

Minutes of the Planning Committee of Aston Clinton Parish Council, held on
Thursday 11th March 2019 at 19:00
at Aston Clinton Parish Meeting Room

Present:

Councillors: -
C Read (Chairman)
L Ronson
L Tubb

In Attendance: Clerk - Planning & Projects, E Barry

0 members of the public

19.48 Apologies

Apologies were received from Cllr Wyatt, Cllr Mason and Cllr Stewart

19.49 Declarations of Interest

There were none.

19.50 Minutes of previous meeting

These were approved and signed by Cllr Read.

19.51 Public Participation

There were no members of the public

19.52 Report on Current active medium to large scale development sites

This item is to report on progress, flag issues and to agree on actions to be taken

Planning Ref	Location	Site description	REPORT
14/02463/AOP	Brook Street College Rd Sth	91 units plus 1x 70 sqm retail unit	- the correct hedging has now been planted and post and rail fencing. - Cllr Read pointed out that alongside the LEAP there is a 5ft wide verge with concern it will be parked on. Cllr Read proposes they put bollards or large stones and would ask Cllr Wyatt to talk to Bovis about this.
15/02569/AOP	Longhorn Farm - Weston Rd	50 units	- All looking good – still no planting but they are saying that it is not the right time of year. Cllr Read stated that as long as make sure it is done by September/October.
14/03662/ APP	Stratford Close	30 units	- no report
15/00300/AOP	Chapel Drive	95 units	- all progressing well with no complaints
16/01774/AOP	Chapel Drive	48 units	- as above
17/00807/ADP	Rear of Aylesbury Rd	50 Units	- all fine
15/03786/ AOP	Aylesbury Road	93 units	- still in reserved matters

16/01774/AOP	Orchard of Chapel Dr	7 units	- progressing well with no complaints
16/04201/AOP	138 London Road	10 flats	- no report
17/02141/APP	122a- 128a erection	4 more dwellings – later additions to 15/02569/AOP – Longhorn Farm	- as per longhorn Farm report
17/02994/APP	Park Farm Church Lane	23 Units	- looking great - Cllr Ronson reported that she didn't like the brick but the other Cllrs did. - She also thought the windows were narrow -Very impressed with the planting though.
14/00426/AOP	Land Off Brook St	27 units	- no report
16/03982/APP	Wendover Woods	New café and associated works	- Still no tenant
Various	Industrial sites nth of A41	Various	- nothing to report

19.53 Review and recommendations of planning applications: Small Scale

The following applications were considered and decisions made.

- i. 19/00957/APP 14 Brook Street Demolition of garage and single storey side and rear extensions

RESOLVED: no objection

- ii. 19/01092/ACL Barn Stable Amber Glen Stud College Road North HP22 5EZ - Application for a Lawful Development Certificate for construction within existing stable building of single residential unit

RESOLVED: No objection

- iii. 18/04092/APP Adjacent To Unit 2A College Road Business Park College Road North - MINOR AMENDED PLANS Creation of access to College Road North inclusive of crossover gate and 2m High Palisade Fencing

RESOLVED: to keep an eye on the hedge requirements as per the case officer's report. Cllr Wyatt to be asked to be responsible for this.

- iv. 19/01106/APP 122A Weston Road - Enlargement and alteration to roof of former conservatory and flat roof rear wing

RESOLVED: No objection.

- v. 19/01107/APP Woodside Farm Chivery HP23 6LD Permanent agricultural worker's dwelling

RESOLVED: No objection

- vi. Other (for report only)

It had been brought to the Parish Council's attention that a property in the village that was being advertised with an annexe, did not appear to have planning permission for the annexe. The Committee AGREED that the Planning & Project's Clerk should email AVDC to query this.

19.54 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 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: No objection

- ii. APPEAL 18/02793/AOP 19/00022/NONDET Land At Harebridge Lane And Upper Icknield Way - Appeal for Non determination PINS ref APP/J0405/W/19/3223510 - Erection of 8no. detached houses along with associated services, roads and external works

RESOLVED: To add further comment to the appeal inspector to include consultation on the Aston Clinton Neighbourhood Plan.

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

19.55 VALP – update

Cllr Read read the following update from Chris Ward, AVDC, *News for the Parishes March 2019*

The independent Planning Inspector has agreed AVDC's proposal to reduce by 1400 the number of new homes to be built up to 2033 in the Vale of Aylesbury Local Plan (VALP). VALP is the blueprint that will shape the size and locations of housing and other developments over the next 14 years and beyond in the Aylesbury Vale. This latest development brings the end of a thorough and complicated process in sight, with modifications to the plan being considered by the Inspector and, it is hoped, a public consultation to follow this spring.

The full text of the Inspector's response can be seen at www.aylesburyvaledc.gov.uk/inspectors-interim-findings

The biggest change that the Inspector has agreed is to reduce the numbers of homes that need to be built within the Vale to 30,100 homes from the 31,500 he asked for previously. AVDC is working on the detailed modifications to VALP, which involves gathering a significant amount of new evidence and revising large numbers of policies. When these alterations have been made and sent to the Inspector, AVDC hopes to quickly put in place a six-week public consultation. The council hopes that the plan will then be adopted for use by mid-2019, although this depends on the Planning Inspector.

19.56 Expressway Corridor – update

The Planning & Projects Clerk read the following 'Planning resource' article excerpt from 28th March 2019 *POLICY: The Oxford-Cambridge Arc: Government ambition and joint declaration between government and local partners.*

A series of next steps is outlined for completion within the next 12 months, including further work with local authorities to consider the most effective approach to planning in the arc. The government will complete its

analysis of new or expanded settlements, and successful proposals for garden communities will be announced in the spring.

A joint advisory group for the arc will be established by late spring, the document says, to be led by an independent business chair who will act as a figurehead for the arc nationally and internationally. Updated forecasts and scenarios for the arc's economy up to 2050, and local industrial strategies produced by the arc's four LEPs, will be published in the summer.

...Consultations on route options for the Oxford to Cambridge Expressway will begin in autumn, it adds, with a decision on a preferred route to be made by the early 2020s. A route announcement for the central section of the East West Rail line is expected later this year, it says.

19.57 Aylesbury Garden Town - update

The Planning & Project's Clerk read the following update from Chris Ward, AVDC, News for the Parishes March 2019

It's an exciting year for Aylesbury Garden Town (AGT), as we develop the Masterplan that will set out the framework for the future through to 2033. Alongside that, a longer term 'Vision' is also being drafted, establishing the key principals for the Garden Town, looking ahead to 2050. Both these documents will help to define what's special about AGT and will go to stakeholder consultation in May, at which Parishes within the Garden Town and adjacent to it, will be able to input.

A wide-ranging AGT public engagement process is continuing. At the end of last year a pop up exhibition was held in Friars Square shopping centre. More than 450 people dropped by and shared their thoughts on some of the key themes that are emerging, such as sustainable transport and green infrastructure. All the comments have fed into the Masterplanning process. You can find a full report on the findings from the exhibition on the website and you can also share your ideas there too, just go to www.aylesburygardentown.co.uk

Contact officer: Ceri Perkins cperkins@aylesburyvalcdc.gov.uk

19.58 Date of next meeting

No date was set for the next meeting

..... Chairman Date