

Minutes of the Planning Committee of Aston Clinton Parish Council, held on
22nd January 2018 at 19:00
at Aston Clinton Parish Meeting Room

Present:

Councillors: -

C Read (Chairman)

P Wyatt

L Tubb

L Ronson

M Mason

R Stewart

J Eggesfield

In Attendance: Clerk (Planning & Projects), E Barry

17 members of the public

18.01 Apologies

There were no apologies.

18.02 Declarations of Interest

There were no declarations of interest.

18.03 Minutes of previous meeting

These were approved and signed by Cllr Read.

18.04 Public Participation

There was no public participation

18.05 Current active medium to large scale development sites for monitoring

Cllr Read explained that the Planning Committee are trying something new by providing a monitoring schedule of active developments in the village.

MOTION: For the Committee to agree to a monitoring schedule/process for active sites **AGREED** as follows –

- Representative (nominated councillor) for each development to make themselves known to the site manager
- Visit the site at least once a month and report at each planning meeting
- Where florescent jacket and hard hat when visiting sites
- The Clerk (Planning & Projects) to contact site managers on behalf of the representatives if required

Cllr Read explained that some of the main issues to look out for were landscaping and to ensure that the developers were working within the confines of the construction plan and agreed application terms.

MOTION: To allocate a volunteer per site to monitor and report back at each planning meeting **AGREED** as follows –

Planning Ref	Location	Site description	Councillor monitoring
14/02463/AOP	Brook Street College Rd Sth	91 units plus 1x 70 sqm retail unit	P Wyatt
15/02569/AOP	Longhorn Farm - Weston Rd	50 units	L Ronson
14/03662/ APP	Stratford Close	30 units	M Mason
15/00300/AOP	Chapel Drive	95 units	C Read
16/01774/AOP	Chapel Drive	48 units	C Read
17/00807/ AOP	Rear of Aylesbury Rd	50 Units	L Tubb
15/03786/ AOP	Aylesbury Road	93 units	L Tubb
16/01774/AOP	Orchard of Chapel Dr	7 units	C Read
16/04201/AOP	138 London Road	10 flats	M Mason
17/02141/APP	Land To Rear Of 122A - 128A Weston Road	4 more dwellings – later additions to 15/02569/AOP – Longhorn Farm	L Ronson
14/00426/AOP	Land Off Brook St	27 units	J Eggesfield
16/03982/APP	Wendover Woods	New café and associated works	R Stuart
Various	Industrial sites nth of A41	Various	P Wyatt

Cllr Ronson asked that it be minuted that planning reference 17/02141 Land To Rear Of 122A - 128A Weston Road was additional housing to the development at Longhorn Farm.

18.06 Review and recommendations of planning applications: Small Scale

The following applications were considered and decisions made.

- i. 17/04672/APP The Rothschild Arms PH 82 Weston Road - Conversion and subdivision of the existing public house into two terraced dwellings and construction of three terraced two storey dwellings and associated parking on land on the opposite side of the road currently used as car parking and beer garden associated with Rothschild Arms Public House (PH).

Cllr Read reported that some of the Committee members had met representatives of the Rothschild Arms, including a representative of Punch Taverns and their planner. Cllr Read updated the Committee with a summary of the meeting as follows: They had put their case forward for keeping the development to 5 dwellings including conversion of the public house. They also appeared to take on board some of the Committee's design suggestions. However, they did not seem aware of the stage that the neighbourhood plan was at and clarified that the price that they had marked the public house at was not the market value for a going concern but was the development value of the site.

Cllr Tubb presented a number of concerns regarding the validity of the marketing process and valuation, citing comparable public houses that had been sold in the area for values at a lot less than the value the Rothschild Arms had been marked at. Cllr Tubb also pointed out that this would constitute a loss of a community asset and be contrary to a number of NPPF policies, the Aston Clinton Neighbourhood Plan and the emerging VALP.

RESOLVED: Objected on a number of grounds including loss of community asset and contravention to the NPPF, Saved AVDLP policies and the Aston Clinton Neighbourhood Plan.

- ii. 17/04822/AGN Woodside Farm Chivery HP23 6LD - Erection of agricultural building for storage of hay, straw and machinery

RESOLVED: No objection.

- iii. 18/00103/APP 93 Weston Road - Demolition of dwelling and rebuild

RESOLVED: No objection.

- iv. 18/00138/APP 98 Weston Road - Erection of dwelling and ancillary garage

RESOLVED: No objection.

- v. Other (for report only)

No additional applications were reported on.

18.07 Review and recommendations of planning applications: Large Scale

The following applications were considered and decisions made.

- i. 17/04459/APP 11 London Road - AMENDED PLANS: Demolition of an existing dwelling and erection of 8 dwellings

RESOLVED: To maintain the objection of 3rd January 2018, and to make comment on the amended plans. If the development were to go ahead, the Parish council would like to see the trees indicated in the plans to be 'crowned and re-shaped', to be cropped to no less than 6m in height in order to maintain suitable screening from neighbouring properties.

- ii. 17/02994/APP Park Farm Church Lane - MINOR AMENDED PLANS

RESOLVED: The amended plans included changes to the footpath and the Clerk (Planning & Projects) was asked to seek clarification on these changes.

- iii. 17/04819/AOP Westonmead Farm Aston Clinton Road Weston Turville, HP22 5AB - "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: To defer to the next planning meeting

- iv. Other (for report only)

No additional applications were reported on.

18.08 Update on Traffic Mitigation

Cllr Read summarised the contents of an email sent to the Parish Council from Bucks County Council providing the following update: the S106 negotiations were progressing with commitments from the developers relating to zones 1 and 2 and the team were also pushing for zones 3,4 and 5. They are hoping these will be finalised by March / April.

The Clerk (Planning & Projects) **AGREED** to look again at the requirements for running a travel plan survey and make arrangements with the group to carry it out.

18.09 Update on Neighbourhood Plan

The Clerk (Planning & Projects) reported that the Plan, supporting documents and representations from the consultation were now with the examiner and it was expected that the examination process would take approximately 6 weeks.

Cllr Read opened the floor to the public

The following items were raised and discussed:

- A member of the public raised their concerns over the sites north of the A41 in terms of increased noise and light pollution. Cllr Read explained that if residents could hear noise emanating from the site, they can report to AVDC who should look into it, in particular if the noise was coming from reversing beepers. The Clerk (Planning & Projects) explained that hopefully the new monitoring system of sites would help catch some of the issues and also encouraged people to email if they notice anything.
- A member of the public also offered their help on landscape related matters.

18.10 Date of next meeting

No date was set for the next meeting

..... Chairman Date