

Minutes of the Planning Committee of Aston Clinton Parish Council, held on
14th March 2018 at 19:00
at Aston Clinton Parish Meeting Room

Present:

Councillors: -
C Read (Chairman)
P Wyatt
L Tubb
L Ronson
R Stewart
M Mason (arrived at 7.15)

In Attendance: Clerk - Planning & Projects, E Barry

7 members of the public

18.18 Apologies

Apologies were received from Cllr Eggesfield

18.19 Declarations of Interest

There were no declarations of interest.

18.20 Minutes of previous meeting

These were approved and signed by Cllr Read.

18.21 Public Participation

Cllr Read addressed a member of the public regarding research they had been doing into external responses to the VALP and neighbourhood plan. The member of the public said that they would be happy to continue their research and Cllr Read asked that they contact the Planning and Projects Clerk, Elaine Barry with any further information.

Note: Cllr Read suggested changing the order of the Agenda as Cllr Tubb would be leaving early. The Committee AGREED and agenda items 18.24 (i) & (ii) were discussed first. The minutes however have been written in numerical order for ease of reference.

18.22 Current active medium to large scale development sites for monitoring

The following sites were reported on:

15/00300/AOP	Chapel Drive	95 units
16/01774/AOP	Chapel Drive	48 units

Cllr Read reported: he had spoken with the site manager for both developments and things were progressing well and that the sites were nearly complete, with the exception of the affordable homes. Other points to note were:

- They were unable to move the footpath any closer in and plan to re-open it in June.
- The pond was having to be made bigger as a result of the 7 extra homes
- With regard to mud on the Road, they said that they are doing their best to deal with it but are struggling to do so around parked cars.

15/02569/AOP Longhorn Farm - Weston Rd 50 units

Cllr Ronson reported: they are keeping a well maintained site and using their wheel wash equipment appropriately. They are also very responsive to any problems. The site opposite for two dwellings appeared to be causing most of the mess.

Cllr Read suggested Cllr Ronson ask the site manager to fill in the trough that had been created in the grass area.

14/02463/AOP Brook Street College Rd Sth 91 units plus 1x 70 sqm retail unit

Cllr Wyatt reported the following:

- He had reported continuing issues with the site to Cllr Carole Paternoster at AVDC and enforcement had visited the site.
- The wheel wash was situated in the middle of the site.
- He would be asking the site manager for a walk around the site, as he had concerns about Bearbrook. Cllr Read suggested taking the landscape plan with him.
- Bovis Homes had communicated the following with the Planning and Projects Clerk – the new hedge would be replanted in June and they would advertise the retail unit for up to 2 years.

16/03982/APP Wendover Woods New café and associated works

Cllr Stewart reported that although she had not yet been able to visit the site, from what she understood, the following progress had been made and the next steps were:

- Kier had almost finished the car park and expected to complete it in the month
- The new exit Road had received the first base layer
- Construction on the new café was due to start soon
- The Forestry Commission's new play trail was expected to be completed in March
- A start had been made on the Junior Go Ape

Cllr Stewart also stated that she was planning a site visit soon.

Cllr Read asked if it was worth speaking with the Forestry Commission and Kier about funding a footpath linking the village to Wendover Woods - along Stablebridge Road. Cllr Mason reported that at a recent AVALC meeting, the New Homes Bonus lead explained that there was a sum of money available and that one of the parishes had received funding for a footpath from this fund.

Various Industrial sites nth of A41

Cllr Wyatt reported that he had not had a chance to measure the trees.

14/03662/ APP Stratford Close 30 units

Cllr Mason had visited the site and hadn't been impressed. She reported that there were a large number of signs outside which she had reported to BCC but was yet to hear anything back. She would write again to suggest they come and visit the site.

Cllr Read suggested that Cllr Mason also monitored what was happening around the landscaping of the site, including fencing, spaces for hedgehogs, bird boxes and bat boxes etc.

16/04201/AOP 138 London Road 10 flats

Cllr Mason reported that she had visited the site and been shown around by the developer. Despite an application currently waiting decision with a number of requested amendments, she observed that the following work had either already taken place or was in progress:

- A number of Velux windows had been installed (two of which had been previously refused at application stage)
- The interior layout had been changed in places from the original plans
- Solar panels had been installed

- Extra study rooms which were sizeable enough to be used as extra bedrooms

The Planning and Projects Clerk informed the Committee that AVDC had been contacted regarding the extra work and the outstanding application but was yet to receive a response.

18.23 Review and recommendations of planning applications: Small Scale

The following applications were considered and decisions made.

- i. 18/00203/COUAR Merrymead Farm College Road North - Determination as to whether prior approval is required for the proposed change of use and conversion of an agricultural building to a dwelling house

RESOLVED: No objection.

- ii. 18/00152/AOP Land Off Stablebridge Road - UPDATED PLANS Erection of 5 new dwellings with new access from Stablebridge Road

RESOLVED: The Committee decided that no further comment was required to the updated plans. The original objections to this application stand.

- iii. 17/04672/APP The Rothschild Arms PH 82 Weston Road – ADDITIONAL DOCUMENTS 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

RESOLVED: to submit the following comments: “Further to Savills letter of 12th February 2018, Aston Clinton Parish Council does not feel that the viability issues expressed previously have been satisfactorily answered and therefore, the full original objection stands.” Also, Cllr Tubb would check the land registry for details of any covenants on the land.

- iv. 18/00687/ADP Land Off Chapel Drive - Approval of reserved matters pursuant to Outline permission 16/01774/AOP relating to Application to approval conditions: 1. layout, scale and external appearance of the buildings, the access and landscaping 4 - Materials to be used on external surfaces 5 - Hard and soft landscaping 7 - Screen and all boundary treatments 8 - Details of the proposed slab levels 9 - Means of disposal of foul and surface water drainage 10 - Archaeological Investigation ie WSI 13 - New means of access 14 - Details of adoptable roads 15 - Details of parking, garages and manoeuvring 16 - Construction Traffic Management 18- Noise Protection

RESOLVED: No objection with a request for the addition of the following restriction to the construction management plan: No deliveries between the hours of 8.30 and 9.30 This is due to the proximity of the site to the school and to avoid the morning school traffic and travel.

- v. Other (for report only)
No additional applications were reported on.

18.24 Review and recommendations of planning applications: Large Scale

The following applications were considered and decisions made.

- i. 17/00069/REF Land off College Road South – up to 85 dwellings
 - a) Communication from Hollins Strategic re Hollins Strategic consultation

Hollins Strategic had written to both the Parish Council and a number of residents of Aston Clinton asking for comments on the 'new' 55 scheme for this APPEAL. As this is such a complex and unusual case, the Committee AGREED it to seek further advice on this 'consultation'.

b) Appeal

It was AGREED that discussions on the Appeal should be deferred to the next planning meeting.

ii. Other (for report only)

No additional applications were reported on.

18.25 Buckinghamshire Minerals and Waste Local Plan Proposed Submission Consultation

The Planning & Projects Clerk informed the Committee that the consultation period runs from 5th March to 19th April and it was AGREED that Cllr Read would submit comments on behalf of the Committee.

18.26 Draft revised NPPF for consultation

The Planning & Projects Clerk reported that the deadline for comments was 11:45pm on 10 May 2018. Cllr Read commented that he had started reading through the documents and encouraged all to do so. Cllr Mason suggested that she contact AVALC to ascertain their thoughts on the revisions and it was AGREED that the group were to read through and report any thoughts to the Planning & Projects Clerk for collating. Cllr Read also announced that members of the public were welcome to send in their thoughts and observations.

18.27 Update on Neighbourhood Plan

The Planning & Projects Clerk reported that the examiner's office had been in touch and would be sending the fact check version of the Aston Clinton Neighbourhood Plan report to the Parish Council and AVDC on the 6th April 2018.

Cllr Read opened the floor to the public

The following items were raised and discussed:

- Whether Parish Council had met with Hollins Strategic to which the Committee responded that no they had not.
- The upcoming Appeal for 85 dwelling off College Road South
- The news on the proposed Unitary Authority

18.28 Date of next meeting

No date was set for the next meeting

..... Chairman Date