

**Minutes of the Planning Committee of Aston Clinton Parish Council, held on
Thursday 31st January 2019 at 18:30
at Aston Clinton Parish Meeting Room**

Present:

Councillors: -
C Read (Chairman)
P Wyatt – (acting Chair)
L Ronson
L Tubb
M Mason

In Attendance: Clerk - Planning & Projects, E Barry

0 members of the public

19.14 Apologies

Apologies were received from Cllr Stewart.

19.15 Declarations of Interest

There were none.

19.16 Minutes of previous meeting

These were approved and signed by Cllr Read.

19.17 Public Participation

There was none.

19.18 Current active medium to large scale development sites for monitoring

The following sites were reported on:

Planning Ref	Location	Site description	REPORT
14/02463/AOP	Brook Street College Rd Sth	91 units plus 1x 70 sqm retail unit	Cllr Wyatt reported the following - that the hedgerow was due to be replanted in the planting season - that the site manager had been told by Bovis that he must get the retail unit completed as soon as possible - it was proving difficult to find anything on the planning documents regarding conditions placed for the retail unit – All Committee members AGREED to take another look
15/02569/AOP	Longhorn Farm - Weston Rd	50 units	- Cllr Ronson reported - they have planted hedging and trees - the main road is quite good - having trouble getting equipment for the play park - will report back when they start planting round the LEAP
14/03662/ APP	Stratford Close	30 units	- there was no update

15/00300/AOP	Chapel Drive	95 units	- Cllr Read had escalated the footpath closure issues to a senior manager who informed him it should be open again in May
16/01774/AOP	Chapel Drive	48 units	
16/01774/AOP	Orchard of Chapel Dr	7 units	- Cllr Read reported that they were moving forward with this site
17/00807/ ADP	Rear of Aylesbury Rd	50 Units	- Cllr Tubb reported that all was quiet and progressing
15/03786/ AOP	Aylesbury Road	93 units	- Still waiting approval of reserved matters
16/04201/AOP	138 London Road	10 flats	- Cllr Mason had spoken with the developer and been informed that there were 4 left to sell and they had been reduced in the price - that he would be replanting the beech hedge if it doesn't take
17/02141/APP	122a- 128a erection	4 more dwellings – later additions to 15/02569/AOP – Longhorn Farm	- Cllr Ronson reported that three of the dwellings are already at roof height
17/02994/APP	Park Farm Church Lane	23 Units	- Cllr Ronson had been informed by the developer that they were looking to be finished by November
14/00426/AOP	Land Off Brook St	27 units	- Cllr Wyatt had visited the site and noted that there were still a few left unsold. - that they were putting in trees - he would be checking the drains and would report back to the Committee
16/03982/APP	Wendover Woods	New café and associated works	- Cllr Read reported that the new visitors centre looked to be complete but not fitted out yet.
Various	Industrial sites nth of A41	Various	- No report

19.19 Review and recommendations of planning applications: Small Scale

The following applications were considered and decisions made.

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

19.20 Review and recommendations of planning applications: Large Scale

The following applications were considered and decisions made.

- i. 17/04672/APP 18/00090/REF The Rothschild Arms PH 82 Weston Road **APPEAL:** PINS ref APP/J0405/W/18/3217594 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 (PH).

RESOLVED: To provide further comment to the Planning Inspectorate to include

- The fact the pub is still thriving
- That the Landlord still wishes to purchase it
- Evidence of market value for similar pubs in the area

- Submission to AVDC to nominate the Rothschild Arms as an Asset of Community Value
 - Update on the now 'made' Neighbourhood Plan and the VALP
- ii. 19/00045/APP The Rothschild Arms PH 82 Weston Road Conversion and subdivision of the existing public house into 2.no terraced dwellings and construction of 1.no bungalow and a semi-detached pair of two storey dwellings and associated parking on land on the opposite side of the road used as car parking and beer garden associated with Rothschild Arms Public House.

RESOLVED: To object on the following grounds

- While the Committee appreciated the applicant's efforts to address the LPAs design concerns, all grounds for the objection to the first application still stand due to
 - o loss of a valued community asset and employment which contravenes a number of NHP, AVDC and National planning policies.
 - Submission to AVDC to nominate the Rothschild Arms as an Asset of Community Value
 - Update on the now 'made' Neighbourhood Plan and the VALP
- iii. 19/00229/APP Aston Clinton Park London Road Replacement of Community Centre

RESOLVED: In support

- iv. 17/04819/AOP Westonmead Farm Aston Clinton Road Weston Turville - AMENDED PLANS - Outline application with all matters reserved except for principle means of vehicular access, for up to 157 dwellings, public open space, play area, vehicular access off Aston Clinton Road and associated infrastructure.

RESOLVED: To further object to this application on the grounds of its contravention to the Weston Turville Neighbourhood Plan.

(Cllr Read left the meeting and Cllr Wyatt took over as Chair)

- v. 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

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

19.21 Footpaths

Cllr Read had reported earlier in the meeting that he had received confirmation from the Bellway site, Chapel Drive, that the public footpath would be re-opened in May.

19.22 Halton Development Community Interest Company (HDCIC)

- i. Request to meet with the Parish Council – The Committee AGREED that they would like to meet with members from the HDCIC and agreed on a date of 26th February at 6pm.
- ii. Allocation of Parish Council liaison – It was AGREED to discuss this after the meeting on the 26th February.

19.23 China Water site

MOTION: To request a meeting with the potential developers of the site was proposed by Cllr Ronson, seconded by Cllr Tubb and AGREED.

19.24 Expressway Corridor – update

Cllr Mason provided the following update:

- An action group has been set up to give support to force an environmental assessment
- The Campaign to Protect Rural England (CPRE) are objecting at a National level but not at the Buckinghamshire level
- The following timeline had been published by Highways
 - Autumn 2017 Commitment by the Chancellor for construction to commence on the missing link before the end of the Road Investment Strategy in 2025
 - 2018 Corridor announcement
 - Autumn 2019 Public consultation on route options
 - Preferred route announcement
 - Construction starts (indicative timetable, subject to preferred route options)
 - New link opens to the public
- There is a leaflet on the Highways England site <https://highwaysengland.co.uk/projects/oxford-to-cambridge-expressway/> detailing the aims of the project (which she read out to the Committee) also stating that she thought that the inference was very much that this is a done deal so accept it.

19.24 VALP - update

There was no update.

19.25 Aylesbury Garden Town (AGT) - update

Cllr Wyatt reported that he had nothing further to report following the last meeting.

19.26 Date of next meeting

No date was set for the next meeting

..... Chairman Date