

**Minutes of the Planning Committee of Aston Clinton Parish Council, held on  
Wednesday 8<sup>th</sup> August 2018 at 18:00  
at Aston Clinton Parish Meeting Room**

**Present:**

Councillors: -  
C Read (Chairman)  
P Wyatt  
L Tubb  
L Ronson  
M Mason

**In Attendance:** Clerk - Planning & Projects, E Barry

2 members of the public

**18.72 Apologies**

Apologies were received from Cllr Stewart and Cllr Eggesfield

**18.73 Declarations of Interest**

There were no declarations of interest.

**18.74 Minutes of previous meeting**

These were approved and signed by Cllr Read.

**18.75 Public Participation**

There was no public participation

**18.76 Current active medium to large scale development sites for monitoring**

The following sites were reported on:

Planning Ref	Location	Site description	REPORT
14/02463/AOP	Brook Street College Rd Sth	91 units plus 1x 70 sqm retail unit	- There had been one or two incidents with lorries on Brook Street. Cllr Wyatt had spoken with Bovis Homes about this. Particular problems were with Hansons Cement. Bovis responded that they would talk to Hansons. - Brook Street is currently closed to traffic due to the laying of utilities for the site.
15/02569/AOP	Longhorn Farm - Weston Rd	50 units	- The site was reported to be neat and tidy. - No major planting as yet due to the weather conditions.
14/03662/ APP	Stratford Close	30 units	- No report
15/00300/AOP	Chapel Drive	95 units	- work is still slowing down
16/01774/AOP	Chapel Drive	48 units	- the lake is now finished
16/01774/AOP	Orchard of Chapel Dr	7 units	- the developers were reportedly finalising details with the AVDC.

17/00807/AOP	Rear of Aylesbury Rd	50 Units	- nothing to report
15/03786/AOP	Aylesbury Road	93 units	- nothing to report
16/04201/AOP	138 London Road	10 flats	- 50% of whips for hedging planted seem to be ok and 50% are not. The developer is aware. - the developer will be taking Cllr Mason on a tour of the three bed/study flats Cllr Mason would also be checking on the landscaping at the front and back of the property
17/02141/APP	122a- 128a erection	4 more dwellings – later additions to 15/02569/AOP – Longhorn Farm	- Still waiting on a planning decision
14/00426/AOP	Land Off Brook St	27 units	- no report (however, Cllr Tubb commented that the site was nearly completed)
16/03982/APP	Wendover Woods	New café and associated works	- no report
Various	Industrial sites nth of A41	Various	- nothing to report

#### 18.77 Review and recommendations of planning applications: Small Scale

The following applications were considered and decisions made.

- i. 18/02466/ACL Rhencullen Farm Chivery - Application for a Lawful Development Certificate for an existing development - Breach of occupancy condition 10 under planning permission

**RESOLVED:** Objected on the following grounds:

- if the condition of Agricultural Occupancy were to be removed, the dwelling would be in contravention to policies in the Development Plan including the Aston Clinton Neighbourhood Plan (ACNP), and other government policies on development in green belt & AONB's.
- the retrospective nature of this application and disregard to the 'condition' that has led to it.

- ii. 18/02596/APP 9 Green End Street - Single storey rear extension

**RESOLVED:** No objection

- iii. 18/02586/APP Merriment Stablebridge Road - Single storey conservatory extension

**RESOLVED:** No objection

- iv. Other (for report only)

No additional applications were reported on.

#### 18.78 Review and recommendations of planning applications: Large Scale

The following applications were considered and decisions made.

- i. 18/02252/APP Unit 1 Aston 41 East Of College Road North - External alterations to the building, including new louvres and vehicle door; a reconfigured internal layout, including workshop, vehicle repair and dry valet areas, MOT test facility, storage, offices and welfare facilities; external wet valet and vehicle check buildings; vehicle barriers to parking and vehicle holding areas, and additional fencing to car park.

**RESOLVED:** no objection to the alterations to the building. However, given the proposed working hours, would expect external lighting to be well shielded, LED and downward facing.

- ii. 18/02501/ADP Land Formerly Known As Brook Farm Brook Street: AMENDMENTS to plans - Approval of Reserved Matters pursuant to outline permission 14/02463/AOP for appearance, layout and scale of a residential development of 91 dwellings, one 70 sqm retail unit and provision of open space, a single vehicular access point, parking, access roads, footpaths and landscaping works.

**RESOLVED:** No objection to the change of house designs as they do not appear to be a fundamentally different, however, this is subject to the following conditions:

- the street scene of college Road South is preserved according to or better than the original design. (We would like to see a better visual of the street scene and request that this is submitted for review and comment)
- the ecologists requests are adhered to

- iii. 18/02567/APP Halton Brook Business Park Weston Road - Creation of additional car parking provision

**RESOLVED:** No objection

- iv. Other (for report only)

No applications were reported on.

#### 18.79 Request for a meeting with the Planning Committee from the owners of 'Christmas Tree Field'

**RESOLVED:** To agree to meet with the owners of 'Christmas Tree Field' as per the Parish Council policy of meeting with developers. However, it was also agreed for the Planning & Projects Clerk to send a copy of the Neighbourhood plan in advance as there were policies contained within in it which restricted development on this site.

#### 18.80 Application Decisions by the LPA, with reference to the Neighbourhood Plan

MOTION: To seek external advice, proposed by Cllr Wyatt, seconded by Cllr Ronson and AGREED.

It was also AGREED that for planning advice spends for up to £500, email vote by the Planning Committee would be sufficient.

#### 18.81 Public Consultation Event for the Chilterns

The Planning & Projects Clerk reported that a Public Consultation on London Luton Airport's expansion was being held until 31 August 2018. Full details could be found on the following website - [www.futureluton.lal.org.uk](http://www.futureluton.lal.org.uk)

#### 18.82 Update on Traffic Mitigation Proposals for Aston Clinton

The Project and Planning Clerk reported that BCC would be presenting a paper to Cabinet this month on 'traffic calming' for Aston Clinton. After which, BCC can start putting a plan in motion. Nothing had been confirmed as yet, but signs were looking positive at this stage.

#### 18.83 Update on Neighbourhood Plan

The Project and Planning Clerk reported the following:

The referendum held on the 19th July showed a resounding support for the Neighbourhood plan with a 44% turn out (with the national average being around 33%) and 96.7% of the village voting YES to AVDC adopting the Plan – meaning the local planning authority, AVDC, will use the document when deciding on planning applications in Aston Clinton.

Prior to the referendum, the plan had already begun to hold significant weight in planning decisions as evidenced by the withdrawal of the appeal for the application to build 85/55 dwellings on land off College Road South. The main reason given for the withdrawal was the fact that the site fell outside the settlement boundary as defined in the neighbourhood plan.

We have seen unprecedented growth in the village while we have been without a local plan and a neighbourhood plan, and now hope to see a dramatic shift in the way planning applications are decided in our Parish.

18.84 Date of next meeting

No date was set for the next meeting

..... Chairman ..... Date