

Minutes of the Planning Committee of Aston Clinton Parish Council, held on
12th July 2018 at 18:00
at Aston Clinton Parish Meeting Room

Present:

Councillors: -
C Read (Chairman)
P Wyatt
L Ronson
M Mason
R Stewart

In Attendance: Clerk - Planning & Projects, E Barry

2 members of the public

18.62 Apologies

Apologies were received from Cllr Tubb and Cllr Eggesfield

18.63 Declarations of Interest

There were no declarations of interest.

18.64 Minutes of previous meeting

These were approved and signed by Cllr Read.

18.65 Public Participation

A member of the public brought to the Committee's attention some issues around the new bus schedules.

18.66 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	Cllr Wyatt reported the following: Shrubs were being planted along the front of the houses with the main landscaping works to be started later in the year. Work on College Road South is due to start from 17 th July but for an unknown period of time. There is no sign of a retail unit but they were making good progress on the LEAP.
15/02569/AOP	Longhorn Farm - Weston Rd	50 units	All looking good.
14/03662/APP	Stratford Close	30 units	Cllr Mason will be contacting the site manager in order to view the site properly.
15/00300/AOP	Chapel Drive	95 units	Cllr Read reported that work had slowed down and it was looking likely that the footpath could be opened
16/01774/AOP	Chapel Drive	48 units	

			soon. He would to talk to the site manager to find out when.
16/01774/AOP	Orchard of Chapel Dr	7 units	No activity yet.
17/00807/AOP	Rear of Aylesbury Rd	50 Units	No report.
15/03786/AOP	Aylesbury Road	93 units	Still in reserved matters.
16/04201/AOP	138 London Road	10 flats	Cllr Mason had spoken with the developer and asked about the railings and was assured they would be painted black. She also queried the lack of hedging.
17/02141/APP	122a- 128a erection	4 more dwellings – later additions to 15/02569/AOP – Longhorn Farm	No work had started on this site.
14/00426/AOP	Land Off Brook St	27 units	No report. Cllr Read had noted that the site looked very neat from the outside.
16/03982/APP	Wendover Woods	New café and associated works	No report.
Various	Industrial sites nth of A41	Various	Cllr Wyatt reported that the trees are surviving where the building is occupied but not looking healthy by the vacant plot.

18.67 Review and recommendations of planning applications: Small Scale

The following applications were considered and decisions made.

- i. 18/02074/APP Home Farm London Road - Proposed garage building connecting to existing garage and minor alterations to existing garage

RESOLVED: No objection.

- ii. 18/02100/APP 64 Green End Street - Creation of a single free standing carport and roof alteration works to existing roof forward of the principal elevation

RESOLVED: No objection

- iii. 18/01608/APP 31 Weston Road - AMENDED PLAN: (showing the sightlines from No.29.) Front and rear extension, front porch, two storey rear extension, demolition of existing conservatory

RESOLVED: No objection

- iv. Other (for report only)

No additional applications were reported on.

18.68 Review and recommendations of planning applications: Large Scale

The following applications were considered and decisions made.

- i. 18/02230/PIP 132 London Road - Permission in Principle - Redevelopment of the site to provide up to 9 dwellings

RESOLVED: Objected on the grounds that it is in contravention to the local Aston Clinton Neighbourhood Plan which supports growth for developments of 5 or less dwellings and resists loss of community facilities (it is realistic to expect that the restaurant would need to be demolished in order to make way for the house). Also, the loss of local employment and local social meeting place.

- 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.

The Committee had met with a representative of Shanly Homes and gone through the details of the reserved matters with them, picking up on a few issues and concerns. Shanly Homes had been prompt with their response and had agreed to the majority of the changes. There was still an outstanding issue with their refusal to change the delivery and start times.

RESOLVED: No objection subject to a number of conditions as documented in the comments uploaded to the planning portal on 20th July, including start and delivery times to work round school pick up and drop off, integrated bird boxes and reduction in roof height for the 2.5 storey houses.

- iii. 18/01316/ADP Land Rear Of Aylesbury Road - AMENDED PLANS: 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 further action required as AVDC re consulted the Parish Council and other statutory bodies in error. The Parish Council had already been consulted on this.

- iv. 16/A2968/NON Land North Of Brook Farm Brook Street - Non Material Amendment sought on planning permission 16/02968/ADP relating to Amendments to house types on plots 24 - 30 and 33 - 38 to include new house type range

RESOLVED: The Committee asked the Planning & Projects Clerk to seek clarification on the specific changes from AVDC

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

RESOLVED: No objection

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

18.69 Woodland management plan for RAF Halton

MOTION: To agree no action required, proposed by Cllr Mason, seconded by Cllr Wyatt and AGREED

18.70 Update on Neighbourhood Plan

The Planning & Projects Clerk reported a reminder that the Neighbourhood Plan referendum would be held on the 19th July at the Anthony Hall.

18.71 Date of next meeting

No date was set for the next meeting

..... Chairman Date