintegrating and it is likely that the land would, before any building work is undertaken, need to be decontaminated.

There was also concern that the whole area from the A40 to the current developments in Park Lane poses, by its current infrastructure and access, a risk to both pedestrians and other road users and before any further development is even considered that Buckinghamshire Council undertake a full survey of the area.

Cllr Baker mentioned that the wall on the left as you enter Park Lane (next to the Royal Oak) is owned by a private individual and not by the Royal Oak.

The Parishioners had already submitted their objections to Buckinghamshire and were grateful for the Meeting and also for the fact that the Parish Council would be lodging an objection to the proposal as detailed above.

It was proposed by Cllr Baker, seconded by Cllr Watson and agreed without division that the objections points 4.1 to 4.7 will be submitted to Buckinghamshire Council.

5. Adoption of Safeguarding Policy for Stokenchurch Parish Council.

Cllr Seddon proposed that the Council adopt the Safeguarding Policy that had been circulated to the Councillors. This was seconded by Cllr Baker and approved without division.

The Meeting Closed at 20.08hrs.