

Minutes of the Planning Committee of Aston Clinton Parish Council, held on  
Monday 24th May 2021 at 6:30pm at the Churchill Hall,  
Aston Clinton Park, Aston Clinton

**Present**

Cllr Wyatt  
Cllr Mason (elected Chairman at this meeting)  
Cllr McCall  
Cllr Read  
Cllr Hughes

In attendance: E Barry, Clerk (recording)

2 Members of the public

**21.26 Apologies and Co-option –**

**RESOLVED:** to co-opt Cllr James Hughes to the planning committee, PROPOSED by Cllr McCall, SECONDED by Cllr Mason and AGREED.

Resignations – Cllr Ronson, Cllr Tubb & Cllr Howard

**21.27 Declaration of Interests:** For Councillors to declare any personal or prejudicial interests. There were no declarations of interest.

**21.28 Election of Committee Chairman and Vice Chairman**

**MOTION:** To agree a chairman for the coming year – Cllr Wyatt nominated Cllr Mason, seconded by Cllr McCall and all were in favour

**MOTION:** To agree a vice chairman for the coming year – Cllr Wyatt was PROPOSED by Cllr McCall, SECONDED by Cllr Read, and AGREED

**21.29 Minutes of previous meeting** were PROPOSED by Cllr McCall, SECONDED by Cllr Read, AGREED, and signed by the outgoing chairman of the committee

Cllr Mason took the Chair's seat

The Clerk explained that as she was working out her notice period and preparing for handover, she would have limited time for drafting and submitting planning comments, and responding to consultations and Appeals, but that she would ensure that she covered the standard planning applications. The Committee would cover the remainder.

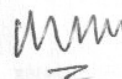
**21.30 Public Participation**

A member of the public expressed his concerns with regards to the Buckinghamshire Councils proposed parking restrictions around the local areas of Natural beauty, to include Wendover woods. His concerns were in particular, for those with restricted mobility. Cllr Mason thanked him for his comments and explained that this item would be discussed later in the agenda.

**21.31 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

Cllr Wyatt reported on the Bovis Homes site on Brook street – Expected completion of the development was now looking to be October/November time. The main issue as he understood it



was the fencing and landscaping had been incorrectly located and Bovis now had to rectify the situation.

Cllr Read reported that Bellway had completed the last house on the Chapel Drive development. Cllr McCall reported on the outstanding footpath closure issues, and was still seeking clarification from Buckinghamshire Council on this. Cllr Hughes asked if he had contacted the customer service manager for Bellway and offered to call them. Cllr McCall would forward the information on to Cllr Hughes to follow up.

**21.32 Review and Recommendations of Planning Applications: Small Scale**

- i. 21/01405/APP 7 The Burnhams Aston Clinton Loft conversion, side facing dormers, rear facing windows and side facing velux roof lights

**RESOLVED:** No objection

- ii. 21/01430/APP 2 Beaconsfield Road Single storey rear and front extensions, part two, part single storey side extensions and conversion of existing dwelling into 2 flats

**RESOLVED:** to object to this application due to its overbearing nature on the site and, not in keeping with the surrounding dwellings. Also, concerns about parking and visibility for cars entering and exiting the site and the likely removal of the mature tree and hedgerow.

- iii. 21/01442/APP The Orchard 3A Upper Icknield Way Garage conversion and single storey rear extension (Amendment to application 19/00027/APP)

**RESOLVED:** In support

- iv. 21/01592/APP 94 Long Plough Single storey rear extension

**RESOLVED:** In support

- v. 21/01591/APP 55 Green Street Single storey front and side extension

**RESOLVED:** No objection

- vi. 21/01650/APP The Longhouse 42 Green End Street Demolish and rebuild rear porch

Two councillors had viewed this Listed Building application site, and consulted with the Heritage officer, and considered there were no problems with the application. The proposed porch would replace a modern build, in a style more sympathetic to the original building, utilising more authentic materials. In addition, the porch is largely hidden from outside view.

**RESOLVED:** In support

- vii. 21/01651/ALB The Longhouse 42 Green End Street Demolish and rebuild rear porch

**RESOLVED:** In support

- viii. **Appeal Ref:** 21/00029/REF Case Ref: 20/03826/APP **APPEAL** - Petford Lea Main Road Buckland Buckinghamshire Demolition of existing buildings to rear of Petford Lea and erection of 2 No. detached dwelling houses. **APPEAL - Buckland Parish/ Aston Clinton Border.**

The Committee discussed the following:

- The history of this site – it is currently a commercial Gate Makers site
- There were currently a small bungalow, a number of workshops and a garage at the front. A number of objections had been submitted including several councillors.
- It had been refused and was now going to appeal
- Possible coalescence with Aston Clinton, however, there was a paddock between
- The planning officer had refused it on grounds of loss of employment in a rural village and also that it was harmful to the special character of the conservation area and nearby listed buildings, and also roof heights.
- The over bearing nature to site with the proposed additions

Although not in Aston Clinton Parish – the Committee would not like to see the right of way being affected and were in support Buckland parish council's comments.

ix. Other (for report only)

#### 21.33 Review and Recommendations of Planning Applications: Large Scale

- i. 21/01512/APP Unit 2 Symmetry Park Change of use to film-making and continued use as Use Class B8 | Unit 2 Symmetry Park Samian Way Aston Clinton Buckinghamshire HP22 5WJ

**RESOLVED:** No objection

- ii. **Appeal Ref:** 21/00030/REF & Case Ref: 20/04182/AOP Land Opposite Flora Avenue **APPEAL** - Outline planning permission with access at Stablebridge Road for 2 self-build / custom-build plots, some matters reserved. (re-submission of application 19/04191/AOP)

The following points were discussed:

- This was the 4<sup>th</sup> application for the site. All previous applications had gone to Appeal and been dismissed, in particular with regards to the location of the site not being suitable for development.
- The Committee agreed that they had no issues with self-build properties but that the location of this application was not a suitable site as it would be contrary to the neighbourhood plan and outside the settlement boundary.
- Cllr Read explained that there are self-build plots that will be designated in the VALP and that contrary to the appellant's statement for this appeal, there are no rules stipulating that a neighbourhood plan must include self-build plots.
- Cllr Read also stated that the housing land supply is up to date.

**RESOLVED:** Cllr Mason to submit additional comments to the inspectorate in response to some of the appellants points.

iii. Other (for report only)

#### 21.34 Community Asset of Value


**MOTION:** to agree to nominate the Oak Public House as an Asset of Community Value, PROPOSED by Cllr Read, SECONDED by Cllr Hughes and AGREED, with Cllrs Wyatt and Hughes completing the application.

#### 21.35 Ivinghoe Freight Strategy – Statutory Consultation

The following was discussed:

- Concerns that the red route would divert to a cut through the village, with no apparent plans for signage to deter this.
- Recommendation was for a sign at the top of Tring hill and the Woodlands roundabout, to read – "follow signs for red route onto A41".
- AGREED that Cllr McCall would look through the consultation website and draft a response for to circulating to planning committee for agreement then submission.

**MOTION:** to agree a response, PROPOSED by Cllr McCall, SECONDED by Cllr Wyatt and AGREED.





21.36 Informal Parking Review of the areas around places of natural beauty and Country Parks  
**MOTION:** to agree response to consultation

Cllr Mason had published this on the Parish Council website.

The following was discussed:

- There had been a number of complaints from residents in the Chivery area with parking and damaging of verges.
- People had been parking irresponsibly.
- The Committee understood the concerns of the member of the public regarding access to the woods but pointed out that there was plenty of parking within Wendover woods itself.
- It could be seen how the verge at Hale had been absolutely destroyed
- However, the suggestion was that possibly some structured bays could be provided for.

The Committee were in general support of restricting parking where the verges are being destroyed.

**RESOLVED:** Cllr Read to write a letter to be emailed to the Committee and submitted.

21.37 Berks, Bucks and Oxon Wildlife Trust: BPS Claim 2021 Aston Clinton Ragpits  
**MOTION:** To agree the signing of the declaration of the Berks, Bucks and Oxon Wildlife Trust: BPS Claim 2021 Aston Clinton Ragpits as per page 3 of Bidwells letter dated 11/5/2021, PROPOSED by Cllr Read, SECONDED by Cllr McCall and AGREED.

The Clerk would respond accordingly.

21.38 Date of next meeting

No date was set for the next meeting

marion mason ..... Chairman MARION MASON ..... Date 30/6/21