

Minutes of the Planning Committee of Aston Clinton Parish Council, held on
Thursday 30th January 2020 at 9:00am
at Aston Clinton Parish Meeting Room

Present

Cllr Wyatt (Chairman)

Cllr Ronson

Cllr Read

In attendance

Clerk E Barry (recording)

Members of the public 0

20.10 Apologies

Apologies were received from Cllr Mason and Cllr Tubb

20.11 Declaration of Interests: For Councillor's to declare any personal or prejudicial interests.

Cllr Read declared that he knew the residents of the application for Paddock House but had no financial interest and the Committee AGREED that this was not reason to preclude him from this item.

20.12 Minutes of the previous meeting

These were approved and signed by Cllr Wyatt

20.13 Public Participation

There was no public participation

20.14 Report on Current active medium to large scale development sites

The following items were reported:

Bovis Homes site, Brook Street – there had been a change in the Bovis Homes company structure but the site manager had remained the same. The Bovis management team had reportedly given the go ahead to start the next phase of 8 plots which are the larger houses on College Road South. They are planning to complete the entire site by Christmas 2020.

Rectory Farm site, Aylesbury Road – representatives from Rectory Homes had informed Cllr Wyatt that they had cleared the pallets but Cllr Wyatt had not been able to gain access to check, because access from the Bovis site was blocked at the time.

Gully at entrance to Chapel Drive – Cllr Read reported that when this was reinstated, it was not put in the right position so water pools in that area. The site manager says this has been approved by Bucks County council. Same issue at Church Lane. The Committee AGREED that the Local Area Technician Rob Anderson to be contacted to take a look at both.

7 dwellings development near Chapel Drive - An apple tree had been removed as part of the development but the developers were to replacing it this winter. Cllr Read would be keeping an eye on this.

A resident of Church lane had complained about the new streetlight 'glaring' in their window. Cllr Wyatt would look into this.

20.15 Review and Recommendations of Planning Applications: Small Scale

- i. 20/00076/APP The Paddock House 31 London Road Demolition of existing outbuilding and construction of two new detached dwellings with associated parking and access

RESOLVED: No objection on the condition that policy EN2 of the Aston Clinton Neighbourhood plan is adhered to along with appropriate screening from neighbouring properties to be maintained and added where necessary.

- ii. 20/00097/APP Mercedes-Benz Retail Group UK Ltd Unit 1 Aston 41 Extension of yard to create an additional 36 vehicle storage bays together with associated works including reconfigured palisade fencing

RESOLVED: No objection with the following conditions: The application also includes enough employee parking spaces. There is no damage to existing planting and care taken during building works to not damage roots or disturb the trees that have been planted for screening.

The Committee also AGREED that the following comment should be added to the response: *We hope that planning takes account of this type of thing in future as the original planning approval was with inadequate parking for this site and this is now causing problems as evidenced by the TRO request recently submitted by the management copy requesting yellow lines due to dangerous over spill parking as a result of this site.*

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

20.16 Review and Recommendations of Planning Applications: Large Scale

- i. 19/04025/APP Lodge Farm Upper Icknield Way Buckland HP22 5LH Conversion of traditional farm buildings to no. 8 residential units (including partial replacement, new build and demolition).

RESOLVED: To object on the following grounds:

- The development as designed would not sit well within the surrounds and within the setting of the AONB.
- 8 dwellings would overpower this site in this setting.
- The main building is of historic interest and could do with restoration, however, the design, to include the proposed development in its entirety does not take enough notice of the existing building and design and is contrary to HQD1 of the neighbourhood plan.
- The proposed properties to the rear are too tight against the access Road of the existing entrance, there are no rear gardens, no natural light and overpowered by the landscape.
- Trees would have to be removed in order to make way for this development.
- As it is sited within the AONB, a number of restrictions would apply to this application and the Committee were in agreement with the points raised in the representation by the Chilterns Conservation Board.

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

20.17 Traffic Regulation Order (TRO) - The management company of Aesop Business Park were asking for the support of Aston Clinton Parish Council for a TRO to add yellow lines to College Road north where staff of the business park users were parking their cars. The management company had confirmed that they were prepared to pay for this.

MOTION: To agree response to a TRO application for Aesop Business Park, College Road North, PROPOSED by Cllr Ronson, SECONDED by Cllr Read and AGREED as follows:

The Clerk to confirm to the applicant that Aston Clinton Parish Council are in support of this application.

20.18 Legal advice

MOTION: To agree to the addition of Richard Buxton Solicitors to the list of planning advisors

It was PROPOSED by Cllr Ronson, SECONDED by Cllr Read and AGREED to defer this item as the Clerk was waiting further information on costs.

20.19 Date of next meeting.

There was not date set for the next meeting

..... Chairman Date