

Minutes of the Planning Committee of Aston Clinton Parish Council, held on
Wednesday 26 June 2019 at 19:00
at Aston Clinton Parish Meeting Room

Present:

Councillors: -

P Wyatt (Chairman)

C Read

L Ronson

R Stewart

In Attendance: Clerk E Barry and R Bennett (recording)

4 members of the public including Cllr C Paternoster (Buckland Parish Council)

19.70 Apologies

Apologies were received from Cllr Tubb and Cllr Mason. Cllr Read arrived late to the meeting.

19.71 Declaration of Interests: For Councillor's to declare any personal or prejudicial interests.
There were none

19.72 Minutes of previous meeting

These were approved and signed by Cllr Wyatt

19.73 Public Participation

A member of the public raised the suggestion of the committee suspending standing orders and allow members of the public to participate in discussion for certain items on the agenda as this had been experienced at another parish council planning meeting.

19.74 Review and Recommendations of Planning Applications: Small Scale

- i. 19/01977/APP 9 Twitchell Lane Two storey rear extension and loft conversion including dormer

RESOLVED: No objection providing the Velux windows were kept small and the angle of them meant that it would not look into the neighbouring property.

- ii. 19/02135/APPRye House Upper Icknield Way Retention of boathouse ancillary to Rye House (retrospective)

Having looked at the application it was agreed that this was outside of the parish and a different local planning authority and comments would be submitted that it had been sent in error.

- iii. 19/01105/APP18 New Road Erection of rear extension

RESOLVED: No objection.

- iv. Other (for report only)
There were none.

19.75 Review and Recommendations of Planning Applications: Large Scale

- i. 17/02388/AOP Land East Of College Road South Outline planning application, with access to be considered and all other matters reserved, for the erection of up to 87 dwellings.

The following points were raised and discussed:

- This was a resubmission with amended plans. All comments made previously were still on the portal.
- The Committee had previously objected to the original applications documents and these amended plans were submitted after the adopting of the Neighbourhood Plan to the local development plan.
- The development was outside of the settlement boundary and in conflict with policies in the Neighbourhood Plan.
- The resubmitted plans had not changed much from those previously submitted
- The application laid heavily on the traffic report
- The consultation to members of the public closed on 5 July and on the 9 July for the Parish Council.

RESOLVED: To object. The development did not adhere to the Neighbourhood, there was a 5.5 year housing supply, the committee refuted the traffic survey and there were many similarities an earlier application for the opposite side of the road which had been refused at appeal.

- ii. 19/00399/APP Arla Foods Ltd Aylesbury Dairy, Samian Way Extension to dairy (Final Phase as approved by 11/00962/APP dairy consent - revised scheme)

The following points were raised and discussed:

- Revised scheme from previous one submitted.
- Previous objection was to the height and the height had now been reduced to 20m from 26m; however was 5m longer in width.
- Cllr Paternoster circulated drawings of the design that had been obtained from the case officer involved in the application. Cllr Paternoster stated that it was two applications in one; reserved matters from previous application and a new one.
- The designed showed phases 3 and 4 of the development.
- Hatfield site was due to close and all brought to the site in Aston Clinton.

RESOLVED: No Objection. The clerk to draft a response outlining that there was no objection with the proviso that a condition is added stating that the applicant would contribute towards traffic calming measures in the village and road surfacing on the bypass to reduce noise. The increase in traffic movement would have a direct impact on the village with increased noise from the bypass and the diversion of other traffic through the village.

- iii. 19/02268/ADP Longhorn Farm Weston Road Approval of Reserved Matters pursuant to outline permission 17/03534/AOP for access, appearance, landscaping, layout and scale of a residential development of an annexe dwelling

The following points were raised and discussed:

- The original application was refused by AVDC and the Parish Council had also objected as felt over development of the site.
- The applicant had then gone to appeal and the decision was overturned.
- Now submitted as reserved matters relating the original application.
- Set against Neighbourhood Plan design and the conditions the Inspector had put in.
- The appeal inspector had placed conditions that any development must be Ancillary to Longhorn Farm and the committee discussed a requirement for a legal document to be drawn to ensure this was upheld.
- Environmental policies to be taken into consideration.

RESOLVED: No objection. The committee requested that there was a provision made for bat or swift boxes on the wooden clad gable end which would increase the biodiversity on the land.

- iv. Other (for report only)
There were none.

19.76 Reported issues of smells from Olleco

The Chairman updated members of the committee that the unpleasant smell from the Olleco sight were on the increase. Meetings had been held with Olleco but no conclusion had been made. There had been a request by Buckland Parish Council to allow an independent consultant onsite to carry out a survey but this had been refused by Olleco. There had also been an incident where a resident complaining had been threatened with legal action. Cllr Paternoster from Buckland Parish Council stated that the letter had been passed to them and they had written to Olleco and the solicitor and were yet to receive a response.

The following points were raised and discussed:

- It was suggested that the independent consultant did not need access to the site but could carry out the survey in the surrounding area as the smell was not contained to the plant.
- The committee supported Buckland Parish Council and asked if the report could be sent to the committee for them to see what they could do to help.
- It was suggested that an FOI request be submitted to the Environment Agency for readings from the site submitted by Olleco and could ask where the waste was coming from.
- It was also suggested that contact could be made with those parishes that were near their other site in Liverpool to see if they were experiencing similar problems.
- The Committee would leave it to Buckland Parish Council to continue with their work on this and would lend their support where possible.

The chair reopens the floor to public questions

A member of the public raised issues relating to the Bovis site. There was a delay in construction until late Nov/Dec and would take 33 weeks from the time they commence until completion.

Members of the public wanted to know what the plans were for vehicles in and out of the site. It was also mentioned that the base of the compound was reinforced concrete and there was a request to know what their withdrawal plan was.

A member of the public raised concerns about increased air traffic over the village and the suggested plans for Luton Airport to increase flights. Cllr Read had previously investigated the issues with traffic controllers at Luton Airport and he confirmed that while there was a possible increase in airport capacity they were not changing or increasing routes. Cllr Read stated that the increase in noise was sometimes due to landing on an easterly wind. The member of the public suggested that there was a case for a baseline noise survey for the village. It was agreed that this could be discussed at a later meeting.

19.77 Date of next meeting

No meeting date was agreed.

..... Chairman Date