



ASTON CLINTON PARISH COUNCIL

Minutes of the **Planning Committee** Meeting
held at 6.30pm on **25th October 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)

P21.64 To Receive Apologies for Non-Attendance. None received.

P21.65 To Receive Declaration of Interests or Request for Dispensations. None declared.

P21.66 To Approve the Minutes of the meeting held on 20th September 2021.

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

P21.67 Questions and Comments from the Public. No members of the public were present.

The Committee noted the concerns raised in

- i. an email from a resident regarding planning application 21/03557/APP.
- ii. an email from a resident regarding planning application 21/04020/APP.

P21.68 To Note Recent Decisions & those at Variance with the Recommendations of this Committee.

It was noted that of the seven applications decided between 20th September and 19th October 2021 one was of a different outcome

Application: **21/02983/APP** Address: **1 Putnams Drive**

Part single, part two storey front/side extension and new front door with sidelights

ACPC Comment: **Object:** Council maintain their original objections and acknowledge the fact that there is now a pitched roof, but the proposed extension is still overbearing and not harmonious with the existing street scene.

Bucks Council Recommendation: **Approved:** Given the positioning of the proposal, its scale, design, relationship relative to the neighbouring properties and local street scene, position of windows and orientation it is considered that the proposal would not have an unacceptable adverse impact upon the character and appearance of the existing building, local street scene or neighbouring amenity."

P21.69 To Report on Current Active Medium to Large Scale Development Sites

Cllr Read reported that the Chapel Drive development was complete and the site had been vacated.

It was noted that the Shanly Homes development on Aylesbury Road was causing issues with mud on the road and water run off towards the Shell garage due to the siting of the wheel washing machine. It was also noted that the traffic management plan is not being adhered to as vehicles were seen parked locally waiting to access the site. It was agreed that Cllr Wyatt would contact the Site Manager regarding these concerns in the first instance.

ACTION: Cllr Wyatt

P21.70 To Consider Small Scale Planning Applications

Application: **21/04064/APP** Address: **52 London Road HP22 5HN**

Description: Householder application for erection of front porch.

RESOLVED: No Objection.

P21.71 To Consider Large Scale Planning Applications.

Application: **21/03557/APP**

Address: **Seven Acre Farm Aylesbury Road HP22 5AH**

Description: Erection of a new commercial building comprising 828sqm of B8(Storage and distribution)/E(g)(iii) (formerly B1(c)) (Light industrial) use and 104sqm of E(g)(i) (Formerly B1(a)) (offices).

RESOLVED: Objection: The proposed commercial building is a large structure which would be positioned on an incline, resulting in a loss of views, and appear too intrusive. It is contrary to policy H1 of the Aston Clinton Neighbourhood Plan (ACNP) in that it is not considered suitable to a countryside location, being built on a greenfield site, and, the ACNP states that development proposals, other than for rural housing exception schemes on land outside the Settlement Boundary will not be permitted in the countryside unless: i) they promote the development and diversification of agricultural and other land-based rural businesses, including meeting the essential need for a rural worker; and iii) they are consistent with development plan policies relating to the historic environment, heritage assets, landscape character and protecting the natural environment.

The application is also contrary to policy B3 of the ACNP, which provides that - new commercial buildings must be of high-quality design, integrate with local character and reflect their surroundings. It is considered that the proposed building would not integrate with local character nor reflect the surroundings, which are largely established residential dwellings in an un-built up environment.

The application is also contrary to ACNP Policy B3, points i) that development does not result in acceptable noise, fumes or result in other disturbance to neighbouring residential properties, point ii) that the amenity of neighbours, highway safety and the rural character of the parish are not unduly harmed, and point iv) there is no significant harm to adjoining residential and non-residential uses. As the proposal is for a commercial building to accommodate visits by HGVs, as demonstrated in the plan elevations, it is assumed that there would be an increase in lorry traffic along an already busy 50mph stretch of road, with associated noise nuisance and increased highway safety issues. The stretch of road where the proposed building would be sited, forms part of Zone 1, of traffic calming measures already approved by Bucks Council as part of the made ACNP, and an increase in heavy goods vehicle traffic may not accord with the measures proposed.

Application: **21/04020/APP** Address: **Land to Rear of The Lawn 93 Aylesbury Road HP22 5AJ**

Description: Erection of 5 no. two storey dwelling houses and associated garaging, together with the construction of a new access off Hyde Street, parking, landscaping and all enabling works.

RESOLVED: No Objection. Had the housing mix conformed more closely with Aston Clinton Neighbourhood Plan's Policy H3 regarding Affordable Housing the application would have been supported.

P21.72 Date of Next Meeting: To be advised.

The meeting closed at 7.45pm

Signed.....Date