

Minutes of the Planning Committee of Aston Clinton Parish Council, held on  
Monday 18<sup>th</sup> March 2019 at 19:00  
at Aston Clinton Parish Meeting Room

Present:

Councillors: -

C Read (Chairman)

P Wyatt

L Ronson

L Tubb

M Mason

In Attendance: Clerk - Planning & Projects, E Barry

4 members of the public

19.36 Apologies

There were no apologies received.

19.37 Declarations of Interest

There were none.

19.38 Minutes of previous meeting

These were approved and signed by Cllr Read.

19.39 Public Participation

- i. The applicant for 19/00671/APP explained that they wish to renovate and extend their stables and turn into an office. Cllr Read asked if they were applying for a change of use and recommended checking with the planning officer regarding this. The resident also raised an issue with a new access being created nearby and was asked to forward the details to the Parish Council.
- ii. The architect representing the applicant for 19/00842/APP presented drawings and plans of the proposed scheme and explained that it was set back from the road and that the existing dilapidated house was to be demolished and replaced. He explained that they had received feedback on the previous application for this site from the Local Planning authority saying that it would likely be refused and recommending a reduction in volume. He highlighted the following features for the new application:
  - a. Overall ridge and eave height reduced
  - b. Roof lights facing wooded area
  - c. Plenty of wild flower meadow planting toward Dancers End to blend
  - d. Reduction from a 5 bedroom house to a 3 bedroom house

19.40 Report on Current active medium to large scale development sites

This item is to report on progress, flag issues and to agree on actions to be taken

Planning Ref	Location	Site description	REPORT
14/02463/AOP	Brook Street College Rd Sth	91 units plus 1x 70 sqm retail unit	- they have started to replant the hedge- row along brook street. Cllr Wyatt had left a message for the site

			manger to discuss as looking to be all Laurels at this stage. Cllr Read asked whether they were planting 2m & 2 rows. Cllr Wyatt would be checking. - The traffic marshall had disappeared in the last few days.
15/02569/AOP	Longhorn Farm - Weston Rd	50 units	Nothing to report
14/03662/ APP	Stratford Close	30 units	- only 2 properties remaining - looks tidy - will check for bat and bird boxes next time - planting seems ok
15/00300/AOP	Chapel Drive	95 units	- approximately two thirds built - pond looks to be complete - now filled in the bridge - footpath down the road is being finished with grass so Cllr Read will be checking if this is per the plans. He also thought it was narrow.
16/01774/AOP	Chapel Drive	48 units	- nothing to report
17/00807/ADP	Rear of Aylesbury Rd	50 Units	- all fine
15/03786/ AOP	Aylesbury Road	93 units	- still in reserved matters
16/01774/AOP	Orchard of Chapel Dr	7 units	- is now up to the bottom of the roof height - there have been no complaints
16/04201/AOP	138 London Road	10 flats	- the hedge is still not looking good - trying to get hold of the developer
17/02141/APP	122a- 128a erection	4 more dwellings – later additions to 15/02569/AOP – Longhorn Farm	- the houses were now past roof height and onto first/second fix to internals. - planting hadn't started but difficult to get access at this stage
17/02994/APP	Park Farm Church Lane	23 Units	- the site is being kept neat and tidy - progressing nicely with construction
14/00426/AOP	Land Off Brook St	27 units	- there are now only 3 empty houses on the development - Cllr Read asked what they were doing with the entrance and that it would be important to keep an eye on the planting schedule
16/03982/APP	Wendover Woods	New café and associated works	- Cllr Read reported that this was virtually complete although they did not appear to have a tenant yet. Cllr Wyatt had been informed that all prospective tenants had been called in for a meeting
Various	Industrial sites nth of A41	Various	- Cllr Read reported that the cars were reasonably keeping off the pavements now.

#### 19.41 Review and recommendations of planning applications: Small Scale

The following applications were considered and decisions made.

- i. 19/00575/APP 16 Stratford Close Proposed rear conservatory and reposition front door to side elevation  
**RESOLVED:** no objection to the plans for the conservatory as long as it meets the 45 degree rule from the neighbouring property. However, the parish council objects to the moving of the door to the side and subsequent replacement of the front door with a window, as this is deemed to be poor design and not in keeping with the street scene, contrary to Policy HQD1 (i) of the Aston Clinton Neighbourhood Plan.
- ii. 19/00671/APP Highcroft House Chivery HP23 6LD Extension and conversion of disused stable building  
**RESOLVED:** No objection
- iii. 19/00679/APP Aston Hill Place Aston Hill Chivery Demolish existing house and erect replacement detached dwelling  
**RESOLVED:** No objection
- iv. 19/00750/APP 19 Brook Street Two storey rear extension, alterations to and the raising of existing roof structure and erection of garden office  
**RESOLVED:** No objection.
- v. 19/00842/APP Langlands Chivery HP23 6LD Demolition of existing single storey dwelling and related outbuildings and the construction of a new two storey detached dwelling house.  
**RESOLVED:** No objection
- vi. 19/00885/APP 20 New Road Two storey rear and first floor front extensions  
**RESOLVED:** No objection
- vii. 18/03986/APP 19/00018/REF Masons Meadow Aylesbury Road APPEAL ref APP/J0405/W/19/3223664 Replacement of a B8 storage and distribution building with a B1(a) office building (retrospective)  
**RESOLVED:** To make a written representation to the Appeal Inspector
- viii. Other (for report only)  
There were none.

#### 19.42 Review and recommendations of planning applications: Large Scale

The following applications were considered and decisions made.

- i. 19/00619/AOP Westonmead Farm Aston Clinton Road Weston Turville 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 object. As this application was a replication of application 17/04819/AOP which was awaiting decision by the Local Planning Authority, it was agreed that the Parish Council's objections

on the grounds of sustainability, transport and being contrary to the Weston Turville Neighbourhood Plan remained the same and would be restated under this application.

- ii. 19/00668/APP Land To The Rear Of The Lawn 93 Aylesbury HP22 5AJ Road Erection of 7 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:** To object on the grounds of sustainability in relation to the VALP and Policy H2 of the Aston Clinton Neighbourhood Plan.

- iii. 19/00759/AEL Land To East College Road North Installation of substation for Phase 3

**RESOLVED:** No objection

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

#### 19.43 Report on meetings

- i. De Soutter Medical re construction of Phases 2 and 3 of Halton Brook Business Park

Cllr's Read, Mason and the Planning & Projects Clerk had met with representatives of De Soutter Medical and their Planner, Architect and Project Manager. De Soutter were in the process of submitting 3 applications in relation to the final phase of the development. Cllr's Read and Mason reported the following from that meeting:

- They care about their environment both in relation to it's siting, surroundings and their employees well being
- Although they are planning a larger size building than originally planned for in the final phase, they would be incorporating the internal walk ways to keep the footprint as close to the original plans as possible.
- The Parish Council attendees were given a tour of the facilities and shown how the new plans would be in keeping with the original building
- A proposed 3m Acoustic fence to shield towards Rookery farm was discussed and whether it was entirely necessary
- There would be an increase in car parking spaces but had been advised that working times were staggered. They also highlighted the fact they very rarely had large lorry deliveries. The Parish Council representatives raised concerns over the increase in traffic movements.
- The width of the access to the site at the Weston Road end was discussed with apparently Highways having expressed no concerns.

- ii. Halton Development Community Interest Company HDCIC

Members of the Planning Committee had met with representatives from the HDCIC and this had been reported at the Parish Council meeting on the 6<sup>th</sup> March.

#### 19.44 VALP – update

The Inspector has responded to AVDC's modifications. Full report to follow next planning meeting.

#### 19.45 Expressway Corridor – update

Cllr Mason reported that The High Court had accepted Berks, Bucks and Oxon Wildlife Trust's (BBOWT) claim against the government regarding the Oxford to Cambridge Expressway with regard to the government's failure

to assess the environmental impact of its plans, before choosing the corridor of land within which the Expressway and related housing will be built.

#### 19.56 Traffic Calming update

The Planning & Projects Clerk reported the following update from the Senior Infrastructure Coordinator at BCC:

- *they are working hard with Woodlands and Hampden Fields to get them over the line, and are looking at weeks now for this not months.*
- *they are preparing the S106 Developer program which will contain Traffic Calming funds for Aston Clinton and are hoping to get this sorted within the month. Once signed off, they can begin to push this forward.*

#### Date of next meeting

No date was set for the next meeting

..... Chairman ..... Date