

Minutes of the meeting of the Planning Committee held on Thursday 4th January 2018 at the Village Hall, School Approach, Weston Turville.

PRESENT: Cllrs D Hillier, M Simons, M Conolly, J Paterson
 Clerk: Mrs Sarah Copley
 Representatives from Vocalism for item P18.4

P18.1	APOLOGIES Apologies were received from Cllrs Eastaugh and Treacher.	
P18.2	DECLARATIONS OF INTEREST There were no declarations of interest.	
P18.3	OPEN FORUM FOR PARISHIONERS None present	
P18.4	LAND NORTH OF BYE GREEN Representatives from Vocalism Planning Consultants attended the meeting to give an overview of their plans for a site north of Bye Green. They proposed to build approx. 25 dwellings, a mixture of 1, 2 and 3 bed houses and bungalows. They discussed options for affordable housing, including discounted market sales for people with a connection to the local area. Councillors said that consultation during the neighbourhood plan showed that smaller houses for first time buyers, young families and downsizers were needed, rather than more 4/5 bed executive style housing, but expressed no view on the suitability of this site for housing. Vocalism would be consulting further with local residents before submitting an application and were in the process of getting site assessments carried out.	
P18.5	MINUTES OF PREVIOUS MEETING The minutes of the meeting held on 2 nd November were agreed as correct and signed by the Chairman.	
P18.6	17/04399/APP – 28 WORLDS END LANE First floor side and single and two storey rear extension The Clerk had requested and been granted an extension on the response date for this application but AVDC had that day approved the application. Councillors reviewed the application and did not raise any objections.	
P18.7	17/04451/APP – 42 MARROWAY Single storey side extension This application was considered and it was agreed to raise NO OBJECTIONS.	
P18.8	17/04742/APP – LAND TO REAR OF 36-40 WORLDS END LANE Erection of 2 dwellings with individual garages This application was considered and it was agreed to OPPOSE if for the following reasons:	

	<p>1. The site was outside the settlement boundary as defined in the emerging neighbourhood plan.</p> <p>2. The size and scale of houses proposed would over develop the site.</p> <p>If AVDC were minded to approve development on this site, the Parish Council would like to see smaller houses built there. Consultation for the neighbourhood plan showed a need for smaller 1,2 or 3 bed properties in the area, not more 4/5 bed housing.</p>	
P18.9	<p>17/04742/AOP – LAND WEST OF WENDOVER ROAD</p> <p>Outline planning application (with all matters reserved save for access) for the erection of up to 200 new homes and associated landscape and highway works including a new railway footbridge on land off Wendover Road, Stoke Mandeville</p> <p>This application was considered and it was agreed that the Council’s initial objection to the original application for this site (16/04238/APP) was still valid.</p>	
P18.10	<p>STREET NAMING</p> <p>Two names were needed for the development on land off Worlds End Lane. The Committee referred to the old field names for the area and agreed to recommend to the Council that “Rushington” and “Nine Lands” were put forward at the Council’s suggestion.</p>	
P18.11	<p>DECISIONS ON PLANNING APPLICATIONS</p> <p>Decisions made by AVDC since the last Planning Committee meeting were noted:</p> <ul style="list-style-type: none"> • 17/03962/APP 67 New Road - approved • 17/03660/ALB 2 School Lane- approved • 17/02517/APP 43 Church Lane – approved 	
P18.12	<p>ANY OTHER MATTERS (FOR INFORMATION)</p> <ul style="list-style-type: none"> • Cllr Simons queried why the new houses on New Road were still being marketed as Yule Meadow rather than Fitkins Meadow. The Clerk would enquire with AVDC. 	Clerk
P18.13	<p>DATE OF NEXT MEETING</p> <p>The next meeting would be held on 1st February at 6pm.</p>	

Signed: _____ Dated: 1st February 2018