



ASTON CLINTON PARISH COUNCIL

Minutes of the **Planning Committee** meeting
held at 6.30pm on **2nd August 2023** 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 L Ronson & Cllr P Wyatt.

IN ATTENDANCE: Mr H Stephens (Assistant Clerk)

P23.12 Public Participation (limited to 15 minutes) None Received.

P23.13 To Receive Apologies for Non-Attendance None Received.

P23.14 To Receive Declarations of Interests or Requests for Dispensations None Declared.

P23.15 To Approve the Minutes of the Committee Meeting Held on 6th July 2023
The minutes were approved as a true and accurate record and were signed by the Chair.

P23.16 To Note Recent Decisions & those at Variance with the Recommendations of this Committee
Of the 2 application's 0 number was of a different outcome decided between 28th June 2023 and the 24th July 2023

P24.17 To Consider Current Appeals

i. 22/03374/AOP: APPEAL Ref 23/00053/REF

Land Opposite Flora Avenue Aston Clinton Buckinghamshire

Outline planning application with access, appearance, layout, and scale to be considered and all other matters reserved for erection of 5 dwellings (affordable homes)

ACPC: Objects: The application site is in open countryside, outside the established settlement boundary of Aston Clinton, detached from the built form of the existing settlement, adjacent to the woodlands surrounding the Wendover Arm of the Grand Union Canal, and the designated local green space of the historic Green Park. The application site is in open countryside, outside the established settlement boundary of Aston Clinton, detached from the built form of the existing settlement, adjacent to the woodlands surrounding the Wendover Arm of the Grand Union Canal, and the designated local green space of the historic Green Park. This application would have a detrimental effect on the setting of the Chilterns AONB. Finally, this development would add to the pressure on the local doctor's surgery and school which are already unable to cope following the significant increase in resident numbers.

Bucks Council: Refused: The site lies outside of Aston Clinton's Settlement boundary and so is in an unsustainable location for new development. The proposal would also result in an intrusive encroachment of built development into the open countryside, causing significant harm to the character and beauty of the countryside and detracting from the rural setting of Aston Clinton. Insufficient information has been provided with regards to the proposed surface water drainage scheme, which is necessary in order to demonstrate that the proposed development would be resilient to climate change and flooding and would not increase flood risk elsewhere. By reason of location would add to the recreational disturbance of the Childrens Beechwoods Special Area of Conservation. Insufficient information has been provided to demonstrate that the proposed development would not adversely affect protected species. It has also not been demonstrated that a biodiversity net gain could be achieved. The proposal would result in the loss of part of Green Park, which is a designated Local Green Space where development is ruled out other than in very special circumstances.

RESOLVED: NO FURTHER COMMENT

- P23.17 To Report on Progress of Current Active Medium to Large Scale Development Sites**
Updates on the Progress of Current Active Medium to Large Scale Development Sites were Received.
- P23.18 To Consider Planning Applications Small Scale and Large Scale**
- i. **23/02016/APP 70 Long Plough Aston Clinton Buckinghamshire HP22 5HD**
Householder application for single storey front extension
RESOLVED: SUPPORT
- ii. **23/02201/APP 7 Beaconsfield Road Aston Clinton Buckinghamshire HP22 5JU**
Householder application for single storey side and rear extension and canopy over front door
RESOLVED: OBJECT The presence of two front doors on the proposed plans is incongruous with the existing architectural character of buildings in the surrounding area. The proposed plans also show a lack of connectivity between the existing property and proposed extension. This raises concerns that the proposed extension could be made into a separate dwelling or self-contained annexe. The proposed plans also detail construction lying over a foul water manhole, details are needed to show how this will be overcome.
- P23.19 To Receive a Report on Enforcement Cases**
Updates on Enforcement Cases were Noted.
- P23.20 To Note the Consultation Adoption Statement of the Buckinghamshire Council Design SPD**
The Consultation Adoption Statement was Noted.
- P23.21 Neighbourhood Plan Review**
- i. Traffic Appraisal
The Traffic Appraisal report was Received from Bancroft Consulting and would be incorporated into the Neighbourhood Plan Review.
- ii. Brandon Close Development
Report Received from Bancroft Consulting and Noted.
- iii. Baldwin's Gate Development Appeal
It was Agreed that a Letter be Written and sent to the MP to establish their support for Neighbourhood Plans in the Constituency. **ACTION: PLANNING COMMITTEE**

The meeting closed at 8.02pm

Signed.....Date