



ASTON CLINTON PARISH COUNCIL

Minutes of the **Planning Committee** Meeting
held at 6.30pm on **14th December 2021** at the
Parish Council Office, Aston Clinton Park, HP22 5HL

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

IN ATTENDANCE: Mrs S Payne (Clerk) & 1 member of the public

P21.84 To Receive Apologies for Non-Attendance. None received.

P21.85 To Receive Declaration of Interests or Request for Dispensations. None declared.

P21.86 To Approve the Minutes of the meeting held on 15th November 2021.

The minutes were approved as a true and accurate record and were signed by the Chair.

P21.87 Questions and Comments from the Public.

A member of the public presented a copy of the land registry document for the area of the Aston Book Development fronting College Road South in order to establish ownership of the land where the hedge is to be planted. It was noted that the land register documentation for the new properties in this area have not been processed as large areas are still registered to the developers.

Cllr Wyatt confirmed that he had contacted Bucks Planning Enforcement regarding the positioning of the hedge and illuminated bollards and was yet to receive a response. The Transport for Bucks Local Area Technician has visited the site and taken photos of the unfinished footway and grass verge.

It was agreed that a letter be written to Bucks Council requesting clarification on the where the hedges are to be planted and who would own the land the hedges were to be planted on.

ACTION: Cllr Read

The member of the public asked the committee note when considering planning application 16/01040/AOP the requirement for the A41 bypass has its quiet road surface re-installed.

Member of the Public left the meeting.

P21.88 To Note Recent Decisions & those at Variance with the Recommendations of this Committee.

It was noted that of the eight applications decided between 9th November and 7th December 2021 one was of a different outcome.

21/03328/ACL

Rhencullen Farm Chivery HP23 6LD

Certificate of Lawfulness for an existing erection of a barn.

ACPC Comment: No objection

Bucks Council Decision: **Part Agreed:** The time limit for taking enforcement action for operational development is 4 years from substantial completion. This breach of planning control is now immune from enforcement action and a Certificate of Lawfulness can therefore be issued for this element of the application. **Part Refused** - It is considered that the building is outside of the residential curtilage of the dwelling and cannot reasonably be considered to be ancillary or incidental to the residential use, resulting in a material change of use of the planning unit. Insufficient evidence has been submitted to prove, on the balance of probabilities, that the building has been used solely and continuously for ancillary or incidental residential use for a period in excess of ten years.

P21.89 To Report on Current Active Medium to Large Scale Development Sites

Aylesbury Road Shanly Homes Development: Cllr Wyatt reported that he had spoken to the Site Manager regarding the site vehicles parking on the grass verge. Since then posts have been installed along the verges.

P21.90 To Consider Small Scale Planning Applications

- i **21/04526/APP** **3 Hawkins Mews HP22 0AP**
Single storey rear extension
RESOLVED: No Objection.

- ii **21/04630/ADP** **Longhorn Farm Weston Road HP22 5EJ**
Approval of Reserved Matters pursuant to outline permission 20/01851/AOP for access, appearance, landscaping, layout and scale of a residential development of 2 dwellings
RESOLVED: No objection on condition that point 14 of the outline planning permission is adhered to (the widening and paving of the access driveway to the site) which of all the pre-commencement conditions the Planning Committee consider to be the most important.

P21.91 To Consider Large Scale Planning Applications.

- i **16/01040/AOP** **Aylesbury Woodland College Road**
Outline application with means of access (in part) to be considered for up to 102,800 sqm employment (B1/B2/B8), up to 1,100 dwellings (C3), 60 residential extra care units (C2), mixed-use local centre of up to 4,000 sq m (A1/A2/A5/D1), up to 5,700 sq m hotel and Conference Centre (C1), up to 3,500 sq m Leisure facilities (A1/A3/A4), up to 16 ha for sports village and pitches, Athletes Accommodation (10 x 8 bed apartments), and up to 2 ha for a primary school (D1), with a strategic link road connecting with the ELR (N) and the A41 Aston Clinton Road, transport infrastructure, landscape, open space, flood mitigation and drainage
RESOLVED: To respond as previous comments: Support re-routing of the Link Road as proposed by Hampden Fields Action Group. Traffic Mitigation Zones 1 & 2 must be implemented at the same time as the ELR.

P21.92 To Consider Buckinghamshire Council's Consultation for The Local Plan.

It was noted that Bucks Council had launched a survey for the new Local Plan for Buckinghamshire. It was agreed that residents be encouraged to complete the survey which seeks to gather views about living and working in Buckinghamshire. **ACTION: Clerk**

P21.93 To Consider the Replacement Buckland Neighbourhood Plan.

The summary of additions and amendments to the Buckland Neighbourhood Plan were noted.

P21.94 Date of Next Meeting: A meeting is being planned for the first week of January 2022

The meeting closed at 9.47pm

Signed.....Date