



ASTON CLINTON PARISH COUNCIL

Minutes of the **Planning Committee** Meeting
held on **8th June 2022 at 6.30pm** at the
Parish Council Office, Aston Clinton Park, HP22 5HL

PRESENT: Cllr M Mason (Chair), Cllr P Wyatt (Vice-Chair), Cllr D McCall & Cllr C Read

IN ATTENDANCE: Mr H Stephens (Assistant Clerk) & 2 Members of the Public (present during public participation only)

P22.01 Questions and Comments from the Public. One Member of the Public made comment on planning application 22/01264/APP, 24 London Road. And explained the application's merits and why the committee should support the application, especially regarding the opening hours being increased. It was noted that this application would be considered at the next Planning Committee meeting, and that their comments would be noted.

A Member of the Public voiced concern that the Neighbourhood Plan could be sidestepped by repeated planning applications by developers on the land behind 11 London Road. The Member of the Public's concerns were noted, and it was relayed that the Committee could not comment on any future application until it was presented to the Committee.

Both Members of the Public left the meeting.

P22.02 To Receive Apologies for Non-Attendance. Apologies received from Cllr Hughes.

P22.03 To Elect a Vice-Chair. It was resolved that Cllr P Wyatt be elected as Vice-Chair

P22.04 To Receive Declarations of Interests or Requests for Dispensations. Cllr Wyatt declared an interest on application 22/01722/APP, 5 Milton Road and would not take part in the discussion at the agenda item.

P22.05 To Approve the Minutes of the Meeting held on 4th May 2022

The minutes were approved as a true and accurate record and were signed by the Chair.

P22.06 To Note Recent Decisions & those at Variance with the Recommendations of this Committee. Of the 9 applications decided between 25th April 2022 and 23rd May 2022 one was of a different outcome.

22/00596/APP

Rhencullen Farm Chivery HP236LD

Extensions/alterations to existing dwelling, demolition/removal of all existing outbuildings (barns and stable block)/mobile home and erection of vehicle shed/replacement stables

ACPC Decision: Support: The proposed works will improve the site which has been left to decay for some time and will be an asset to the AONB. Subject to it conforming with AONB planning guidelines

Bucks Decision: Refused: The proposal would result in a loss of openness in the Green Belt and represents inappropriate development in the Green Belt. The proposed alterations would result in a design which is excessively busy and contrived compared to the original modest bungalow.

P22.07 To Note Appeal Decisions

21/03499/APP

The Crest House HP23 6LD

Single storey rear extension and associated internal alterations.

Appeal Ref 22/3290143

Decision: Dismissed

The Framework indicates that inappropriate development is harmful to the Green Belt and should not be approved except in very special circumstances. Substantial weight should be given to the harm to the Green Belt. Very special circumstances will not exist unless the

harm to the Green Belt and any other harm are clearly outweighed by other considerations. The substantial weight to be given to Green Belt harm is not clearly outweighed by the other considerations sufficient to demonstrate very special circumstances.

P22.08 To Report on Progress of Current Active Medium to Large Scale Development Sites.

Aston Brook Bovis Development: Cllr Wyatt reported that the site remained in a poor state, requiring following up on the enforcement case against the development.

ACTION: Asst. Clerk

Aylesbury Road Shanly Homes Development: Cllr Mason reported that mud had been kept from spreading and the site appeared to be well maintained.

Chapel Drive Development: Cllr Read reported that there had been significant overgrowth on the footpaths adjacent to the development site. The management company would be informed.

ACTION: Asst. Clerk

P22.09 To Consider Planning Applications Small Scale

- i. **22/01525/APP** **83 Wenwell Close HP22 5LG**
Single storey rear extension, conversion of part of garage to utility room and insertion of 3 windows to side elevation.
RESOLVED: NO OBJECTION
- ii. **22/01397/APP** **11 London Road HP22 5HG**
Detached double garage
RESOLVED: NO OBJECTION WITH CONDITION: If the garage was moved back in line with the house and within the building line, then support would be given.
- iii. **22/01647/APP** **1 Yorke Close HP22 5QN**
Single storey rear extension and single storey side extension
RESOLVED: NO OBJECTION
- iv. **22/01638/APP** **Land at Aylesbury Road**
Erection of 5 dwellings, associated car parking provision and ancillary works
RESOLVED: OBJECT: Proposed site lies outside the Aston Clinton settlement boundary, without satisfying any exception characteristics, contravening Policy H1 of the ACNP. The Planning Statement Executive summary does not acknowledge the Neighbourhood Plan, but rather other existing policies such as the NPPF. Therefore, missing crucial Neighbourhood Plan policies, such as Policy H2 and Policy H5 of which provisions that sustainable development and an equal mix of housing size be central to development. This development would also lead to an increase in traffic and strain on local infrastructure.
- v. **22/01722/APP** **5 Milton Road HP22 5LA**
Single storey and two storey rear extension, single storey front extension, new crossover and vehicular access
RESOLVED: NO OBJECTION

P22.10 To Consider the Street Name Proposal for the Road Leading to the Five Dwellings on Land Rear of 11 London Road.

RESOLVED: It was resolved to support the street name Jubilee Gardens

The meeting closed at 7:56 pm

Signed.....Date