

Minutes of the Planning Committee of Aston Clinton Parish Council, held on
30th June 2021 at 6.30pm
at the Churchill Hall, Aston Clinton Park

Present:

Councillors: -

M Mason (Chair)

C Read

D McCall

P Wyatt

Clerk: G Merry (Locum)

Members of Public: 0

21.39 Apologies:

Apologies were received and accepted from Cllr Hughes.

21.40 Declarations of Interest:

Cllr Read declared an interest in 21.44 iii.

21.41 To Approve the Minutes of the Facilities Committee held 24th May 2021.

The minutes were proposed, agreed and signed.

21.42 Public Participation

No items

21.43 Report on active medium to large scale development sites

Cllr Wyatt reported that at the Bovis site on College Road South, the fence is being re-sited in the correct position. The site should be vacated by September with just a few houses remaining for sale. Cllr Mason reported that the Hampden Fields development has been approved. There is no confirmed timeframe for Aston Clinton's planned traffic mitigation measures.

21.44 Review and Recommendations of planning applications – small scale:

21/01754/APP	4 Sawdy Drive	Erection of Fence	Cllr McCall reported the relocation is for the same fence and will slightly extend and square-off the garden. It was discussed and agreed a response of NO OBJECTION.
21/01430/APP	2 Beaconsfield Drive	Single storey rear and front extension, part two, part single storey side extension and conversion of existing dwelling into 2 flats	Cllrs Mason and Wyatt reported the following concerns: A tree is to be felled when the original application indicated no loss of trees; the access onto the road is next to a sharp bend with poor visibility. Cllr Mason will look into whether the tree has a TPO. It was discussed and agreed that the ORIGINAL COMMENTS WILL STILL STAND, and Cllr Mason will compose follow-up comments.
21/01511/APP	Moo's Barn Longhorn Farm	Re-siting of the approved annexe, with a link connection and re-positioning of access to Moo's Barn (amendment to 19/02268/ADP)	Cllr McCall stated the design had been sympathetically planned and neighbouring properties are not overlooked, due to a large section of owned land and a bank of trees. The plans were shared and discussed, and it was agreed to respond with NO OBJECTION.

21/02257/APP	The Crest House Chivery	Single story rear extension	Cllr McCall reported this has been designed sympathetically and does not impact the AONB. It was discussed and agreed there would be NO OBJECTION providing the percentage increase in size does not exceed that permissible within the AONB.
21/02280/AOP	Amber Stud, Glen College Road	Change of use from equestrian to class B2 (General Industry)	Cllr Wyatt reported on the increased size of the plans and the potential for further development. It was discussed and agreed to respond with an OBJECTION on the grounds of intrusion into countryside and potential ecological impacts. Cllr Mason agreed to draft the comments.
21/02320/APP	102 Weston Road	Dwelling and ancillary garage	Cllr Read reported a 3-bedroomed dwelling is planned, sited in the back garden of the property. Cllr Read felt this was incongruous with the area and it was agreed to OBJECT on the grounds that it changes the 'set form' for dwellings in Weston Road.
21/02391/APP	5 Hedley Close	Loft conversion with front pitched roof dormer	Cllr McCall reported there would be no change of aspect from the front and a relatively small dormer seen from the back. The plans were checked, and it was agreed to SUPPORT this application.
21/02404/APP	15 Beechwood Way	Single storey rear extension	Cllr McCall reported that the applicant had made every effort to keep the designs sympathetic to the neighbourhood and to 'bridge' over the existing Thames Water pipeline. It was discussed and agreed to SUPPORT this application.
Other – for report			No items

21.45 Review and recommendations of planning applications: Large scale:

21/02103/APP	Unit 4 Plot A Symmetry Park	Planning permission for 8,953 sq.m/96,359 sq. ft of floorspace within Class B2 or B8 of Town and Country Planning Use Class order 1987, with ancillary class E (g)(i) Offices, or class E (g) (ii), for Research and Development of products and processes, together with access from the existing estate road, associated site infrastructure including lorry parking, landscaping, 4.0m high acoustic fencing, roof photo voltaic cells and sustainable drainage system.	Cllr Wyatt reported this is for a distribution centre with 2-storey offices and parking for 180 cars. Concerns were raised about the proposed 30' lighting columns and resultant light pollution as well as noise from reversing lorries. It was agreed to COMMENT ONLY on these concerns highlighting the need to minimise light spill and request muted 'white noise' for reversing vehicles.
21/02330/APP	Land on west side of College Road North	Demolition of existing buildings and erection of industrial units (use classes E (g)(iii), B2 and B*), together with associated access, parking and landscaping.	Cllr Wyatt reported that in many ways these plans will be an improvement on an untidy site, despite the increased number of

			units. It was discussed and agreed NO OBJECTION.
21/02425/ APP	Land south of Aylesbury Road	Application to vary condition 1 (approved plans) (Approval of reserved matters pursuant to outline permission 15/03786/AOP relating to appearance, landscaping, layout and scale for residential development, comprising up to 93 residential units, with associated access, landscaping and parking) and remove condition 7 and 9 (garden boundaries) of reserved matters permission 17/03538/ADP.	It had not been possible to find out what the condition was and what the difference would be, as the new layout is not available on the portal. It was agreed that Cllr Mason would write, and request clarification and the matter will be deferred to a subsequent meeting.
Other	For report	No items	

21.46 **Date of next meeting:** To be confirmed

Mani Mason Chairman

Date: 4/8/21