

Minutes of the Planning Committee of Aston Clinton Parish Council, held on  
Wednesday 11th March 2020 at 7:00pm  
at Aston Clinton Parish Meeting Room

**Present**

Cllr Wyatt (Chairman)  
Cllr Tubb  
Cllr Read  
Cllr Mason

**In attendance**

Clerk E Barry (recording)

Members of the public 3

20.20 Apologies

Apologies were received from Cllr Ronson

20.21 Declaration of Interests: For Councillor's to declare any personal or prejudicial interests.

There were no declarations of interest.

20.22 Minutes of the previous meeting

These were approved and signed by Cllr Wyatt

20.23 Public Participation

Two representatives for application 20/00652/APP Unit 3 Symmetry Park Samian Way introduced themselves and asked if they could invite a representative from the USA to join by phone. The Chairman of the Committee agreed that this would be ok.

The representatives gave a brief overview:

- Film company would like to use the unit for studio purposes
- There are a shortage of suitable sites in the UK
- Change of use has been applied for
- They would be making sure that there were 250 car spaces available for filming days which could be for up to 6 months of a year
- Other days there will be film staff only
- There would be jobs available locally for trades including carpenters, plasterers and painters, to build studio sets
- Skilled staff would come from pinewood
- There would be some 'large vehicle' movements on film days
- The transport report would be added soon showing that transport movements will be less than originally planned for the originally proposed distribution centre
- Hours of operation – might need access 24 hours but for small groups operating inside the building
- Typical shoot day is 10 hours between 6-8am start then straight hour duration from that time

- There will be a group of 20-30 core staff likely to be there for around 12 hours but the actors would be for 10 hours only and for a 5 day week, which could be staggered, which also helps with traffic movements

Public participation came to an end and the Committee agreed to move this application up the agenda

#### 20.24 Report on Current active medium to large scale development sites

The following items were reported:

- **Gully outside Chapel Drive** - The Local Area Technician Rob Anderson had visited the site and AGREED that Bucks County Council would arrange for it to be fixed rather than going back to Bellway to do.
- **Gully at Church Lane** – Cllr Read explained that the Assistant Clerk had been asked to contact Laxton properties with regard to the gully at Church Lane
- **Bovis site Brook Street** – work had started on the large houses on College Road South.
- **Rectory Homes site off Aylesbury Road** – Cllr Wyatt reported a further problem between the Bovis and rectory homes sites with rubbish being dumped into the Bearbrook again. He couldn't get hold of the site manager and spoke to a rep from the show homes and thinks the rubbish has now been cleared. However, he is concerned that they will continue to dump waste there.

#### 20.25 Review and Recommendations of Planning Applications: Small Scale

- i. 20/00299/APP 136 Weston Road Single storey front extension and internal alts

**RESOLVED:** To support this application

- ii. 20/00356/ALB The Bell Ph London Road Proposed internal and external works. External works include joinery repairs to all windows, replacement lighting and the installations of a replacement window / door set. Internal works include full decorations throughout, new flooring, new ironmongery to doors, the removal of an existing low wall and exiting foot rail by the bar as well as the removal of the existing section of back bar, the creation a new doorway and stud wall and the partition the storeroom behind it.

**RESOLVED:** To support this application on the condition that it conforms to any Listed building consents.

- iii. 20/00376/AAD The Bell Ph London Road Refurbishment of the existing Bell pole sign, Illuminated double-sided post mounted sign and three gold rimex plaques with black vinyl text, each fitted to oak post

**RESOLVED:** No objection with the following conditions: There is a review of the disabled parking spaces as part of the application because from the plan it looks like these are taking up the pavement. Light timings are adjusted as currently they stay on to 2am.

- iv. 20/00583/APP 57 Aylesbury Road Two storey rear extension.

**RESOLVED:** No objection

- v. 20/00611/ADP Land Adj Old Rectory London Approval of reserved matters (Appearance and Landscape) relating to planning application 15/02665/AOP for the erection of 4 detached dwellings.

**RESOLVED:** No objection

- vi. 20/00497/APP 51 Wenwell Close Conversion of garage to habitable space

**RESOLVED:** No objection on the condition that the conversion sits within the existing footprint as we note the garage has already been demolished.

- vii. 19/04191/AOP 20/00008/NONDET Land Opposite Flora Avenue APPEAL ref APP/J0405/W/20/3246196: Outline planning permission for 3 self-build/custom-build plots with access at Stablebridge Road and all other matters reserved

The Committee noted that this was the fourth application for this site. The first one was in 2000 for 5 dwellings by Wimpey homes which went to appeal and was dismissed. 2nd for 5 dwellings refused with the same comments as previous application. One for 1 dwelling refused. Then 3 self builds.

The Committee discussed whether they should add further comments to send to the inspectorate in addition to the objection reasons applied to the application. It was AGREED that a few of the points raised by the applicant in his appeal argument, in particular with reference to the Aston Clinton Neighbourhood plan should be addressed. It was AGREED that Cllr Tubb would draft the letter to the inspectorate and send to the group for review. The Clerk asked the Committee if they wished to seek legal opinion on this case. Cllr Tubb suggested that this was not necessary, and that the Committee could decide once she had drafted the letter. The Committee AGREED to this.

**RESOLVED:** To submit further comments to the inspectorate

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

#### 20.26 Review and Recommendations of Planning Applications: Large Scale

- i. 20/00652/APP Unit 3 Symmetry Park Samian Way Change of Use to Film-Making and continued use as Use Class B8

This item was brought forward in the agenda and discussed before agenda item 20.24. The two representatives for this application left the meeting after the agenda item had been resolved.

The Committee discussed this application and AGREED that it would bring local employment without the long operating hours of sites like Ara and that traffic movements should be far better than a distribution company.

**RESOLVED:** To support this application

- ii. 20/00530/ADP Land North Of Aston Clinton Road (Former Aston Clinton MDA Site) Approval of reserved matters (external appearance, layout and scale) for the erection of care home (C2 Use) and associated works pursuant to outline planning permission 15/03806/AOP

**RESOLVED:** No objection

- iii. Case Officers Recommendation for Approval of 19/00668/APP Land To The Rear Of The Lawn 93 Aylesbury Road Erection of 7 two storey dwelling houses and associated garaging, together with the construction of a new access off Hyde Street, parking, landscaping and all enabling works.

The Parish Council had sought legal advice on the case officer's recommendation and sent a solicitor's letter to the case officer challenging their recommendations, in particular with regard to their interpretation of policy H2 of the neighbourhood plan.

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

#### 20.27 Traffic Calming update and recommendations

Members of the Committee had met with Bucks County Council to discuss alternative surfacing materials for the traffic calming measures. Cllr Read had visited a site with an example of it. Although there was only a small surface to view, he felt there was enough to get an idea. It had been there for 4 years and had retained its colour and condition. He stated that in his opinion, you wouldn't have guessed that it wasn't paviers. It is imprinted tarmac that is much easier in terms of maintenance going forward and would mean a saving for zone 3 alone in the region of 100K. Bucks County Council are looking at the numbers with the potential for ring fencing money left over for future maintenance or adding any saving back into the traffic calming proposals with the potential of achieving more.

They were looking at carrying out the work in the summer holidays if possible. There would be some potential disruption to the entrance of the park but they will be reporting back to the parish council on this and would work hard with the parish council to minimize disruption.

#### 20.28 Legal advice

**MOTION:** To approve the addition of Richard Buxton Solicitors to the list of planning advisors was PROPOSED BY Cllr Read, SECONDED by Cllr Mason and AGREED.

#### 20.29 Date of next meeting.

There was not date set for the next meeting

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