

Minutes of the Planning Committee of Aston Clinton Parish Council, held on
Wednesday 27th May 2020 at 6pm at the Parish Council Virtual
Meeting Room

Present

Cllr Wyatt (Chairman)
Cllr Tubb
Cllr Read
Cllr Mason
Cllr Ronson
Cllr Howard

In attendance

Clerk E Barry (recording)

Members of the public: 5

20.48 Apologies

There were no apologies received.

MOTION: to co-opt Sam Howard onto the committee, PROPOSED by Cllr Tubb, SECONDED by Cllr Mason and AGREED.

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

There were no declarations of interest.

20.50 Election of Committee Chairman and Vice Chairman

MOTION: To agree Cllr Wyatt as chairman for the coming year – PROPOSED by Cllr Ronson, SECONDED by Cllr Tubb and AGREED.

MOTION: To agree Cllr Read as vice chairman for the coming year – PROPOSED by Cllr Ronson, SECONDED by Cllr Tubb and AGREED.

20.51 Minutes of the previous meeting

These were approved and signed by the Chair of the Parish Council

20.52 Public Participation

The following matter was raised by a member of the public with regard to the China Water application.

If the proposal was approved there was concern that this would put the local post office and shop out of business and it was expressed that the local shop had supported the village over a large period of time and particularly through COVID-19.

20.53 Committee Terms of reference

The Clerk reminded the Committee of the changes agreed at the last meeting.

MOTION: To agree Committee terms of reference, PROPOSED by Cllr Tubb, SECONDED by Cllr Ronson and AGREED

20.54 Report on Current active medium to large scale development sites

The following items were reported:

Cllr Wyatt reported that Bovis Homes were still not back on site but were expected back next week. There was no other activity reported except that Rectory Homes were still working on site.

20.55 Review and Recommendations of Planning Applications: Small Scale

- i. 20/01339/APP 148 Weston Road Erection of single storey timber store/workshop to front
RESOLVED: No objection
- ii. 20/01364/APP 19 Brook Street Proposed conservator
RESOLVED: No objection
- iii. 20/01417/APP 15 Beechwood Way Erection of two storey rear extension
RESOLVED: No objection
- iv. Other (for report only)
There were none

20.56 Review and Recommendations of Planning Applications: Large Scale

- i. 20/01370/APP China Water 132 London Road Demolition of existing building, erection of 9 residential apartments and 395sqm of A1 retail floorspace.
RESOLVED: To object, in summary, on the grounds that it is contrary to a number of policies in the neighbourhood plan including H2 as for more than 5 dwellings, HQD1 as over 2 stories and overbearing for the site and to neighbouring properties, B3 as loss of community facility as is currently a restaurant. Also concerns over parking, traffic movements and drainage.
- ii. CM/0022/20 Aylesbury Dairy, Samian Way Section 73 planning application to vary wording of Condition 9 pursuant to planning application CM/78/14 at Anaerobic Digestion Plant, Samian Way, Aston Clinton operated by Olleco.
RESOLVED: To object. The Committee felt that until they had sorted the current issues out with consistent smells coming from the plant, that the application should be refused.
- iii. Other (for report only)
There were none.

20.57 LAF Funded Project priorities

WEN LAP 2021_01- Stablebridge Road 30mph
WEN LAP 2021_02- Green End Street 20mph
WEN LAP 2021_03- Shell Garage Parking

Cllr Mason provided the following summary report to the Committee:

- Three schemes had been previously proposed by the Parish Council to help with the traffic calming and speeding in the village.
- The three projects had been presented to Buckinghamshire Council to be funded by the LAF fund with initially a 50% required match funding.
- The PIDs were all as expected with the exception of the Green End Street one detail.
- The Parish Council had been looking at the funding required.
- The PIDs had provided outline estimated costs only.
- Total cost is 51K, which would potentially require a 26K matched funding from the Parish Council. The Parish Council had agreed that at the current time, these funds were not available.
- The previous week however, the Parish Council had been informed that the 50% match funding requirement had been removed.

- Cllr Mason went on to explain the motions

Cllr Wyatt thanked Cllr Mason for the work she had done on this and recommended that if this was not going to cost the Parish Council any money then it absolutely made sense to proceed with all three projects. Cllr Mason asked if any wanted to look at these PIDs with the summary costings, she would forward them on. The clerk asked if it would be worth prioritizing at this stage but the committee preferred not to.

MOTION: to agree

a) that the scope meets the Parish’s requirements for each project – It was AGREED that they all did with the exception of a detail on the Green End Street one and Cllr Mason would get back to Buckinghamshire Council on this.

b) if the parish council can afford to contribute towards the projects – It was AGREED that the Parish Council could not afford to contribute.

c) whether the parish Council would like to put each scheme forward for funding through the community boards. – It was AGREED yes to all

The above MOTIONS were PROPOSED by Cllr Ronson, SECONDED by Cllr Mason and AGREED.

20.58 New Unitary rules on parish and town council’s right to call in decisions, and make representations on planning applications

It had come to light that Parish Council’s no longer had the right under the new authority, to call in applications. District Councillor Carole Paternoster had forwarded some information on to Cllr Wyatt explaining that other local planning authority areas were already operating in this way and this was due to the unifying of authorities. If a Parish council wished to see an application called in, they would have to ask one of their district councillors to do so on their behalf.

The clerk asked if the committee would like to call in the china water application, should it be recommended for approval. It was AGREED that Cllr Wyatt would contact the district councillors explain that as this is obviously controversial and complex application, the parish council requests that it is called in.

The Committee went on to discuss the lawfulness of this change to policy and it was AGREED that Cllr Wyatt, as Chairman of the Planning Committee, would write to Warren White at Buckinghamshire Council lodging a formal complaint.

The Chairman of the Committee opened up the meeting again to the public and there were further discussions with regard to the China Water application.

20.59 Date of next meeting.

There was not date set for the next meeting

..... Chairman Date