

**Minutes of the Planning Committee of Aston Clinton Parish Council, held on
Thursday 10th January 2019 at 18:30
at Aston Clinton Parish Meeting Room**

Present:

Councillors: -
C Read (Chairman)
P Wyatt – (acting Chair)
L Ronson
R Stewart

In Attendance: Clerk - Planning & Projects, E Barry

3 members of the public

19.01 Apologies

Apologies were received from Cllr Mason and Cllr Tubb.

19.02 Declarations of Interest

There were none.

19.03 Minutes of previous meeting

These were approved and signed by Cllr Read.

19.04 Public Participation

The following matters were discussed:

- The hedge around Bovis Homes site – Cllr Read clarified that it must consist of a triple staggered row. Cllr Wyatt stated that he has made Bovis aware of this and that this should have been done before Christmas. A member of the public explained that the one along Brook street was the one that they thought to be a problem.
- Proposed government bill that would ban the right to appeal against refusals of applications that are inconsistent with a neighbourhood.

19.05 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 that he was concerned about the amount of time it is taking to build the retail unit. Cllr Read asked whether it was worth asking AVDC what is going on. The Planning & Projects Clerk was asked to get in contact with AVDC to find out about the planning conditions for the retail unit.
15/02569/AOP	Longhorn Farm - Weston Rd	50 units	- Still keeping the site clean and tidy - Haven't been able to see the planting due to the fencing - A lot have already been sold

			- Cllr Read asked if there has been any planting in the gardens and suggested Cllr Ronson check against the landscape plans
14/03662/ APP	Stratford Close	30 units	- No report
15/00300/AOP	Chapel Drive	95 units	- Cllr Read has spoken to the site manager about the ongoing issue with the footpath closure. - Phase 1 is virtually complete but not started on the ones where the show house sits - There are a lot of problems with dog fouling
16/01774/AOP	Chapel Drive	48 units	
16/01774/AOP	Orchard of Chapel Dr	7 units	- There had been a couple of issues with early morning starts but hat had now stopped
17/00807/ ADP	Rear of Aylesbury Rd	50 Units	- No report
15/03786/ AOP	Aylesbury Road	93 units	- Still waiting approval of reserved matters
16/04201/AOP	138 London Road	10 flats	- Cllr Mason is known to be chasing the developer regarding the issues with the hedge
17/02141/APP	122a- 128a erection	4 more dwellings – later additions to 15/02569/AOP – Longhorn Farm	- Building work had started and all appeared to be going well
17/02994/APP	Park Farm Church Lane	23 Units	- Going well - Cllr Read stated that he was surprised to see double height storage containers in the car park where no buildings are allowed - Cllr Ronson to check plan to see where site offices should be
14/00426/AOP	Land Off Brook St	27 units	- To be re-allocated to Peter
16/03982/APP	Wendover Woods	New café and associated works	- Everything is looking ok here - The visitors centre is looking finished but not occupied/open as yet - There had been a lot of new trails created - Cllr Read commented that he had spoken with the site manager about the lack of planting in the car park, but this has since been rectified It was suggested and AGREED that the Planning & Projects Clerk contact the forestry commission to ask if they were happy with the contractors and if so, to see if the contractors would like to tender for the new Aston Clinton Community Centre build.
Various	Industrial sites nth of A41	Various	- No report

19.06 Review and recommendations of planning applications: Small Scale

The following applications were considered and decisions made.

- i. 18/04276/APP 20 New Road First floor front and two storey rear extensions

RESOLVED: In support

- ii. 18/04305/APP 6C New Road Single storey front extension with new side dormer and garage conversion with new window.

RESOLVED: No objection

- iii. 18/04307/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: In support of the design of the building and as long as the footprint/scale is not over the amount allowed in the AONB/Green belt, also in support of the application.

- iv. 18/04596/AOP Land To The Rear Of The Farthings 6B New Road HP22 5JD Erection of a detached dwelling and garage with access and alteration to existing public footpath

RESOLVED: Objected on the following grounds:

- Inappropriate encroachment onto public footpath to gain access to the proposed dwelling
- Backland development and encroachment on houses at the Orchards
- Over development of site
- Impact on the character and appearance of the area
- Out of keeping with the linear frontage development along New Road

The Committee also referred to the dismissed appeal for 22/22a New Road.

- v. 19/00004/APP Kibigori 3A Upper Icknield Way HP22 5NF Erection of parapet wall to front of garage and timber cladding to front wall of garage

RESOLVED: No objection

- vi. 19/00027/APP Kibigori 3A Upper Icknield Way HP22 5NF Proposed single storey side extension with lower ground floor extension to form annexe.

RESOLVED: No objection as long as it conforms with the permitted increase in volume of a dwelling size set within Green Belt and AONB.

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

19.07 Review and recommendations of planning applications: Large Scale

The following applications were considered and decisions made.

- i. 18/04242/APP Land To East College Road North Construction of vehicle storage area adjacent to existing vehicle preparation centre and repair facility, together with ancillary works including erection of security cabin, landscaping, external lighting, access gates and security fencing

RESOLVED: Objected on the grounds of unacceptable increase in noise levels and impact on residential amenity, due to increases in traffic on a proven noisy road surface. Along with requesting the following conditions be placed should the application be approved: Operating times be revised to 07.00-19.00. No lights on after 10pm if required after for security reasons, passive infrared only. All lighting used to be down lighting to prevent light spillage and pollution. Roofs to be similar to Arla. Mitigation for noise pollution is taken into consideration and addressed

- ii. 18/04092/APP Adjacent To Unit 2A College Road Business Park College Road HP22 5EZ - Creation of access to College Road North inclusive of crossover gate and 2m High Palisade Fencing

RESOLVED: No objection.

The Planning & Projects Clerk drew the Committee's attention to an error in the Agenda, whereby item 19.08 (iii). 17/04157/AOP Land On West Side Of College Road North, should have been under this agenda item, 19.07.)

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

19.08 Applications at Appeal for report:

- i. 18/00152/AOP 18/00074/REF Land Off Stablebridge Road APPEAL: PINS Ref
APP/J0405/W/18/3214062 - Erection of 5 new dwellings with new access from Stablebridge Road

The Parish Council had submitted additional comments to the Planning Inspectorate providing an update on the status of the neighbourhood plan and in response to points contained within the appeal statement submitted by the appellant.

- ii. 18/01226/APP 18/00082/NONDET 105 Aylesbury Road APPEAL: PINS ref
APP/J0405/W/18/3204580 - Demolition of the existing dwelling and the erection of a block of 4 dwellings plus access, parking and amenity space.

As above, the Parish Council had submitted additional comments to the Planning Inspectorate providing an update on the status of the neighbourhood plan and in response to points contained within the appeal statement submitted by the appellant.

- iii. 17/04157/AOP Land On West Side Of College Road North Outline application (for layout, scale, landscaping and access) for the Demolition of existing buildings and phased redevelopment of the site comprising the erection of five buildings including up to 9 individual units with a total of 14,484sqm gross external floorspace to be occupied under Use Class B1(c) Light Industrial, B2 'General Industrial' or B8 'Storage and Distribution', together with associated parking, vehicular access, servicing and landscaping (Revised Plans submitted 24.10.2018).

The Planning & Projects Clerk explained that this item should have been under item agenda item 19.07 Review and recommendations of planning applications: Large Scale. The Parish Council had decided to revisit this application which had been discussed at the previous planning meeting, as further information had come to light on amended landscaping plans.

RESOLVED: No objection to the amended plans, as the amended landscaping plans address the concerns over height of the buildings.

19.09 Report on Meeting with Developer

Cllr Read reported that the Committee had met with a representative from Cerda Planning who reported that on the advice of a Barrister, the Kler Group who have an option on the Land at 'Gingers Farm' had decided to pull the application and had no plans to revisit it for the foreseeable future. The reasons given for the withdrawal were the Aston Clinton Neighbourhood Plan (ACNP) and emerging VALP. However, they wanted to know whether when the ACNP was reviewed, this site would be considered. Cllr Read explained that there were serious issues with this site making it unsuitable for development including Coalescence with Buckland and access.

The Committee had also asked whether the cameras that had been installed on posts on Green End street had been installed by their client and he confirmed that it definitely was not them.

19.10 Expressway Corridor – update

There was no update.

19.11 VALP - update

Cllr Read reported on the examiners latest response to the VALP:

- There is no need to change the housing requirement figures.
- The Oxford Cambridge arc has no influence on housing requirements or the soundness of the plan, so no requirement to increase the supply of housing land.
- An early review will be required possibly in 2 years, with a time frame of two years to complete.

19.12 Aylesbury Garden Town (AGT) - update

Cllr Wyatt reported the following:

- The AGT status meant that millions in grants could be applied for
- There has been a proposal for a canal bus
- The aims include turning Aylesbury town into a more healthy and sustainable location
- Plans to open up Bear Brook
- There have been a number of public consultations with the results being published this summer
- NCSI Stoke Mandeville has been mentioned as an important area
- Aim to improve cycle lanes
- Proposal for a repair shop in the market square to encourage more cycling
- Aim to encourage more 'high end' stores

Cllr Ronson reported that she had great concerns that a member of the design team who was not from the immediate area, had suggested that the link road would create a barrier between the villages and Aylesbury Town.

Cllr Read opened the floor to the public

The following items were raised:

- Rumours regarding an application in College Road South
- Hedge cutting along College Road South beyond the 'horse field' site
- Public consultation for 800 houses
- 1,400 by the Willows
- Public consultation on cycling by NICE running until 1st February

19.13 Date of next meeting

No date was set for the next meeting

..... Chairman Date