

## MARSH GIBBON PARISH COUNCIL

### Minutes of the Plans Committee held on Wednesday 17 August 2016 at 8.00 pm in the Committee Room of the Village Hall

**Present:** Cllrs I Metherell (Chair), R Cross (RC), P Evershed (PE), J Smith (JS) and E Taylor (ET)  
In attendance: C Jackman (Clerk)  
Public: 15

1. **Apologies:** Cllr G Barker.
2. **Declarations of Interests:** None declared
3. **Minutes of Plans Committee Meeting on 4 April 2016:** Minutes agreed for Chair to sign as a correct record.
4. **Matters Arising:** There were no matters arising.
5. **Applications – to review applications, decisions and correspondence and give responses.**

#### **Planning Applications – to review applications**

##### **16/02887/AOP - MARSH GIBBON**

Box Farm House Castle Street Marsh Gibbon Buckinghamshire OX27 0HJ

Outline application with access appearance, layout and scale to be considered and all other matters reserved for the erection of two detached dwellings

Applicant: Mr & Mrs Beasley

Decision: No objection subject to the apparent lack of parking spaces and the proposed development being in a conservation area being addressed.

**Action: Clerk to inform AVDC**

6. **Draft Vale of Aylesbury Local Plan (VALP) – to identify potential reserve allocation site/s for housing development to meet shortfall requirements of Draft VALP**

Chair explained the background and timing to this item.

27 July Email from David Broadley, Senior Planning Officer (Forward Plans), Community Fulfilment, AVDC, informing Council that the VALP has identified that we have to find further housing sites in Marsh Gibbon (in addition to what already is proposed for allocation or has planning permission) as a contribution to the district housing needs to 2033. The Council was given two options with a response deadline of 10 August:  
*Option 1:* Neighbourhood Plan Review. The parish council works with AVDC to find further sites for housing to be allocated in the neighbourhood plan review. The full neighbourhood plan review would not be needed until a year after the adoption of VALP.

*Option 2:* AVDC identifies sites itself in a review of the Housing and Economic Land Availability Assessment (HELAA). This work would be carried out during August and September to feed into the HELAA report by the end of November 2016.

9 August At the Parish Council meeting it was agreed to go for Option 1.  
It was also agreed to call a special Plans Committee meeting on 17 August to prepare a list for discussion with AVDC, with a final decision being made at Council on 13 September.

10 August AVDC informed of the Council's decision.

- 11 August Email from David Broadley informing Council clarifying that we should propose sites (that we feel would be suitable to take our projected shortfall of 35) on the basis of current suggestions and previous proposals for the Strategic Housing Land Availability Assessment (SHLAA) and HELAA, together with recent planning applications. Plus name of the landowners if we know them.
- 12 August A special edition of the 'bulletin' was issued to those residents on the bulletin distribution list, put on the PC website and notice boards informing them of the Plans meeting on 17 August
- 17 August Land & Partners (L&P) informed Council that it also proposed Site D, Little Marsh Road.
- 17 August John Phipps informed Chair that he would be submitting a new application for the land north of Whales Lane ('Moat Close'), dealing with the refusal issues.

It was noted that 80 new homes have to be built between 2013 and 2033. 14 have been built or received planning permission between 2013-2016, leaving a shortfall of 66. Sites already in VALP are Swan Field (Site A), Leopold Farm (Site C).

Chair handed out a list of possible reserve allocation sites for the VALP, based on the advice received from AVDC. It was noted that 'windfall' sites (fewer than 5 houses) are not included in the numbers.

Chair opened the meeting to questions from those present:

- John Cox: requested clarification of the list, to which Chair replied.
- Kym Jones: observed that most of the proposed sites were submitted by one land owner, which she thought was inappropriate. She was conscious that a lot of work had gone on in the background and that other land owners were probably not as close to submitting planning applications.
- Cllr PE said that we have no further information regarding the site opposite the village hall.
- David Evershed: liked the site opposite the village hall as it was central to the village. Although it was considered to be unsuitable by the Planners because of "biodiversity". It was not a site of special scientific interest therefore the impact on "biodiversity" could be mitigated.
- Howard Croney: Can you consider a site that has been refused – what is going to change? Chair responded that until we see it, we don't know what the new application will include.
- John Toft: Moat Close was refused comprehensively, so it shouldn't figure in PC support.
- John Cox: Is Moat Close 'zoned' as building land? Chair responded that it was not.
- Dave Jones: A consultation in the village favoured development on the boundary of the village; this should be reiterated to the planners as they appear to be contradicting it. Chair said that this was a policy in the Neighbourhood Plan (NP).
- Robert Moore: Chapel Field presumably needed more consideration.
- John Tofts: Will you be having a formal vote? Chair responded that Councillors would.
- Resident: Will any site north of Station Road be considered. David Evershed explained why Piece Close was given permission which received a lot of objection at the time.
- Concern was expressed about Site D's proximity to Site A and the impact it will have on a small area of the village. David Evershed: I wasn't totally in favour of Site D but am now warming to it as it looks reasonably spread out and there is a footpath through Swan Field to the village.
- Resident: Over a 20-year plan I wouldn't like to see all the development in one go.
- In response to a question re phasing, Chair responded that phasing cannot take place at this time.
- Robert Moore: Site D would bring more vehicles into the village. General discussion: Chapel Field would alleviate traffic from other parts of the village. Little Marsh Road and Swan Lane are too narrow. If 35 houses are proposed for Site D each plot would have to have 2 parking spaces. The number of houses proposed for Chapel Field was not known. The edge of the village sounds more attractive as this will spread the load.
- Site D would provide the required number of houses in one go. Chair explained that the original drawing showed Site D as two sites (North and South) – it has now been put into one.
- David Evershed: Site D - I would go for one part only – either North or South.

- Cllrs JS, ET and RC: There is a need to push for Berry Close (Site B) as this will house the shop and parking for the school; it is understood that the current shop is likely to close and it was noted that it would be difficult to get a change of use.
- L&P are still pushing for Site B to be added and are awaiting feedback from the Planners. Chair read out the current position as stated in HELAA v3 “Unsuitable - Only part of the site fronting Castle Street would be suitable for development but it is unlikely to fit 5 dwellings on the frontage. The rest of site has landscape sensitivities and development would have an adverse impact on long distance views and setting of Marsh Gibbon village”.
- Robert Moore: Asked if there was another site suitable for a shop. Chair explained the reasons for choosing Berry Close and that there were two departments at AVDC with different opinions as to why Berry Close should or should not be developed.
- Council is not aware of any sites in the village other than those listed which have been put forward by land owners or agents.
- Why is 5 the threshold for possible sites? – Chair responded that this is the figure given by AVDC, previously it was 10, and explained how it was worked out.
- Kym Jones: Other sites could have a shop with a piece of land ‘gifted’. Cllr JS responded that Ewelme had stated that they would lease the shop in Berry Close.
- A resident asked why we couldn’t have a ‘community shop’ as the village of Ewelme does. It was pointed out that this would be down to the land owner ‘gifting’ the land and Marsh Gibbon doesn’t have the ‘community’ to run a shop.
- It was suggested that the shop should be in the Field opposite the Village Hall.
- John Toft thanked the PC for an ‘open’ meeting.

In an informal indication of the views of the members of the public present, support was strongest equally for MGB008 (Chapel Field) and MGB009 (the Field opposite the Hall); with some opposition to MGB004 (Berry Close) and Moat Close.

9.30pm Chair closed the meeting to the Public.

Following further discussion by Councillors, it was agreed that the following ranking should be forwarded to AVDC (including the emailed ranking by Cllr GB):

- 1: MGB004 (Berry Close) with shop and parking for School - six councillors put first, for 20 homes;
- 2: MGB008 (Chapel Field) - put second by five councillors, for 10 homes;
- 3: MGB009 (field opposite Hall) – put third by four councillors, for 5 to 10 homes;
4. Moat Close/ the “land north of Whales Lane” that is not Local Green Space in MGN DP – put fourth by five councillors, for 5 homes;
- 5: Little Marsh Road (northern end of L&P site ‘D’) – put fifth by three councillors, for 10 homes.

Once feedback from AVDC has been received, the list will be finalised at the Parish Council meeting on 13 September.

**Action: Clerk to forward ranking list to AVDC**

7. Date and Venue of next Meeting - To agree to arrange the date, time and venue for next meeting when required

Meeting closed at 9.40pm.