

**Minutes of the Planning Committee of Aston Clinton Parish Council, held on
Monday 19th November 2018 at 18:00
at Aston Clinton Parish Meeting Room**

Present:

Councillors: -
C Read (Chairman) arrived during agenda item 18.124
P Wyatt – (acting Chair)
L Ronson
J Egglesfield
L Tubb
R Stewart

In Attendance: Clerk - Planning & Projects, E Barry

6 members of the public

18.118 Apologies

Apologies were received from Cllr Mason (and from Cllr Read notifying that he would be arriving late to the meeting)

18.119 Declarations of Interest

An interest was declared by the Clerk – Planning & Projects, as a planning application for her property was on the agenda.

18.120 Minutes of previous meeting

These were approved and signed by Cllr Wyatt.

18.121 Public Participation

There were a couple of questions asked by the members of the public present which were as follows:

- Did the Parish Council know whether the application at Gingers Farm was coming back on the table. Cllr Wyatt answered that all we knew was that they had made representations to the AVDC in response to the VALP examination putting forward the gingers farm site to provide further housing.
- What was happening with the planting of the new hedge at the Bovis Homes site? Cllr Wyatt answered that he would be checking the number of rows being planted but the impression was they were doing a good job.
- Was there going to be hedge planted around the play area? Cllr Wyatt responded that he believed that Bovis would be following the landscaping schedule which indicated fencing and not hedging.

18.122 Review and recommendations of planning applications: Small Scale

The following applications were considered and decisions made.

- i. Application for an extension at 18/03562/APP 148 London Road Proposed single storey side/rear extension, proposed single storey front porch extension, proposed loft conversion, including hip-to-gable extension and rear facing dormer roof

The Planning and Projects clerk had declared an interest in this application and stated that, although not able to vote, would feel more comfortable leaving the meeting while this item was discussed and decided on. Cllr Tubb took notes.

RESOLVED: no objection

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

18.123 Review and recommendations of planning applications: Large Scale

The following applications were considered and decisions made.

- i. 17/03538/ADP Land South Of Aylesbury Road AMENDED PLANS Approval of reserved matters pursuant to outline permission 15/03786/AOP relating to appearance, landscaping, layout and scale for a residential development comprising up to 93 residential units, with associated access, landscaping and parking.

RESOLVED: no objection

- ii. 17/04157/AOP Land On West Side Of College Road North Outline application (for layout, scale, landscaping and access) for the Demolition of existing buildings and phased redevelopment of the site comprising the erection of five buildings including up to 9 individual units with a total of 14,484sqm gross external floorspace to be occupied under Use Class B1(c) Light Industrial, B2 'General Industrial' or B8 'Storage and Distribution', together with associated parking, vehicular access, servicing and landscaping (Revised Plans submitted 24.10.2018).

The Committee had originally objected on the height of the two largest units stating that if they were reduced to in line with the bund height they would reconsider. The amended plans showed no amendment to height of units, to which the Committee's objection still stands, (After note: *however, the Committee subsequently agreed to revisit this application at the next planning meeting given the amendments to the landscaping which may alleviate the original concerns. If they do not satisfactory do so, the objection will stand.*)

- iii. 18/03824/APP Land South Of Aylesbury Road Use of land for the stationing of caravans and erection of a day room for residential purposes

RESOLVED: Objected on the following grounds:

- It is contrary to the Aston Clinton made Neighbourhood Plan (the NHP) as it falls outside the settlement boundary, in contravention to Policy H1
- Although unclear in the application documents, it would appear that the site is planned to be a travellers' site, and in that belief, the following document is relevant "Planning Policy for Travellers Sites" published in August 2015 (the Guidance). Which states under Policy H "planning law requires that applications for planning permission must be determined in accordance with the development plan" - in this case our NHP.
- The area is also believed to be part of the flood plain and therefore not suitable for caravans, or any housing and rejected for development on these grounds at the last call for sites.

- iv. 18/03986/APP Masons Meadow Aylesbury Road Replacement of a B8 storage and distribution building with a B1(a) office building (Retrospective)

RESOLVED: No objection

18.124 Letter to AVDC re The VALP examination Process

MOTION: to agree to send letter as drafted, proposed by Cllr Ronson, seconded by Cllr Stewart and AGREED.

18.125 Developer request for a meeting – Cerda Planning

PLANMIN20181119

The Committee referred to the Parish Council’s policy to meet with Developers on request and AGREED to meet and to send a copy of the Neighbourhood Plan in advance as the related site fell outside the Neighbourhood Plan settlement boundary and therefore development other than in exceptional circumstances would be contrary to that plan.

MOTION: To agree to meet with Cerda Planning with regard to Land at ‘Gingers Farm’ was proposed by Cllr Stewart, seconded by Cllr Ronson and AGREED.

18.126 Letter from Lichfields to AVDC regarding the VALP and Land north of Aylesbury Road

The Committee discussed the letter sent to AVDC from Lichfields regarding land at ‘Christmas Tree Field’ and their proposal for housing alongside options to provide a football pitch and associated facilities for Aston Clinton Football Club. A copy of the letter to AVDC had been provided to the Parish Council by Lichfields. The Committee discussed that fact that although the Parish Council were supportive of helping the Football Club find a new home to enable them to progress in the league, allowing housing on the proposed site would be contrary to the neighbourhood plan and therefore the Parish Council could not support of the proposals. It was agreed that Cllr Tubb would draft a letter to AVDC for circulating to the Committee for agreement before sending.

18.127 Planning Advice – 132 London Road

The Planning & Project’s Clerk explained that the latest application for this site, an application for a Lawful Development Certificate for a proposed change of use from A3 (restaurants and cafes) to A1 (shops) was not one that the Parish Council had been consulted on and that the case officer had stated that there was no requirement to do so. As this was an important site for the village and the neighbourhood plan in particular, the Parish Council had agreed to seek further advice/clarification. The Planning & Projects Clerk thought that it would be useful for residents to see that advice and recommended that it was published on the Parish Council website. The Committee AGREED.

18.128 Complaint regarding closure of footpath at Bellway site

The Parish Council had received a complaint regarding the closure of the footpath at the Bellway site. Cllr Read explained that it had been closed for 18 months now and that Bellway had asked for a further extension which the Parish Council had objected to. He went on to explain that unfortunately the local planning authority, AVDC, approved the extension. However, he also confirmed that he is consistently chasing Bellway and urging them to open it up again as soon as possible. Cllr Wyatt commented that he appreciated all the work Cllr Read had done on this.

Cllr’s Tubb and Stewart suggested publishing information on the Parish Council website or facebook page providing further information regarding the closure.

18.129 Date of next meeting

No date was set for the next meeting

..... Chairman Date