



ASTON CLINTON PARISH COUNCIL

Minutes of the **Planning Committee** Meeting
held on **29th September 2022 at 6.30pm** in the
Parish Council Office, Aston Clinton Park, HP22 5HL

PRESENT: Cllr M Mason (Chair), Cllr P Wyatt (Vice Chair), Cllr J Hughes, Cllr D McCall & Cllr C Read

IN ATTENDANCE: Mr H Stephens (Assistant Clerk) & 4 Members of the Public (Present from P22.032 to P22.039 v.)

P22.032 Public Participation (limited to 15 minutes)

A member of the public made a comment and answered questions from the committee regarding Planning Application 22/03003/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 P22.039 iv.

A member of the public made a comment and answered questions from the committee regarding planning application 22/02854/APP and explained the application's problems and why the committee should object to the application. The member of the public's comments were noted for consideration at P22.039 i.

Two members of the public made a comment and answered questions from the committee regarding planning application 22/03608/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 P22.039 v.

P22.033 To Receive Apologies for Non-Attendance. None received.

P22.034 To Receive Declarations of Interests or Requests for Dispensations.

Cllr Wyatt declared an interest on planning application 22/03003/APP.

P22.035 To Approve the Minutes of the Committee Meeting Held on 10th August 2022.

The minutes were approved as a true and accurate record and were signed by the Chair.

P22.036 To Note Recent Decisions & those at Variance with the Recommendations of this Committee.

Of the **6** applications decided between **4th August 2022** and the **22nd September 2022** there were **2** of a different outcome.

i. 22/01738/APP 97 Weston Road Aston Clinton Buckinghamshire HP22 5EP

Householder application for extension to an existing outbuilding/garage to provide ancillary accommodation to the main home.

ACPC Decision: No Objection with caveat - Aston Clinton Parish Council has no objection to this application. Though this is with the caveat that no second dwelling is established and that the ancillary accommodation is only for a carer. This should be written into the deeds to ensure this. Furthermore, clarification is required as to the Chiltern Beechwoods Special Area of Conservation and why it is fully relevant to this application.

Bucks Decision: Refused

ii. 22/01528/APP Tats Wood Chivery Aston Clinton Buckinghamshire HP23 6LD

Replacement dwelling following demolition of existing dwelling, garage, and outbuildings

ACPC Decision: No Objection - Previous application comments made by ACPC stand in this application

Bucks Decision: Refused – Inappropriate development in a Green Belt, significant harm to the landscape character and natural beauty of the area due to its mass, scale, and height. Lack of a full desk-based study and a reptile survey meaning not possible for local planning authority to fully assess impact on reptile and nearby local wildlife site.

P22.037 To Consider Appeals.

- i. **21/00844/APP: APPEAL Ref 22/00108/NONDET Tats Wood Chivery HP23 6LD**
Replacement dwelling following demolition of existing dwelling, garage and outbuildings
ACPC: NO OBJECTION: Aston Clinton Parish council, although noting the condition placed previously on limiting to a single storey, are in support of this application, due to the design and way that it would site within its environment. However, the parish council are also in support of Natural England's comments and advice, should this application be approved and the development go ahead.
Bucks Council: Refused
RESOLVED: NO CHANGE TO PREVIOUS COMMENT

P22.038 To Report on Progress of Current Active Medium to Large Scale Development Sites.

Chapel Drive: Cllr Read reported that the entrance to Chapel Drive had been resurfaced and drains lowered.

P22.039 To Consider Planning Applications Small Scale and Large Scale.

- i. **22/02854/APP Land Rear Of 9 London Road HP22 5HG**
Demolition of outbuildings and construction of two-storey detached dwellinghouse and garage utilising access approved under application 20/01119/APP
RESOLVED: OBJECT - The proposed development by reason of the siting, layout and design of the proposed new dwellings would result in an unacceptable form of development in depth. The new dwellings would appear out of character with the character of the area and the appearance of the streetscene along London Road. It would also constitute an encirclement of 9a London Road, causing a loss of privacy and therefore reduction of amenity by neighbouring properties.

A member of public left the meeting

- ii. **22/02797/APP 216 London Road HP22 5LE**
Householder application for single storey rear extension
RESOLVED: NO OBJECTION - The property is located in Buckland Wharf
- iii. **22/02977/APP Kingspan Environmental Ltd College Road North, HP22 5E**
Erection of temporary commercial shed
RESOLVED: NO OBJECTION
- iv. **22/03003/APP 30 College Road South Aston Clinton, HP22 5FZ**
Demolition of dwelling and erection of dwelling with detached single garage
RESOLVED: SUPPORT WITH CONDITION – Provision of a Construction Traffic Management Plan

A member of public left the meeting

- v. **22/03067/APP 45 Weston Road Aston Clinton, HP22 5EJ**
Householder application for proposed loft conversion with dormer and alteration to rear extension
RESOLVED: SUPPORT WITH CONDITION – Alteration to dormer as discussed with applicants

Two members of public left the meeting

- vi. **21/04899/APP Land Rear Of 98 London Road Aston Clinton, HP22 5HS**
Demolition of existing garage and erection of single dwelling
RESOLVED: NO OBJECTION
- vii. **22/03181/APP 67A London Road Aston Clinton, HP22 5LD**
Householder application for single storey rear extension
RESOLVED: NO OBJECTION

P22.040 To Note Decisions made by Delegated Authority.

- i. **22/02826/COUAR** **Merrymead Farm, College Road North, HP225EZ**
Determination as to whether prior approval is required in respect of transport & highway impact, noise, contamination risk, flooding and locational considerations for the conversion of agricultural barn into 1no. dwellinghouse (Class Q(a)) and in relation to design and external appearance of the building (Class Q(b))
RESOLVED: NO OBJECTION - Providing that the application conforms with Natural England's requirements relating to the Chilterns Beechwoods Special Areas of Conservation
- ii. **22/02644/APP** **12 New Road, HP22 5JD**
Householder application for single storey rear extension, first floor side extension and facade alterations
RESOLVED: NO OBJECTION

P22.041 To Note Seven Acre Farm Approval Conditions Compliance.

It was reported that despite being a condition on Planning Approval, the three security lights had not yet been adjusted to the correct angle. Enforcement is to be updated.

ACTION: Asst.Clerk

P22.042 To Report on the Presentation by Cerda Planning Representative.

A meeting between a Cerda Planning Representative, acting on behalf of Kler Group developers, and Planning Committee members took place on the 29th of September 2022. It was explained that Kler Group developers had intentions of submitting a planning application for 100 units to be developed in the area north of Brandon Close and that the Public Consultation for this would end on the 7th of October 2022. The representative discussed the local benefits of the development. Planning Committee members raised concerns of over-development in Aston Clinton, of coalescence with surrounding settlements and questioned the scheme's necessity in the local area. It was reported that Planning Committee members would be unlikely to support the intended application. The intended application is to be monitored if it progresses.

ACTION: Planning Committee

P22.043 Report from Neighbourhood Plan Review Working Group.

A date for a meeting and necessary information regarding local amenities was being sought.

ACTION: NHP REVIEW WG

P22.044 To Consider and Note Enforcements.

Two enforcement cases were logged by the Assistant Clerk. These related to a Construction Traffic Management Plan for development behind 11 London Road and a Certificate of Lawfulness for construction on 41 London Road. Both were noted.

The meeting closed at 7:58 pm

Signed..... Date