

Minutes of the Planning Committee of Aston Clinton Parish Council, held on
14th June 2018 at 19:00
at Aston Clinton Parish Meeting Room

Present:

Councillors: -
C Read (Chairman)
P Wyatt
L Ronson
J Egglesfield
R Stewart

In Attendance: Clerk - Planning & Projects, E Barry

3 members of the public

18.51 Apologies

Apologies were received from Cllr Tubb and Cllr Mason

18.52 Declarations of Interest

There were no declarations of interest.

18.53 Minutes of previous meeting

These were approved and signed by Cllr Read.

18.54 Public Participation

Residents of 31 Weston Road attended the meeting to find out why the Parish Council had objected to their application. (note: this was an application that had been discussed at the previous planning meeting). Cllr Read explained that it was due to the following:

- The scale of the extension at the back and impact on neighbouring property
- Gable end does not match into the pitch of the existing and looks incongruous to it

18.55 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	Work had started on the parking bays on brook street and the grass had been cut to the hedge line. The new hedge had virtually disappeared. Cllr Read was concerned that it looked like they were now planning two rows for the hedging as apposed the original plans for three.
15/02569/AOP	Longhorn Farm - Weston Rd	50 units	Nothing to report.
14/03662/APP	Stratford Close	30 units	No report

15/00300/AOP	Chapel Drive	95 units	Cllr Read had chased up the footpath situation as it was looking like the extension would continue for another six months. He had also spoken with the site manager about early delivery trucks and will be showing some evidence of breaches to the conditions.
16/01774/AOP	Chapel Drive	48 units	
16/01774/AOP	Orchard of Chapel Dr	7 units	Still yet to start
15/03786/AOP	Aylesbury Road	93 units	No report. Cllr Read pointed out that they had tidied up the front Drive.
16/04201/AOP	138 London Road	10 flats	The planning Clerk reported that the Case officer had responded that she 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	All quiet and good.
16/03982/APP	Wendover Woods	New café and associated works	From the May update – They had made good progress with most of the removed soil having been excavated and the new car park due to be completed in June. They are now ready to start laying the road. Have started on the new café/visitors centre and due to be finished in November.
Various	Industrial sites nth of A41	Various	Both Cllrs Read and Wyatt reported on this. Nothing happening at the moment and no one has taken up residence yet. Cllr Wyatt will be checking on how the trees are doing.

18.56 Review and recommendations of planning applications: Small Scale

The following applications were considered and decisions made.

- i. 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)

At the last parish planning meeting, the committee asked the Planning & Projects Clerk to seek clarification from AVDC on this application, in particular, as it had already been converted. Their response was that it should in fact be retrospective and added (Restrospective) to the application description.

RESOLVED: Objected to the building and change of use without prior consent with concerns that an approval would set a precedent for the continued construction of unapproved buildings in the area.

In addition, the Committee had serious concerns over this application for a number of reasons including; that fact that it had already been converted before planning consent, whether the building itself and had planning permission in the first place.

Also, whether building control had been involved in any stage of the build and if so, why were they involved with a building that did not have planning permission. If they have not been involved to date and this retrospective application is approved, how are buildings control going to ensure that the regulations have been followed?

- ii. 18/01775/APP 12 Overstrand - Single storey side and rear extension

RESOLVED: No objection

- iii. 18/01742/APP 21 Bishops Field - Single storey front extension (retrospective)

RESOLVED: No objection

- iv. 18/01724/APP 99 Weston Road - Two storey side extension and single storey rear extension

RESOLVED: Objected on the grounds of size, scale and impact on neighbouring property (number 97). The Parish Council feels that a design based on a smaller scale would be more in keeping

- v. 18/01697/APP New House Chivery, HP23 6LE - Demolition of garage and rear bay windows and erection of part single, part two storey front and side extensions and addition of balcony to rear.

RESOLVED: Objected due to the scale in terms of percentage increase of the proposed design in respect to the site being located in Green Belt.

- vi. 18/01288/APP 59 Green End Street - AMENDED PLANS: Erection of front dormer above garage

RESOLVED: No objection

- vii. 18/01967/APP 93 Weston Road - Variation of Condition 13 of planning permission condition on 15/01275/APP to move the parking area forward and separating the two properties with a timber fence this gives more privacy

RESOLVED: No objection

- viii. 18/01913/APP 34 Dean Way - Infill front porch, re-roofing and squaring off corner of existing conservatory and single rear storey extension.

RESOLVED: No objection

- ix. 18/01920/APP Lakeside House Green End Street - New Orangery and removal of balcony

RESOLVED: No objection

- x. Other (for report only)

No additional applications were reported on.

18.57 Review and recommendations of planning applications: Large Scale

The following applications were considered and decisions made.

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

RESOLVED: Objected on the grounds of sustainability, loss of community facilities and loss of employment. Relevant policies are:

Aston Clinton Neighbourhood Plan -

Policy H2 - Housing Development - the plan supports growth for appropriate developments of 5 or less dwellings on infill and/or redevelopment sites located within the settlement boundary. This application is for up to 9 dwellings.

Policy B1 - Community Facilities – retention of community facilities

VALP:

Policy I3 Community facilities and assets of community value

Policy D6 Town, village and local centres to support new and existing communities

AVDLP saved Policy

RA13 - 'developments should... safeguard existing employment uses'

NPPF paragraph 14 - Economic and social, loss of employment and loss of social amenity

Other concerns include the increase of traffic movements in peak hours in conjunction with the close proximity to a bus stop and busy roundabout, and loss of invaluable overspill parking for the Doctors surgery

- ii. 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: The Committee would like a condition placed on the delivery times to exclude school pick up and drop off times.

Also, still waiting to here back from the representative of the developer for this application for a meeting.

- iii. 18/01277/ADP Land North Of Aston Clinton Road (Former Aston Clinton MDA Site) Weston Turville Buckinghamshire - 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: Objected to the poor design of the development and lack of harmony not only within the site but against the rural landscape. Agreed with Weston Turville Parish Council's comments on the importance of retaining the mature hedging along the A41 boundary and like Aylesbury Town Council, had concerns regarding the impact this development will have on the current provision of health and education services.

- iv. 17/04819/AOP Westonmead Farm Aston Clinton Road Weston Turville - AMENDED PLANS: Outline application with all matters reserved except for principle means of vehicular access, for up to 177 dwellings, public open space, play area, vehicular access off Aston Clinton Road and associated infrastructure.

RESOLVED: Objected to the amended plans on the following grounds:

The amended proposals did not address any of the concerns in the previous objection of 19th February. Although they showed a slight reduction in dwelling numbers, there were no improved proposals for the mitigation of the people who will be using the CCG and schooling in the area. Neither were there any signs of likely contribution towards traffic mitigation and specifically traffic calming through Aston Clinton - the development will inevitably lead to heightened traffic through the village which is already being used as a rat run, particularly at peak times, due to people avoiding queuing traffic on the A41 bypass

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

18.58 CIL Survey [Pannal and Burn Bridge Parish Council SCA Proposal]

MOTION: To agree a response to the survey

A working group formed of Cllr Read and Cllr Tubb had drafted the response to the survey and the Planning & Projects Clerk had circulated to the group prior to the meeting.

RESOLVED: The Committee AGREED to the proposed wording and the Planning & Projects Clerk would complete the survey online according.

18.59 Update Chilterns AONB Opinion – Proposal to change the Chilterns status to that of a National Park.

MOTION: to agree a response to David Lidington MP. To include the Parish Council’s opinions, and pros and cons, on the proposal.

A working group formed of Cllr Read and Cllr Tubb had drafted the response to David Lidington and the Planning & Projects Clerk had circulated to the group prior to the meeting.

RESOLVED: The Committee AGREED to the proposed wording and the Planning & Projects Clerk would send the response to David Lidington’s Office.

18.60 Update on Neighbourhood Plan

The Planning & Projects Clerk reported the following:

- A notice of referendum was published by AVDC on the 14th June announcing a referendum on the adoption of the Aston Clinton Neighbourhood Plan (ACNP) to be held on 19th July at the Anthony Hall in Aston Clinton.
- A copy of the notice has been published on AVDC’s website along with an information statement providing further details, a copy of the referendum version of the ACNP & other relevant documents
- Key dates are:
 - Issue of poll cards from 15th June
 - New applications to register to vote by 3rd July
 - New applications to vote by post or cancellation or amendment of existing postal or proxy votes by 5pm on 4th July
 - New applications to vote by proxy by 5pm on 11th July
 - Day of poll 7am to 10pm 19th July
- AVDC now control the process entirely including announcements, notices, polling cards & polling day itself.
- The Parish Council are now in a period know as purdah (or pre-election sensitivity) where strict rules apply on what we can & can’t say or do.
- AVDC have asked if there are any campaign groups in the village to ask to get in touch with Peter Brown, Electoral Services Manager, AVDC.

18.61 Date of next meeting

No date was set for the next meeting

..... Chairman Date