

Minutes of the Planning Committee of Aston Clinton Parish Council, held on
Thursday 17th December 2020 at 6.00pm at the Parish Council Virtual
Meeting Room

Present

Cllr Wyatt (Chairman)
Cllr Ronson
Cllr Howard
Cllr McCall
Cllr Mason

In attendance

Clerk E Barry (recording)

Members of the public: 0

20.115 Apologies

Apologies were received from Cllr Read and Cllr Tubb

20.116 Declaration of Interests: For Councillor's to declare any personal or prejudicial interests.

There were no declarations of interest.

20.117 Minutes of the previous meeting were PROPOSED by Cllr Howard, SECONDED by Councillor Ronson and AGREED.

20.118 Public Participation

There was no public participation.

20.119 Report on Current active medium to large scale development sites

The following items were reported:

BOVIS Homes Brook street development Cllr Wyatt reported that they were still making slow progress.

Development on Western Road opposite the Rothschild pub The Committee had been made aware that the developer was working again and dumping supplies onto the residents parking bays. Cllr Wyatt had contacted County Councillor Carole Paternoster who would be passing this on to the case officer Claire Britton. It had been stipulated that the worker's vehicles were not to be parked in the residents parking bays but this was not being adhered to. Cllr Howard would keep an eye on things and report back.

20.120 Review and Recommendations of Planning Applications: Small Scale

- i. 20/04101/APP 28 Long Plough Two storey and single storey rear extension, new detached garage

RESOLVED: No objection

- ii. 20/041821/AOP (Correction was noted in the meeting that application number had one extra digit and should have been written 20/04182/AOP) Land Opposite Flora Avenue Outline planning permission with access at Stablebridge Road for 2 self-build / custom-build plots, some matters reserved. (re-submission of application 19/04191/AOP)

RESOLVED: Objected on the following grounds - contrary to the Aston Clinton Neighbourhood plan policy H1 as outside the settlement boundary and not meeting the exception criteria of that policy, also to build on this site would be detrimental to the character and appearance of the site, failing to relate well to the existing location and therefore contrary to policy HQD1 of the ACNP and Saved policy GP35 of the adopted AVDLP. Further, reasons for the previous dismissals for development of this site at appeal.

- iii. Application Ref: 20/02308/APP APPEAL Ref: 20/00086/FTHA - Site Address: 6A New Road
Proposal: Roof alteration to front including two dormers and a two storey rear extension:
Planning Inspectorate Reference Number: APP/J0405/D/20/3262249

RESOLVED: The Committee were in agreement that having reviewed the changes presented in the applicants appeal documents, that these amendments did not amount to a material difference and that therefore this had not changed the Committee's opinion on this application. (note, as the appeal was lodged under a householder appeal, there was no opportunity to add further comments).

- iv. Other (for report only)
There were none

20.121 Review and Recommendations of Planning Applications: Large Scale

- i. CM/0037/20 Olleco, Samian Way - minerals&waste Proposed Building for Fresh Cooking Oil Packing & Used Cooking Oil Processing

RESOLVED: No objection on the condition that no excessive odours are caused, as per the expectation of the Environment agency in their statement of 17th July.

- ii. 16/01040/AOP Aylesbury Woodland College Outline application with means of access (in part) to be considered for up to 102,800 sq m employment (B1/B2/B8), up to 1,100 dwellings (C3), 60 residential extra care units (C2), mixed-use local centre of up to 4,000 sq m (A1/A2/A5/D1), up to 5,700 sq m hotel and Conference Centre (C1), up to 3,500 sq m Leisure facilities (A1/A3/A4), up to 16 ha for sports village and pitches, Athletes Accommodation (10 x 8 bed apartments), and up to 2 ha for a primary school (D1), with a strategic link road connecting with the ELR (N) and the A41 Aston Clinton Road, transport infrastructure, landscape, open space, flood mitigation and drainage

RESOLVED: No objection as accepted in the Aston Clinton Neighbourhood Plan, however, the Committee felt that it is imperative to complete the road first to mitigate the impact on increased traffic on the surrounding villages and current residents and had serious concerns about the impact that the ELR would have without the SLR particularly for Aston Clinton. Would like to see conditions placed on the earliest trigger for the S106 contributions to the Aston Clinton Traffic Calming measures as would expect to see an immediate impact from any development work for this site. There were also concerns with regards to the lack of secondary education in the overall plans across the two proposed developments of Woodlands and Hampden Fields, with only primary schools proposed.

- iii. 16/00424/AOP Land Between Wendover Road And Aston Clinton Road Weston Turville.
Outline planning application (with all matters reserved) for a mixed-use sustainable urban extension comprising: up to 3,000 dwellings and a 60 bed care home/extra care facility (Use Class C2/C3); provision of land for a Park and Ride site; a total of 6.90ha of employment land (comprising of up to 29,200 sq.m. B1c/B1/B2/B8 uses); provision of two primary schools (one 2 form entry and one 3 form entry); a mixed use local centre (3.75ha) with provision for a

foodstore of up to 1,200 square metres (GFA), further retail (including a pharmacy), restaurant and café units, a doctor's surgery, gym, public house with letting rooms, professional services, multi-functional community space and a day nursery, and live work units; multi-functional green infrastructure (totalling 108.43ha) including parkland, sports pitches, sports pavilions, children's play areas, mixed use games areas, including a skate park/BMX facility, informal open space, allotments, community orchards, landscaping; extensions to domestic gardens at Tamarisk Way (0.22ha); strategic flood defences and surface water attenuation; vehicular access points from New Road, Marroway, A413 Wendover Road and A41 Aston Clinton Road; a dualled Southern Link Road between A413 Wendover Road and A41 Aston Clinton Road and a strategic link road between the Southern Link Road and Marroway; internal roads, streets, lanes, squares, footpaths and cycleways and upgrades to Public Rights Of Ways (PRoWs); and car parking related to the above land uses, buildings and facilities. | Land Between Wendover Road And Aston Clinton Road Weston Turville Buckinghamshire

RESOLVED: Objections to this application remain on a number of grounds including: Increased volume of traffic on an immediate local level without sufficient plans for mitigation. Housing density with 50 dwellings per hectare and the social impact of this for existing and future residents. Flood risk and lack of infrastructure for water run-off and foul drainage

- iv. Other (for report only)
There were none.

20.122 Date of Next meeting
11th January 6.30pm

..... Chairman Date