



ASTON CLINTON PARISH COUNCIL

Minutes of the **Planning Committee** meeting
held at 6.30pm on **27th April 2023** at the
Parish Council Office, Aston Clinton Park, HP22 5HL

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

IN ATTENDANCE: Mrs S Payne (Clerk)

- P22.106 Public Participation (limited to 15 minutes):** None received.
- P22.107 To Receive Apologies for Non-Attendance:** Apologies received from Cllr C Read & Cllr Ronson.
- P22.108 To Receive Declarations of Interests or Requests for Dispensations** None declared.
- P22.109 To Approve the Minutes of the Committee Meeting Held on 9th March 2023**
The minutes were approved as a true and accurate record and were signed by the Chair.
- P22.110 To Note Recent Decisions & those at Variance with the Recommendations of this Committee.** It was noted that of the eleven application's decided between 2nd March and 20th April 2023 two were of a different outcome .
- i. **23/00172/APP 4 Old Mill Place Aston Clinton Buckinghamshire HP22 5ZQ**
Householder application for Insertion of two pitched roof dormers to front roof slope
ACPC Decision: Object - The application would make the building incongruous with other housing in the immediate area, by way of massing and setting. Additionally, the inclusion of a storey would increase the size of the building to three storeys, this does not comply with ACNP Policy HQD2.
Bucks Decision: Approved.
 - ii. **22/03965/APP 7 London Road Aston Clinton Buckinghamshire HP22 5HG**
Householder application for erection of single storey annexe in rear garden
ACPC Decision: Objects - The application would constitute the erection of a separate dwelling and not an annexe.
Bucks Decision: Approved
- P22.111 To Report on Progress of Current Active Medium to Large Scale Development Sites**
Nothing to report.
- P22.112 To Consider Planning Applications Small Scale and Large Scale**
- i. **23/00994/APP Sunnybrook Farm 74 Green End Street HP22 5EU**
Householder application for outbuilding and patio in rear garden
RESOLVED: NO OBJECTION with a CAVEAT that the outbuilding does not become a separate dwelling or is used for commercial purposes.
 - ii. **23/00993/ALB Sunnybrook Farm 74 Green End Street HP22 5EU**
Listed building application for replacement windows, doors and glazing units, decorative barge boards, replacement gutters and rainwater pipes, updating of external render, new rear porch, and extension of rear patio.
RESOLVED: SUPPORT - Subject to the recommendations of Historic England being followed.
 - iii. **23/00992/APP Sunnybrook Farm 74 Green End Street HP22 5EU**
Householder application for replacement windows, doors and glazing units, decorative barge boards, replacement gutters and rainwater pipes, updating of external render, new rear porch, and extension of rear patio.

RESOLVED: SUPPORT - Subject to the recommendations of Historic England being followed.

iv. **23/00886/APP 23 Weston Road Aston Clinton HP22 5EG**

Householder application for two storey rear extension and erection of boundary fence

RESOLVED: OBJECT - The proposed rear extension would be overbearing on neighbouring properties and the balcony intrusive, presenting a loss of privacy. This conflicts with policy HQD1 of the adopted Aston Clinton Parish Neighbourhood Plan which seeks to protect adequate standards of residential amenity.

v. **23/01107/APP New House Chivery Aston Clinton HP23 6LE**

Replacement dwelling (Retrospective)

RESOLVED: NEUTRAL - The Committee are perplexed as to how this design can be allowed when it is not in keeping with the surrounding AONB environment and when other more sympathetic planning applications for neighbouring properties have been refused.

vi. **23/01115/APP Unit 1 Aesop Business Park Aesop Road HP22 5XX**

Use of commercial unit for flexible B2/B8 uses, the display of plant and construction equipment, including workshop, the provision of outside display and storage including storage and service racking, vehicle manoeuvring areas, construction of linking bridge over watercourse, building signage and location of totem sign, use of paint bays and tower crane, car parking, new boundary fencing and automatic bollards to rear gates, landscaping and associated works.

RESOLVED: OBJECT - The proposed permanent tower crane would be intrusive and result in a loss of view within the AONB. It is contrary to policy H1 in the Aston Clinton Neighbourhood Plan in that it's not considered suitable to a countryside location and paragraph 176 of the NPPF. The height of the proposed tower crane certainly does not do this and it will be a significant eyesore within the AONB setting.

Despite being inside the perimeter of the enterprise zone on plan, this tower crane sits within the enormity of the surrounding countryside area when viewing the height in context with the Vale of Aylesbury. A suggested height of twice the height of the ARLA silos means this will be seen from incredible distances across the Vale, including from the Chilterns Area of Outstanding Natural Beauty, Ivinghoe Beacon and Wendover Woods.

The out of service condition will see the tower crane be 'unlocked' and free to weathervane, that is where the slewing ring responsible for turning the crane is left unlocked and the crane is free to turn with the wind. This means that the crane will be continually moving and a dynamic piece of equipment, completely at odds with the static nature of the enterprise zone and surrounding countryside. Despite the imagery using the silos as a method of approval, the silos are typically agricultural in nature, and are not hugely out of keeping with the surrounding agricultural area. This tower crane can only be described as an urban piece of equipment and will be a virtually permanent moving fixture across the landscape and will never settle into sync with the countryside background, it is incongruous.

The wind speeds for the area, being a plain by nature, are likely to be classified as 'open countryside'. This means that the largest wind speeds must be designed for and the potential risks of failure are at their highest. As mentioned by the applicant, the crane will be used for training purposes, increasing the risks. An example would be if the crane were left slew locked during a high wind event, events which have seen tower crane collapse and at worst human fatality.

A typical crane base is likely to be in the region of 5m x 5m x 2m deep, potentially a piled solution, due to the clay ground prevalent around this area. The area is also a flood plain, rendering a piled solution most likely. This means that 50 cubic metres of concrete and reinforcement will likely have to be used to support a crane such as this. Safety measures mean the crane and surrounding equipment area will be lit 24 hours of the day, leading to more light pollution in what is already a heavily polluted night sky. In addition, the current curvature of the slip road onto the A41 from the site does not accommodate the movement of large plant and visibility is limited at this junction. Restrictions on use very early in the morning and early evening will need to be put in place to reduce loss of amenity to residential properties close to the site.

- vii. **23/01212/APP Riviera 11 Upper Icknield Way HP22 5NF**
Householder application for erection of a detached solar carport
RESOLVED: SUPPORT
- viii. **23/01194/APP 11 Brook Street Aston Clinton Buckinghamshire HP22 5ES**
Householder application for loft conversion (part retrospective)
RESOLVED: OBJECT The rear dormers are incongruous to the surrounding buildings in particular the middle rear dormer which is overbearing and all present a loss of privacy. This conflicts with policy HQD1 of the adopted Aston Clinton Parish Neighbourhood Plan which seeks to protect adequate standards of residential amenity.
- ix. **23/01073/APP Overways London Road Buckinghamshire HP22 5HL**
Erection of one detached dwelling with garage
RESOLVED: NO OBJECTION
- x. **23/01238/AAD Vantage 41 College Road North Buckinghamshire HP22 0AY**
Display of 1no. V shaped (2 sided) non illuminated, freestanding directory.
RESOLVED: NO OBJECTION

P22.113 To Note Decisions made by Delegate Authority

The following delegated authority decision was noted:

- i. **23/00862/APP Arla Dairy Samian Way Aylesbury HP22 5EZ**
Erection of rear extension to dairy to form packaging store with link and canopy.
RESOLVED: NO OBJECTION

P22.114 To Receive a Report on Enforcement Cases

This item was deferred to the next committee meeting.

P22.115 To Receive a Report from the Neighbourhood Plan Review Working Group

- i. Traffic Survey: Data has been collected and is currently being analysed by the consultants. Cllr Wyatt reported that Buckland Parish Council have agreed to share the data collected from their London Road data strips once it is available.
- ii. Three-storey dwelling: It was agreed that the neighbourhood's definition of a three-storey building would need to be clarified during the review.

ACTION: Planning Committee

The meeting closed at 8.30pm

Signed.....Date