

**Minutes of the Planning Committee of Aston Clinton Parish Council, held on
Wednesday 12th September 2018 at 19:00
at Aston Clinton Parish Meeting Room**

Present:

Councillors: -
C Read (Chairman)
P Wyatt
L Tubb
L Ronson
M Mason
J Eggesfield (arrived later)

In Attendance: Clerk - Planning & Projects, E Barry

1 member of the public

18.85 Apologies

Apologies were received from Cllr Stewart

18.86 Declarations of Interest

There were no declarations of interest.

18.87 Minutes of previous meeting

These were approved and signed by Cllr Read.

18.88 Public Participation

The following matters were raised a member of the public:

- Application in Buckland for 8 dwellings and whether it would cause coalescence with Aston Clinton and whether Aston Clinton Parish Council (ACPC) would be consulted – to which Cllr Read responded that it would not, and he doubted ACPC would be consulted.
- Oxford – Cambridge Corridor and what were the Parish Council’s thoughts on the latest announcements. Cllr Read responded that as they haven’t announced where the houses would go it was still difficult to know the impact. The new leader of AVDC had said that she hoped all communities would be consulted.
- Buses – there had been a number of complaints about buses since the new timetable including delays and no room for school children.
- At a recent hearing for 375 dwellings, the appellant had stated that as he understood it, there were a number of things in the VALP that would need changing before it was approved.

18.89 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 | - moving at a slow pace now - more reports of lorries parking up but Bovis have been turning them away - both Cllrs Wyatt & Read reported that a few people had asked about the LEAP & the hedge |

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| | | | treatment, wanting one to be placed around the front. It was AGREED that if the Cllrs were to approach Bovis about this, they would canvas opinion in the local area first. |
| 15/02569/AOP | Longhorn Farm - Weston Rd | 50 units | - all looking clean and they are good at tidying up. - nothing had been planted as yet or pulled out, as waiting until the appropriate time of year. |
| 14/03662/ APP | Stratford Close | 30 units | - quiet and tidy |
| 15/00300/AOP | Chapel Drive | 95 units | - not too many complaints for mud on the Road now |
| 16/01774/AOP | Chapel Drive | 48 units | - still problems with parking outside Chapel Drive - Cllr Read felt there was now a need to change the give way sign to a stop sign when exiting Chapel Drive (for safety reasons). AGREED that the Planning & Projects Clerk would contact BCC via the District Councillor |
| 16/01774/AOP | Orchard of Chapel Dr | 7 units | - started a bit of digging |
| 17/00807/ AOP | Rear of Aylesbury Rd | 50 Units | - all quiet and fine |
| 15/03786/ AOP | Aylesbury Road | 93 units | - still waiting approval of reserved matters |
| 16/04201/AOP | 138 London Road | 10 flats | - refuse bin storage was now up - the developer was apparently keeping an eye on the hedge whips and would replace any that don't survive or get better - the developer had reported 4 flats still left to sell and would consider renting |
| 17/02141/APP | 122a- 128a erection | 4 more dwellings – later additions to 15/02569/AOP – Longhorn Farm | - still waiting on a planning decision |
| 17/02994/APP | Park Farm Church Lane | 23 Units | - it was a bit muddy on the Road at the moment but had been rainy. Worried that there could be problems going forward - the Planning & Projects Clerk pointed out that the CMP had not been agreed yet and they wouldn't be able to start building until it was. She had emailed C Paternoster and B Chapple about ensuring a wheel wash was stipulated |
| 14/00426/AOP | Land Off Brook St | 27 units | - no report |
| 16/03982/APP | Wendover Woods | New café and associated works | - construction of the new car park has now been completed and handed over with only the landscape planting to be completed during the planting season. - the new exit road had been finished. - new café works had commenced, although this is not due to be completed until November 2018 - the New Play Trail is now set to get underway in September with the Play Trail being constructed first and the play equipment second. - more Toddler play equipment will be installed alongside the new café once it is completed |

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| Various | Industrial sites nth of A41 | Various | - nothing to report |
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18.90 Review and recommendations of planning applications: Small Scale

The following applications were considered and decisions made.

- i. 18/01900/APP 6 Flora Avenue New openings and installation of three windows into side elevation
RESOLVED: no objection
- ii. 18/02511/APP 49 Weston Road Erection of detached garage (Retrospective)
RESOLVED: no objection
- iii. 18/02642/APP 40 Aylesbury Road Single storey side and rear extensions, demolition of existing detached garage and single storey extensions
RESOLVED: no objection
- iv. 18/02716/ALB 2 Ballards Row College Road South Retention of garden fences and central heating flue
RESOLVED: no objection
- v. 18/02823/APP 58 Brook Street Single storey rear & side extension
RESOLVED: no objection
- vi. 18/02817/APP 6 Lower Icknield Way Demolition of existing dwelling and erection of two new dwellings with access and parking
RESOLVED: no objection
- vii. 18/03027/APP 4 The Close Upper Icknield Way Demolition of existing conservatory and erection of single storey side extension
RESOLVED: no objection
- viii. 18/03100/APP 33 New Road Demolition of existing flat roof extension to the rear, two storey rear extension, raising height of existing ridge to create two storey dwelling & detached double garage
RESOLVED: no objection
- ix. 18/03106/APP 64 Green End Street Creation of new detached timber garage
RESOLVED: no objection
- x. 18/03148/APP 6C New Road Single storey front extension with new side dormer and garage conversion with new window
RESOLVED: no objection
- xi. Other (for report only)

18.91 Review and recommendations of planning applications: Large Scale

The following applications were considered and decisions made.

- i. 17/03538/ADP Land South Of Aylesbury Road AMENDED PLANS: Approval of reserved matters pursuant to outline permission 15/03786/AOP relating to appearance, landscaping, layout and scale for a residential development comprising up to 93 residential units, with associated access, landscaping and parking.

RESOLVED: Objected to front dormers and roof height of a few of the proposed house designs and reinforced the objection to the proposed CMP as the developers were not including 'no delivery in school pick up and drop of times.'

AGREED that the Planning and Projects Clerk to go back to the developer and ask for these issues to be resolved.

- ii. 18/02793/AOP Land At Harebridge Lane And Upper Icknield - Erection of 8no. detached houses along with associated services, roads and external works

RESOLVED: Objected on the grounds of location within Green Belt and proximity to AONB and contravention of a number of Neighbourhood Plan policies.

- iii. 18/03124/ADP 140-142 London Road Application for reserved matters pursuant to outline permission 17/01087/AOP for landscaping of the site

AGREED to defer until response to a complaint letter sent to AVDC had been responded to. Once response had been received, and dependent on the outcome,

RESOLVED to not object to the landscape plans with the exception of a request to plant a tree at the front boundary between 138 and 140 London Road to soften the street appearance and provide a net biodiversity gain as per the neighbourhood plan.

- iv. Other (for report only)
No applications were reported on.

18.92 The Rothschild Arms

MOTION: To apply to register the Rothschild Arms as a Community Asset amended as follows, proposed by Cllr Ronson, seconded by Cllr Ronson and AGREED

MOTION to recommend to full council that the Parish Council apply to register the Rothschild Arms as a Community Asset proposed by Cllr Ronson, seconded by Cllr Mason and AGREED

18.93 Planning Advisors

MOTION: To agree to the Engagement terms of the proposed Planning Advisors, proposed by Cllr Ronson, seconded by Cllr Wyatt and AGREED

18.94 Planning Budget – to discuss and make recommendations for next year's planning budget

AGREED to recommend the following budget figures:

£10,000 Planning Advice

£10,000 Planning Legal costs

£5,000 Traffic consultants costs

PLANMIN20180912

18.87 Update on Traffic Mitigation Proposals for Aston Clinton

Nothing to report

18.95 Date of next meeting

No date was set for the next meeting

..... Chairman Date