



ASTON CLINTON PARISH COUNCIL

Minutes of the **Planning Committee** meeting
held at 6.30pm on **8th December 2022** at the
Parish Council Office, Aston Clinton Park, HP22 5HL

PRESENT: Cllr M Mason (Present from P22.072 i) (Chair), Cllr J Hughes, Cllr D McCall, Cllr C Read, Cllr P Wyatt.

IN ATTENDANCE: 6 Members of the Public (1 present until item P22.066, 4 present until P22.072 i, 1 present until P22.072 ii)

P22.066 Public Participation (limited to 15 minutes)

A Member of the Public made comments addressing an error on the Green Spaces Map that is part of the Aston Clinton Neighbourhood Plan. The error was that a segment of land that was part of Old Rectory Farm was misidentified as part of Green Park, a Local Green Space. The Committee informed the Member of the Public that Aston Clinton Parish Council and Buckinghamshire Council Planning Department were aware of the error, and it would be officially corrected in the Neighbourhood Plan Review in 2023. It was added by the Committee that it was noted by Buckinghamshire Council Planning Department in the Case Officer's report of the Member of Public's previous application (22/03374/AOP) as point 6.102 and 6.103.

Member of the Public left the meeting

A Member of the Public made comments and answered questions from the Committee regarding planning application 22/03712/APP and explained the application's problems and why the Committee should object to the application. The members of the public's comments were noted for consideration at P22.072 ii.

4 Members of the Public made comments and answered questions from the Committee regarding planning application 22/03943/AOP and explained the application's problems and why the Committee should object to the application. The members of the public's comments were noted for consideration at P22.062 i.

P22.067 To Receive Apologies for Non-Attendance None Received.

P22.068 To Receive Declarations of Interests or Requests for Dispensations None Declared.

P22.069 To Approve the Minutes of the Committee Meeting Held on November 10th 2022

The minutes of the meeting held on 10th November 2022 were approved as a true and accurate record and were signed by the Chair.

P22.070 To Note Recent Decisions & those at Variance with the Recommendations of this Committee

Of the two applications one was of a different outcome decided between **3rd November 2022 and the 30th November 2022**

22/03375/APP Sunnymead 138 Weston Road Aston Clinton HP22 5EP

Householder application for proposed annex and associated landscaping/parking

ACPC Decision: Support, with the caveat that the annex does not become a separate dwelling, nor is used for commercial purposes.

Bucks Decision: Refused as the size, scale, siting, and the facilities contained therein fails to demonstrate functional relationship with host dwelling and would be harmful to the character and appearance of the surrounding area. The building is tantamount to a

separate dwelling in a location where an additional dwelling would not be acceptable. The proposal would also fail to provide satisfactory level of onsite car parking.

P22.071 To Report on Progress of Current Active Medium to Large Scale Development Sites
Nothing to report.

Cllr Mason joined the meeting

P22.072 To Consider Planning Applications Small Scale and Large Scale

i. 22/03943/AOP Land North of Brandon Close, Aston Clinton, HP22 5XE
Outline application for residential development for up to 93 dwellings with all matters reserved apart from access

RESOLVED: OBJECT – The application lies clearly outside of the settlement boundary of Aston Clinton, going against Policy H1 and H2 of the ACNP. The cited necessity for housing to meet housing target figures is incorrect given that Buckinghamshire Council will meet the target figures. This is expanded on by Section 4.134 of the VALP, which states that Aston Clinton already has high existing development commitments and no additional school capacity; whilst as a larger village it must retain reasonable access to services and facilities. This application would force increased pressure on local services, given that the village has already grown by 42% in a 10-year period and has not been able to increase service capacity to meet this increase. For example, Aston Clinton Primary School is currently at capacity for Years 2-6, the application would likely attract young families of which would overload this local service. This application would also risk direct coalescence with Buckland due to the development requiring use of the final single field connecting Aston Clinton to Buckland and would border Buckland immediately on the eastern side. Buckland heritage asset, the Moated Site, would be placed directly next to the development, further demonstrating direct coalescence. The road network on the Estone Grange Estate is unsuitable for an increase in traffic but especially so for the anticipated construction traffic for a development of this size. The road widths of both Chapel Drive and Brandon Drive are too narrow to facilitate the increased traffic, particularly when considering that large volumes of vehicles use the footways as additional parking. The access plan sees site access over designated Local Equipped Area for Play (LEAP) and estate green space, both protected under planning regulations. The application is also located in the Chiltern Beechwoods SAC, the increased footfall of which would need to be considered. Aston Clinton Parish Council would also note concern about the recent purchase of large parcels of agricultural land to the southern side of the A41 by ARLA, directly adjacent to this application's site.

4 Members of the Public left the meeting

ii. 22/03712/APP Land Rear Of 9 London Road Aston Clinton, HP22 5HG
Demolition of outbuildings and construction of two-storey detached dwellinghouse and garage / car port utilising access approved under application 20/01119/APP

RESOLVED: OBJECT - The objection comments made under previous submission on this application are maintained, the changes to the dwelling design are noted.

A Member of the Public left the meeting

iii. 22/03748/AAD Symmetry Park Samian Way Aston Clinton

Display of four illuminated fascia signs and illuminated totem sign

RESOLVED: NO OBJECTION

iv. 22/03817/AOP Amber Glen Stud College Road North, HP22 5EZ

Demolition of existing buildings and erection of commercial units for use Class B2, B8, E(c)(iii), E(g)(ii) and E(g)(iii)

RESOLVED: OBJECT - The application lies outside the settlement boundary in an unsustainable rural location. The application damages both the character and appearance of the countryside as well as leaving a heavy impact on wildlife and habitats. This is contrary to Policies EN1 and EN2 of the ACNP, Policy NE1 of the VALP and Paragraph 174 of the NPPF. Furthermore, the applicant's form is inaccurate as the site is within an area at risk of flooding, there are watercourses on the site, and the Grand Union Canal is nearby. These inaccuracies on the form place an incorrect view of the possibility of flooding and land contamination from builders' spoil. Furthermore, the ecology checklist is inaccurate as there is presence of meadow, unmanaged scrub, woodland, grassland, heathland, or wetland within the site as well as watercourse. Access to the site over an old inadequate canal bridge would be unsuitable for construction traffic and the associated significant increase in vehicle movements along a narrow country lane. There is also no provision for sustainable forms of transport, contrary to Policy T5 of the VALP and paragraph 104 of the NPPF. Significant harm from noise disturbance and light pollution to the occupants of Merrymead Farm would conflict with Policy B3 of the ACNP and Policies BE2, BE3 and NE5 of the VALP. Aston Clinton Parish Council would also note the lack of material differences between previous application 21/02280/APP and this application being determined.

v. 22/03525/APP Sycamore Lodge, Baker Lane, HP22 5EU

Erection of a Dwelling

RESOLVED: OBJECT – The brick and metalwork panelling are out of keeping with the surrounding area, along with the three large dormers that directly overlook the properties facing onto Barker Lane. The mature Sycamore Trees will be affected by the rooting only being approximately 5 meters away from the building foundations. A Damson Tree will have to be removed for the proposed entrance, of which has been seen to home Blue and Great Tits. The ecology and tree checklist fails to further identify the nesting potential of birds and bats in the Sycamore Trees and does not list the mature trees that will require removal for the drive. The drainage channel surrounding Estone Grange Estate are not suitable for the increased drainage, there is no provision for extra water runoff from the property. Access to the property should be from the original curtilage of 66 Green End Street and not to add to the roadway of the estate given the effect on neighbour amenity the proposed accessway would have. New works shall affect existing car parking arrangements given that the application lists space for 5 vehicles. This is on an estate of which already requires parking on the roadway due to the high number of vehicles and should be taken into consideration. Barker Lane's width is also too narrow for a proper accessway when considering parked cars on the opposite side, meaning insufficient space for vehicle access. Approximately 80% of the residential curtilage shall be hardstanding, given the provision for space for 5 vehicles, meaning significant additional surface water runoff to an already struggling drainage system. The effect of additional footfall onto the Chiltern Beechwoods SAC should also be considered.

vi. 22/03953/APP 105A Aylesbury Road Aston Clinton, HP22 5AJ

Householder application for garage conversion

RESOLVED: NO OBJECTION - With the caveat that the Office/Studio remains classified for personal use, that if commercial use is desired then a change of use application be submitted.

vii. 22/03965/APP 7 London Road Aston Clinton, HP22 5HG

Householder application for erection of single storey annexe in rear garden

RESOLVED: OBJECT - The application would constitute the erection of a separate dwelling. Erection of a separate dwelling would be unsustainable and inappropriate in the designated location. The dwelling would lead to an increase in footfall to the Chiltern Beechwood SAC.

P22.073 To Receive a Report on Enforcement Cases

Kingswood Inspiring Learning (Green Park): It was reported that the Enforcement deadline to remove the buildings had expired without the removal. Additionally, that trees had been removed without permission. It was agreed to inform Enforcement regarding this update.

ACTION: Asst.Clerk

P22.074 To Receive a Report from the Neighbourhood Plan Review Working Group

It was reported that statistics from local services were being sought and that Council had approved contacting a Traffic Consultant and Planning Consultant to establish quotes for. It was agreed to contact the relevant agents.

ACTION: Planning Committee

The meeting closed at **8.18 PM**

Signed.....Date