

Minutes of the Planning Committee of Aston Clinton Parish Council, held on
15th May 2018 at 18:30
at Aston Clinton Parish Meeting Room

Present:

Councillors: -
C Read (Chairman)
P Wyatt
L Ronson
L Tubb
J Eggesfield

In Attendance: Clerk - Planning & Projects, E Barry

4 members of the public

18.41 Apologies

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

18.42 Declarations of Interest

There were no declarations of interest.

18.43 Minutes of previous meeting

These were approved and signed by Cllr Read.

18.44 Public Participation

The following items were discussed:

- A resident of Brook St had met with the regional manager of Bovis Homes and among other things had spoken about the hedge
- A member of the public had concerns over the proximity of a proposed new dwelling to number 98 London Road.

18.45 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	Nothing new to report. All quiet at the moment.
15/02569/AOP	Longhorn Farm - Weston Rd	50 units	Nothing to report.
14/03662/APP	Stratford Close	30 units	It was AGREED that Cllr Read would check against the plans and bat box requirements.
15/00300/AOP	Chapel Drive	95 units	Virtually complete but no last dwelling where the sales office is. For the 95, footpath closure issues still ongoing.
16/01774/AOP	Chapel Drive	48 units	
16/01774/AOP	Orchard of Chapel Dr	7 units	Nothing new to report.

15/03786/AOP	Aylesbury Road	93 units	No problems to report. Although they are on site early, they are not making an noise. They are also keeping the roads clean. There is no show home as yet but they have started building.
16/04201/AOP	138 London Road	10 flats	The planning Clerk reported that the Case officer had responded that they would be back on the 18 th and be looking into this then. They are also waiting on Highways regarding the proposed gate.
17/02141/APP	122a- 128a erection	4 more dwellings – later additions to 15/02569/AOP – Longhorn Farm	Nothing to report as yet.
14/00426/AOP	Land Off Brook St	27 units	Still unable to access site but quality of works appears to be acceptable although Cllr Read thought perhaps quite ‘basic’ in design.
16/03982/APP	Wendover Woods	New café and associated works	Work had started on the visitor centre.
Various	Industrial sites nth of A41	Various	Nothing new to report.

18.46 Review and recommendations of planning applications: Small Scale

The following applications were considered and decisions made.

- i. 18/01228/AOP 105 Aylesbury Road - Demolition of the existing dwelling and the erection of a block of 4 dwellings plus access, parking and amenity space

RESOLVED: Objected on the following grounds:

- Aston Neighbourhood: the proposed dwellings are over two storeys high, which is in direct conflict with design policy HQD2 of the ACNP.
- Highways safety: With the intensification of use of the access and close proximity to the roundabout, petrol garage opposite and adjacent guide hut, and the large number of vehicle movements associated with all of these, the Parish Council have great concerns over the increased potential for conflict and confusion (as highlighted by the Highways Authority) and the risk to both pedestrian and road safety.
- Parking: Inadequate parking provision particularly in the likelihood that the proposed studies would be used as and marketed as third bedrooms.

- ii. 18/01226/APP 105 Aylesbury Road - Demolition of the existing dwelling and the erection of a block of 4 dwellings plus access, parking and amenity space

RESOLVED: RESOLVED: Objected on the following grounds:

- Aston Neighbourhood: the proposed dwellings are over two storeys high, which is in direct conflict with design policy HQD2 of the ACNP.

- Highways safety: With the intensification of use of the access and close proximity to the roundabout, petrol garage opposite and adjacent guide hut, and the large number of vehicle movements associated with all of these, the Parish Council have great concerns over the increased potential for conflict and confusion (as highlighted by the Highways Authority) and the risk to both pedestrian and road safety.
 - Parking: Inadequate parking provision particularly in the likelihood that the proposed studies would be used as and marketed as third bedrooms.
- iii. 18/01288/APP 59 Green End Street - Erection of front dormer above garage
RESOLVED: Objected on the grounds that the proposed dormer design appears out of scale to the existing building and not in keeping with the street scene.
- iv. 18/00708/APP 13 Weston Road - Demolish existing porch and replace with larger porch and garage conversion
RESOLVED: In support
- v. 18/01248/APP Aylesbury Rugby Football Club Weston Road - Extension of the existing clubhouse to provide a gym and classroom for Rugby academy
RESOLVED: No objection
- vi. 18/01303/APP Masons Meadow Aylesbury Road - Change of use of a barn from Use Class B8 (storage/distribution) to Use Class C3 (dwelling house)
RESOLVED: For the Planning & Projects Clerk to contact the case officer for clarification on whether this should be a retrospective application instead as from viewing the site, the work appears to have already been done. In light of this, the item would be deferred to the next meeting.
- vii. 18/01415/APP 30 Brook Street - Single Storey rear Extension new dormer window to the front elevation
RESOLVED: No objection
- viii. 18/01419/AOP Longhorn Farm Weston Road - Outline consent for two detached dwellings
RESOLVED: No objection
- ix. 17/03534/AOP Appeal Ref: 18/00016/REF - Longhorn Farm Weston Road APPEAL: PINS ref APP/J0405/W/18/3193447 - Application for outline planning permission for the erection of a single story self annex with all matters reserved."
RESOLVED: No further action required as Parish Council comments still stand and will be passed onto the planning inspectorate
- x. 17/04327/APP Appeal Ref: 18/00018/REF - 4 The Close Upper Icknield Way Householder APPEAL: PINS ref: APP/J0405/D/18/3197043 - First floor side extension and demolition of existing conservatory replaced with permanent structure.
RESOLVED: To withdraw original comments in light of further information regarding the green belt.
- xi. 18/01510/APP 28 London Road - Two storey side and rear extension, single storey rear extension, rebuilding of existing garage with first floor side extension
RESOLVED: In support

- xii. 17/04440/APP Appeal Ref: 18/00020/FTHA Riviera 11 Upper Icknield Way Householder APPEAL:
PINS ref: APP/J0405/D/18/3199034 - Erection of single storey rear extension and erection of double garage to front

RESOLVED: That no further action required as Parish Council comments still stand and will be passed onto the planning inspectorate

- xiii. 18/01159/APP 98 London Road - Demolition of existing garage and erection of single dwelling (Amended Plans)

RESOLVED: that original comments still stand and nothing further to add.

- xiv. 18/01608/APP 31 Weston Road - Front and rear extension, front porch, two storey rear extension, demolition of existing conservatory

RESOLVED: Objected on the grounds of poor design and contravention to Policy HQD 1 - of the Aston Clinton Neighbourhood Plan. The Parish Council believes that the proposed design is not in keeping with the local area and would be overbearing to neighbouring properties, particularly number 29.

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

18.47 Review and recommendations of planning applications: Large Scale

The following applications were considered and decisions made.

- i. 18/01277/ADP Land North Of Aston Clinton Road (Former Aston Clinton MDA Site) Weston Turville
- Approval of reserved matters (appearance, landscaping, layout and scale) for 146 dwellings and local centre retail unit pursuant to outline permission 15/03806/AOP

RESOLVED: Hard copies were not received from AVDC in time for this meeting, so the item has been deferred to the next meeting.

- ii. 18/01316/ADP Land Rear Of Aylesbury Road - Approval of reserved matters pursuant to outline permission 16/00780/AOP regarding appearance, landscaping, layout and scale for 50 dwellings with associated garages, parking, landscaping and highway infrastructure.

RESOLVED: No objection

- iii. 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: Hard copies were not received from AVDC in time for this, meeting so the item has been deferred to the next meeting.

- iv. 18/01344/APP Kee Process Ltd College Road Business Park College Road North Aston Clinton - Erection of manufacturing building

RESOLVED: No objection

- v. 18/01612/AOP China Water 132 London Road Outline for access only all other matters reserved for up to nine dwellings

RESOLVED: that not enough information had been provided for this and the case officer had yet to be assigned to this application. It was AGREED to defer to the next meeting.

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

18.48 Draft revised NPPF for consultation

Cllr Read had completed the online survey on behalf of the Planning Committee.

18.49 Update on Neighbourhood Plan

The Planning Clerk reported that the modifications as recommended by the examiner had now been made to the plan and following final checks, would be sent to AVDC in the next couple of days. It would then go through a process of being checked by forward Plans at AVDC before going through the delegated decision making process. Currently, a referendum date of the 19th July was looking likely.

Cllr Read opened the floor to the public

A member of the public mentioned the recent Appeal withdrawal of Hollins Strategic for 85/55 dwellings off College Road South and the fact that the main reason for withdrawal was the Neighbourhood Plan and the fact that the Appeal site fell outside of the settlement boundary.

18.50 Date of next meeting

No date was set for the next meeting

..... Chairman Date