



ASTON CLINTON PARISH COUNCIL

Minutes of the **Planning Committee** meeting
held at 6.30pm on **10th November 2022** at the
Parish Council Office, Aston Clinton Park, HP22 5HL

PRESENT: Cllr M Mason (Chair), Cllr D McCall, Cllr P Wyatt.

IN ATTENDANCE: Mr H Stephens (Assistant Clerk), 4 Members of the Public (Present until item P22.062 i.)

P22.056 Public Participation (limited to 15 minutes)

Four members of the public made comments and answered questions from the committee regarding planning application 22/03635/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 P22.062 i.

P22.057 To Receive Apologies for Non-Attendance Received and noted from Cllr C Read and Cllr J Hughes.

P22.058 To Receive Declarations of Interests or Requests for Dispensations None declared.

P22.059 To Approve the Minutes of the Committee Meeting Held on 20th October 2022

The minutes of the meeting held on 20th October 2022 were approved as a true and accurate record and were signed by the Chair.

P22.060 To Note Recent Decisions & those at Variance with the Recommendations of this Committee

Of the 1 number of applications 0 were of a different outcome decided between **13th October 2022 and 3rd November 2022**

P22.061 To Report on Progress of Current Active Medium to Large Scale Development Sites

Aylesbury Road Shanly Homes Development: Cllr Mason reported that the development was progressing, and a screen had been erected.

P22.062 To Consider Planning Applications Small Scale and Large Scale

i. 22/03635/APP 41 London Road, HP22 5HL

Erection of one dwelling

RESOLVED: OBJECT – The size, density and massing of the application are not compliant with the ACNP policies H1 and HQD1. The application does not consider the lack of available access and egress to the area, which would be made worse with construction traffic and residential cars that would accompany the dwelling. There would be a loss of neighbouring amenity given the location, size, and intrusiveness of the building, including affecting the visibility of St Michael and All Angels Church. The application itself contains many inaccuracies regarding the area, giving an incorrect idea of its effects on residents. Furthermore, there would be a distinct damage to the ecology of the area, both by the likely removing of trees and hedges and increased recreational usage of the Chiltern Beechwoods SAC.

All Members of the Public left the meeting

ii. 22/03463/CPE

97 Weston Road, HP22 5EP

Certificate of Lawfulness for existing use as garden building for ancillary use to the dwelling house

RESOLVED: OBJECT – The building would result in a structure with the visual characteristics of a self-contained dwelling resulting in a development out of keeping with the pattern and character of the area contravening policies D3 and BE2 of the VALP. The application does not give provisions for good enough access to the property; and would likely result in additional recreational use of the Chiltern Beechwoods SAC.

iii. 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 – There is extreme concern regarding the impact on NHS Services and volume of traffic generated.

iv. 22/03374/AOP

Land Opposite Flora Avenue, HP22 5HR

Outline planning application with access, appearance, layout and scale to be considered and all other matters reserved for erection of 5 dwellings (affordable homes)

RESOLVED: OBJECT- The application site is outside the settlement boundary and would encroach into the rural landscape which is currently undeveloped, being detrimental to the rural setting and surrounding countryside. This contravenes ACNP Policy H1 and NNPF paragraph 174b as it would have a detrimental effect on the setting of the Chiltern AONB. There is no material difference in the application to previous unsuccessful applications, the aboricultural report submitted even refers to a previous application. The application refers to large scale developments that were approved prior to the ACNP being made in 2018 as an example of the changing character of Aston Clinton; whilst being unaware that large scale development applications made after the ACNP have been refused or withdrawn. Additionally, the applications size would mean an increased recreational use of the Chiltern Beechwoods SAC as well as pressure upon local amenities such as the doctor's surgery and school.

iv. 22/03634/APP

Longhorn Farm Weston Road, HP22 5EJ

Erection of one detached dwelling house with access road

RESOLVED: NO OBJECTION - Comments made on previous application (22/00588/APP) stand with the addition that Chiltern Beechwoods SAC should be taken into consideration.

P22.063 To Note the Planning & Environment Town & Parish Council Update. The Planning & Environment Town & Parish Council Update was noted.

P22.064 To Receive a Report from Neighbourhood Plan Review Working Group

- i. Traffic Survey: It was resolved to recommend to Council that a Traffic Flow, Speeds and Accidents survey be done by a Traffic Consultant for the purposes of the Neighbourhood Plan Review. Quotes would be sought following approval.

ACTION: Planning Committee/Asst.Clerk

- ii. Planning Consultant: It was resolved to recommend to Council that a Planning Consultant be hired to Oversee the Neighbourhood Plan Review. Quotes would be sought following approval.

ACTION: Planning Committee/Asst.Clerk

P22.065 To Receive a Report on Enforcement Cases

11 London Road: It was reported that a Temporary Stop Notice had been issued to the development at 11 London Road pending the production of a Construction Traffic Management Plan to mitigate construction traffic effects on the local area.

66 Green End Street: It was resolved to file an Enforcement Case on 66 Green End Street to establish whether the construction at the site was being lawfully undertaken.

ACTION: Asst.Clerk

The meeting closed at **8.16 PM**

Signed.....Date