



ASTON CLINTON PARISH COUNCIL

Minutes of the **Planning Committee** Meeting
held at 6.30pm on **6th January 2022** at the
Parish Council Office, Aston Clinton Park, HP22 5HL

PRESENT: Cllr C Read (Acting-Chair), Cllr J Hughes & Cllr D McCall

IN ATTENDANCE: Mrs S Payne (Clerk) & 1 member of the public

P21.95 To Receive Apologies for Non-Attendance. Cllr M Mason & Cllr P Wyatt.

P21.96 To Receive Declaration of Interests or Request for Dispensations. None declared.

P21.97 To Approve the Minutes of the meeting held on 14th December 2021.

The minutes were approved as a true and accurate record and were signed by the Acting-Chair.

P21.98 Questions and Comments from the Public.

The member of the public provided the committee with information regarding application 21/04653/APP regarding 116 Weston Road.

P21.99 To Note Recent Decisions & those at Variance with the Recommendations of this Committee.

It was noted that of the five applications decided between 8th & 20th December 2021 one was of a different outcome.

21/04203/APP

45 Aylesbury Road HP22 5AQ

Hip to gable roof alteration, loft conversion with rear dormer window and front roof lights.

ACPC: Object The proposal for this three-storey building does not meet the requirement of HQD2 (ii) of the ACNP which states that 'buildings should not exceed two storey unless it can be demonstrated that it would be in keeping with its surroundings and not appear incongruous.

Bucks Council: Approved It is acknowledged that the Aston Clinton Parish Council object to this application on the basis that it is contrary to policy HQD2 of the Aston Clinton Neighbourhood Plan. Given that the proposed development would not result in a change to the existing height of the building, it is considered the proposal is not contrary to policy HQD2 of the Aston Clinton Neighbourhood Plan.

P21.100 To Consider Current Appeals.

21/00256/APP: APPEAL Ref /J0405/W/21/3282276

Beechwood Chivery HP23 6LD

Demolish existing two-part garage and rebuild a three-part garage with domestic office over

ACPC: No objection: to the improvement of the garage for purposes as detailed, on the proviso that it conforms within planning conditions in terms of size within the AONB.

Bucks Council: Refused: The proposed replacement garage represents a disproportionate addition over and above the size of the original dwelling and would materially harm the openness of the Metropolitan Green Belt and the Chilterns AONB. The proposal by virtue of its size, scale, bulk, and height results in a much more substantial and developed building with the site to the detriment of the character and appearance of the host building and the surrounding area. The proposal would represent a visually dominant and oppressive form of development when viewed from the neighbouring property to the detriment of the amenities enjoyed by the occupiers of that property.

RESOLVED: No additional comments to make.

P21.101 To Report on Current Active Medium to Large Scale Development Sites

Aston Brook Bovis Development: Cllr Wyatt reported that the developers had left rubbish as well as stacks of bricks onsite. This had been reported to the Local Area Technician who has confirmed that the Development Management team have been informed.

Aylesbury Road Shanly Homes Development: Cllr Read had been informed by the Site Manager that the parking facilities within the site would be complete within the week. This should ensure that parking on the verges surrounding the site should cease.

P21.102 To Consider Small Scale Planning Applications

- i **21/04653/APP** **116 Weston Road HP22 5EP**
Demolition of existing bungalow and erection of a dwelling.
RESOLVED: OBJECT: Although the eco design and layout is appreciated the decision to object is due to the unattractive and stark design of the front gable. In addition, the proposed two-storey roof height would be out of keeping with the existing street scene as one neighbouring property is 1.5 storey and the other is a single storey property. If the application could be modified to take into account these concerns the application would be supported.
- ii **21/04627/APP** **42 Aylesbury Road HP22 5AH**
Two storey rear and first floor side extensions.
RESOLVED: SUPPORT. Council consider the changes to the roofline and side extension are in keeping with the rest of the building.
- iii. **21/04799/APP** **36 Beaconsfield Road HP22 5JX**
Change of use from outbuilding to short term holiday lets
RESOLVED: OBJECT: This is an incongruous site for a holiday let. There is no separate access to the holiday let leading to concerns that health and safety standards would not be met as well as building regulations.
- iv. **21/04843/APP** **6A New Road HP22 5JD**
Two storey rear extension. Roof alterations to include dormers and roof lights.
RESOLVED: OBJECT: The proposal is an overdevelopment of the existing dwelling which would dominate number 6 (a historically significant building). The front facade is acceptable; if the rear gable was placed in line with the existing rear gable this decision would be reconsidered.
- v. **21/04896/APP** **7 The Burnhams HP22 5EH**
Loft conversion including new dormer windows and roof lights.
RESOLVED: NO OBJECTION.

P21.103 To Consider Large Scale Planning Applications.

- i **21/04898/ADP** **Westonmead Farm Aston Clinton Road HP22 5AB**
Reserved Matters (appearance, layout, scale and landscaping) pursuant to outline approval 17/04819/AOP (up to 157 dwellings) and the specific requirements pursuant to outline condition nos. 1, 2, 6, 7, 8, 9, 11, 12, 13, 14, 15, 18, 20 and 26 thereto.
RESOLVED: No additional comments to make

P21.104 Date of Next Meeting: A meeting is being planned for the last week of January 2022

The meeting closed at 8.00pm

Signed.....Date