



# ASTON CLINTON PARISH COUNCIL

Minutes of the **Planning Committee** meeting  
held at 6.30pm on **1<sup>st</sup> February 2024** at the  
Parish Council Office, Aston Clinton Park, HP22 5HL

**PRESENT:** Cllr M Mason (Chair), Cllr D McCall, Cllr C Read, Cllr L Ronson, Cllr P Wyatt.

**IN ATTENDANCE:** Mr H Stephens (Assistant Clerk), 1 Member of the Public

**P23.69 Public Participation (limited to 15 minutes)**

A member of the public made a comment and answered questions from the committee regarding Planning Application 24/00045/APP and explained the application's merits and why the committee should support the application. The member of the public's comments were noted for consideration at P23.77 i.

**P23.70 To Receive Apologies for Non-Attendance** Received from Cllr J Hughes

**P23.71 To Receive Declarations of Interests or Requests for Dispensations** None Declared

**P23.72 To Approve the Minutes of the Committee Meeting Held on 14<sup>th</sup> December 2023**

The minutes of the meeting held on 14<sup>th</sup> December 2023 were approved as a true and accurate record and were signed by the Chair.

**P23.73 To Note Recent Decisions & those at Variance with the Recommendations of this Committee**

Of the six applications decided between 4<sup>th</sup> December 2023 and the 22nd January 2024, three applications were of a different outcome.

i. **23/02726/APP: Seven Acre Farm HP22 5AH**

Extension to a commercial building

**ACPC Decision:** Object: The Committee notes that this application regards a reduction in size to the previous application. However, the Council's prior objection to application 22/00902/APP relates to this application. The application remains an intrusion into open countryside and an industrialised encroachment onto neighbouring dwellings and road infrastructure. There has also been an exceeding of tarmac paving on the property which will lead to further contamination of oil and fuel build up.

**Bucks Decision:** Approved: It is noted that the Parish Council, whilst acknowledging that there is a reduction in size compared to the previous application, still consider that the proposal would not respect the character of the area. However, it is considered that the Council and Inspector's concerns have been addressed by the amendments, and that the extension would now relate well to the existing buildings in scale and design. Whilst it would still be visible from Aylesbury Road, it would be neither visually intrusive nor incongruous. Although there would be an expansion onto land that is not currently developed, this encroachment would be modest in extent, and the vast majority of the land between the employment site and the road would remain undeveloped. There would be a distance of just over 110m between the proposed extension and the dwellings on Aylesbury Road. These dwellings would be able to see the new building but given the separation distance, this would not result in any loss of light or overshadowing. It is likely that there would be some slight increase in disturbance from additional HGVs using the entrance but given that there are already lorries using this entrance and the Highways Officer raised no concerns over the access or safety issues, it is not considered that this would adversely affect the amenities of these neighbours to the extent that would justify a refusal on this basis.

ii. [23/02657/APP](#): **116 Weston Road HP22 5EP**

Demolition of existing bungalow and erection of a dwelling

**ACPC Decision:** Object: The application would lead to a building that is visually incongruous and in contravention of Policy HQD1 of the ACNP. The Committee refers to its previous comment on application 21/04653/APP, that the amendments in this application do not address the issues raised.

**Bucks Decision:** Approved: While the comments from the Parish Council are noted regarding design, given the existence of similar sized dwellings along this stretch of Weston Road, it would be unreasonable in this instance to raise objection to the design. An objection on this point would not be sustainable if challenged.

iii. [23/03475/APP](#): **3 Vantage Street HP22 5FY**

Householder application for two storey side and single storey rear extensions.

**ACPC Decision:** Object: The application contravenes Policy HQD1 (i) by being incongruous and overbearing for the size of the plot. The application also makes a difficult parking situation more difficult.

**Bucks Decision:** Approved: Whilst the comments from the Parish Council are noted, it is considered that the extensions would represent a subservient form of development that would satisfactorily integrate with the appearance of the host dwelling. The proposed side extension would not extend beyond the front or rear elevation of No.1 and there would be a 1m gap maintained to the boundary (in accordance with guidance in chapter 8 of the Design SPD), so would not be overbearing to the extent that a refusal would be justified. The proposal would result in the net loss of one parking space. As submitted, a third space shown was shown on an area of grassed amenity land next to the pond, but this would not be appropriate and so was removed. Two spaces would be one space short of the residential car parking standards for a 4 bedroom house in VALP. Whilst the comments of the Parish Council are noted, these are optimum rather than minimum standards and a refusal on the basis of a shortfall of one space could not be sustained, particularly given the good access to alternative modes of transport such as buses on the Stablebridge Road.

**P23.74 To Consider Current Appeals**

i. [23/00439/APP](#): **APPEAL Ref: [23/00092/REF](#) Langlands Chivery HP23 6LD**

Demolition of existing dwelling and site buildings. Erection of replacement dwellinghouse with associated infrastructure, landscaping and ecological enhancement works.

**ACPC: Support:** Aston Clinton Parish Council supports this application. The application is of a sympathetic design that is an improvement to both the existing design and how it sits in the surrounding area. The reduction in the application's footprint is further noted positively.

**Bucks Council: Refused:** The proposed development, despite being partly below ground, is considered to be inappropriate development in the Metropolitan Green Belt, which is by definition harmful to it, and would adversely affect openness, contrary to the National Planning Policy Framework (NPPF 2021) and contrary to Policy S4 of the Vale of Aylesbury Local Plan 2021. The development by virtue of its location within the plot and scale would lead to detrimental impact on biodiversity, ancient and semi-natural woodland and priority habitats. In the absence of a Biodiversity net gain assessment and a biodiversity metric, the application has failed to demonstrate a measurable net gain in biodiversity, contrary to Policy NE1 of VALP, Policy EN1 and EN2 of the Aston Clinton Neighbourhood, the Biodiversity Net Gain SPD and the NPPF. The submitted bat survey and assessment is not wholly in accordance with the Bat Surveys for Professional Ecologists. The application is therefore contrary to Policy NE1 of VALP, Policy EN1 and EN2 of the Aston Clinton Neighbourhood Plan and the NPPF.

**RESOLVED: SUPPORT - Aston Clinton Parish Council continues to support the development for all reasons stated by the Appellant.**

**P23.75 To Report on Progress of Current Active Medium to Large Scale Development Sites**  
None Received

**P23.76 To Note Planning Applications Decided by Email**

- i. [23/03936/ALB](#) **Sunnybrook Farm 74 Green End Street HP22 5EU**  
Listed building application for replace existing modern timber windows with new timber frame casement windows and slimlite glazing with lead feature details

**RESOLVED: SUPPORT**

- ii. [23/03946/APP](#) **9 Hyde Street HP22 0AN**  
Householder application for loft conversion, front and rear roof lights and new fenestration to side elevations

**RESOLVED: NO OBJECTION**

**P23.77 To Consider Planning Applications Small Scale and Large Scale**

- i. [24/00045/APP](#): **5 Jubilee Gardens HP22 5WA**  
Householder application for erection of garden room in rear garden

**RESOLVED: NO OBJECTION**

**P23.78 To Receive a Report on Enforcement Cases**

Updates on Enforcement Cases were received.

**P23.79 Neighbourhood Plan Review**

Following a Meeting of the Planning Committee members on the 8<sup>th</sup> January 2024, it was that the preparation of the Neighbourhood Plan Review was ongoing. Members had been tasked with researching capacities of local infrastructures and amenities. It was agreed to send comments to the Planning Consultant and to add the Traffic Survey Data as an appendix to the Review document. **ACTION: PLANNING COMMITTEE**

**P23.80 To Receive a Report on the Buckinghamshire Council Planning Surgery on the 23<sup>rd</sup> January 2024**

The Planning Surgery Meeting attended by Cllr Mason and Cllr Hughes discussed current enforcement cases and changes to the quota for Housing Supply under the new National Planning Policy Framework. It was agreed to book another Planning Surgery Meeting for the 6<sup>th</sup> February. **ACTION: PLANNING COMMITTEE/Asst. Clerk**

**The meeting closed at 7.34pm**

**Signed.....Date .....**