



ASTON CLINTON PARISH COUNCIL

Minutes of the **Planning Committee** meeting
held at 6.30pm on **5th October 2023** at the
Parish Council Office, Aston Clinton Park, HP22 5HL

PRESENT: Cllr M Mason (Chair), Cllr D McCall, Cllr C Read, Cllr P Wyatt.

IN ATTENDANCE: Mr H Stephens (Assistant Clerk)

P23.34 Public Participation None Received.

P23.35 To Receive Apologies for Non-Attendance
Received from Cllr J Hughes and Cllr L Ronson.

P23.36 To Receive Declarations of Interests or Requests for Dispensations None Received.

P23.37 To Approve the Minutes of the Committee Meeting Held on 7th September 2023
The minutes of the meeting held on 7th September 2023 were approved as a true and accurate record and were signed by the Chair.

P23.38 To Review & Update Outstanding Actions
The Committee reviewed the outstanding actions list and the following actions were agreed:
Meeting with Bucks Planning Cabinet Member (Minute P22.95iv):
Upcoming Planning Surgery meetings offered by Bucks Planning now fulfils this as a meeting with Cabinet Member. **ACTION: Planning Committee**

Letter to the MP regarding support for Neighbourhood Plans (Minute P23.22iii):
The Assistant Clerk shall draft the letter to the MP to iterate support for Local Neighbourhood Plans. **ACTION: Asst.Clerk**

P23.39 To Note Recent Decisions & those at Variance with the Recommendations of this Committee
Of the two applications decided between 28th August 2023 and the 25th September 2023 one was of a different outcome.

- i. [23/02201/APP](#): **7 Beaconsfield Road Aston Clinton HP22 5JU**
Single storey side and rear extension and canopy over front door

ACPC Decision: Object: Firstly, the presence of two front doors on the proposed plans is incongruous with the existing architectural character of buildings in the surrounding area. Secondly, the proposed drawings show a lack of connectivity between the existing property and the proposed extension. This raises concerns that the proposed extension could become a separate dwelling or self-contained annex. Further assurances would be required to ensure this does not occur. Finally, according to the proposed drawing the construction would lie over a foul water manhole. Currently, there are no documents to detail how this will be overcome.

Bucks Decision: Approved: The comments of the Parish Council are noted. The existing side extension has a door on the front (north) elevation. It is not considered detrimental to the streetscene. An amended plan has been submitted to show an internal link between the main dwelling and the extension. The single storey side and rear extension shall only be used in connection with the dwelling on site and shall not be occupied as an independent dwelling or rented out as overnight accommodation.

P23.40 To Report on Progress of Current Active Medium to Large Scale Development Sites
Cllr Wyatt reported that the Aston Brook Development was experiencing some rebuilding and the digging up of brickwork.

P23.41 To Consider Planning Applications Small Scale and Large Scale

- i. **23/02657/APP: 116 Weston Road HP22 5EP**
Demolition of existing bungalow and erection of a dwelling
RESOLVED: OBJECT This application would lead to a building that is visually incongruous and in contravention of Policy HQD1 of the ACNP.
- ii. **23/02493/APP: Land Between Wendover Road & Aston Clinton Road Weston Turville**
Erection of haul road to provide temporary construction access to Phase 1 from Wendover Road
RESOLVED: NO OBJECTION
- iii. **23/02668/AAD: LWC Drinks Unit 6 Symmetry Park Samian Way**
Display of one illuminated sign
RESOLVED: NO OBJECTION It is asked why this application is not a retrospective application given that the sign is already in-situ.
- iv. **23/02726/APP: Seven Acre Farm Aylesbury Road HP22 5AH**
Extension to a commercial building
RESOLVED: OBJECT Whilst it is noted that this application regards a reduction in size to the previous application, the Committee's prior objection to application 22/00902/APP stands. The application remains an intrusion into open countryside and an industrialised encroachment onto neighbouring dwellings and road infrastructure. An exceeding of tarmac paving on the property has been noted, which will lead to further contamination of oil and fuel build up.
- v. **23/01115/APP: Unit 1 Aesop Business Park Aesop Road HP22 5XX**
Use of commercial unit for flexible B2/B8 uses, the display of plant and construction equipment, including workshop, the provision of outside display and storage including storage and service racking, vehicle manoeuvring areas, construction of linking bridge over watercourse, building signage and location of totem sign, use of paint bays, car parking, new boundary fencing and automatic bollards to rear gates, landscaping and associated works.
RESOLVED: NO OBJECTION It is noted that there is no Tower Crane in the documents of the application.
- vi. **23/02801/ADP: Land Between Wendover Road & Aston Clinton Road Weston Turville**
Submission of Reserved Matters (landscaping) for Phase 1 Green Infrastructure pursuant to Outline Planning Permission 16/00424/AOP
RESOLVED: NO OBJECTION The scale of proposed planting is noted and hoped that it is adhered to.
- vii. **23/02547/ADP: Land Between Wendover Road & Aston Clinton Road Weston Turville**
Submission of reserved matters (access, landscaping, appearance, scale and layout) for Parcel WS7 (77 dwellings) pursuant to outline planning permission 16/00424/AOP and approval of condition 9 (details), condition 12 (design code compliance), condition 16 and 17 (landscape scheme), condition 19 (trees and hedgerow protection), condition 20 and 21 (ecology), condition 22 (badger mitigation), condition 24 and 25 (drainage and Suds), condition 31 (sustainability), condition 38 (slab levels), condition 40 and 43 (highways transport and parking) and condition 45 (noise).
RESOLVED: NO OBJECTION

viii. **23/02569/ADP: Land Between Wendover Road & Aston Clinton Road Weston Turville**
Submission of Reserved Matters (access, landscaping, appearance, scale and layout) for Parcels WN1 WN2 & WN3 (378 Dwellings) pursuant to Outline Planning permission 16/00424/AOP and approval of condition 9 (details), condition 12 (design code compliance), conditions 16 and 17 (landscape scheme), condition 19 (trees and hedgerow protection), conditions 20 and 21 (ecology), condition 22 (badger mitigation), conditions 24 and 25 (drainage and Suds), condition 31 (sustainability), condition 38 (slab levels), conditions 40 and 43 (highways transport and parking) and condition 45 (noise).

RESOLVED: NO OBJECTION

ix. **23/02840/APP: Arla Foods Ltd Aylesbury Dairy Samian Way Aston HP22 5WJ**
Installation of a temporary Bio-LNG refuelling station including a LNG storage tank, vaporisers, kiosk and fuel dispenser

RESOLVED: NO OBJECTION It is noted that whilst the use of LNG powered vehicles is supported, it is questioned why this has changed from a permanent to a temporary refuelling station.

P23.42 To Receive a Report on Enforcement Cases

Updates on Enforcement Cases were noted.

P23.43 Neighbourhood Plan Review

Update on Neighbourhood Plan Review: Following training attended by Cllr Mason, it was agreed that a meeting to discuss the structure of the NHP Review and changes to the Chiltern Beechwood SAC hiatus was required. **ACTION: Planning Committee**

P23.44 To Note Proposed Plans for a Thames Water Pumping Station in Buckland and Form a Course of Action

The proposed location was noted. The committee awaits a Planning Application regarding the Site.

P23.45 To Note the Update from the Cabinet Member for Planning and Regeneration relating to the Housing Supply in the North and Central Planning Areas.

The Update from the Cabinet Member was noted.

P23.46 To Note the Planning Surgery Meeting with Buckinghamshire Council

It was noted that Cllr Mason and Cllr Read attended a Planning Surgery Meeting with Buckinghamshire Council on the 3rd October. The meeting focused on Enforcement Cases and inconsistencies in Planning Determinations.

It was resolved that a Planning Surgery Meeting be booked in the months of November, December, and January.

ACTION: Asst. Clerk

The meeting closed at 8.09pm

Signed.....Date