

DRAFT MINUTES

CHEARSLEY PARISH COUNCIL

MINUTES OF THE MEETING OF THE EXTRAORDINARY PARISH COUNCIL HELD ON

WEDNESDAY 2ND NOVEMBER 2016 AT 6.30PM

Present:

Councillors: Nic Brown (NB), John Lewis (JL), Paul Bown (PAB), Michael Heybrook (MH),
John Howard (JH), Julia Witcher (JW)

Parish Clerk: Venetia Davies

Parishioners: There were no Parishioners present

Parishioners Question Time

There were no questions. Amended correspondence from one parishioner, objecting to the application had been circulated and noted. It was also noted that the Parishioner had also included a copy of correspondence from the Inspector, Department of Environment (dated 1982) objecting to building outside the village limits for given reasons.

1. Apologies

Michael Edmonds (ME).

2. Declarations of Interest

In accordance with Sections 30(3) and 235(2) of the Localism Act 2011 Councillors should declare any personal, prejudicial or pecuniary interests pertaining to the agenda.

There were no interests declared.

3. Planning

The Parish Council considered for return to AVDC the following planning applications.

- **16/03609/APP - The Old Granary, Chilton Road, Chearsley, HP18 0DN.**
Single storey rear infill extension
Councillors had **no objections** to this application – an infill extension.
ACTION: CLERK to return NO OBJECTIONS to AVDC.
- **16/03565/APP - 2-4 Winchendon Road, Chearsley, HP18 0DP**
Removal of existing dwellings and residential redevelopment to create 5 x 2 bed dwellings and 1 x 3 bed dwelling and 1 x 4 bed dwelling and revised access.
Councillors attended a site visit on Saturday 22nd October 2017. ME, who was absent, had submitted his comments prior to the Extraordinary meeting.

Councillors consider the proposal for 5 x 2 bed dwellings, 1 x 3 bed dwelling and 1 x 4 bed dwelling, termed as 'farm stead' in character and noted the consultations undertaken with the Parish Council and the residents (via a public consultation in the Village Hall) prior to its submission. Councillors collectively discussed concerns raised individually by them, namely:

- the development being in an Area of Attractive landscape
- the overdevelopment of the site
- the historic value – whether the existing buildings should be refurbished and remain

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- the impact of the development on the landscape, ridge lines and views
- the site being located outside the Village Limits – a factor which could set a precedent for future development
- the term “affordable” and what this meant in real terms – fundamentally that local young people who have grown up in the village, can afford to stay in the village and are not priced out of it. To be able to get a foot on the property ladder.

Reference, at this point, was made to the *Design & Access Statement & Visual Impact Assessment* and Councillors noted:

- the Vale of Aylesbury Housing Trust (VAHT) are willing to enter into an s106 agreement to ensure that affordable housing remains on the site.
- VAHT are willing to enter into a planning obligations nominations agreement with AVDC to ensure that at least 5 affordable homes - **2 x 2 bed shared ownership, 2 x 2 bed rented dwellings, 1 x 3 bed rented dwelling** - are provided on the site and accept that this may be conditioned in the planning consent.
- That the Parish Council can ask for a ‘local connections’ letting policy as a condition of planning agreement.

Councillors voted as follows - NB: no objections, JL: no objections, PAB: opposes, ME: opposes, MH: no objections, JH: no objections, JW: opposes

ACTION: CLERK to return NO OBJECTIONS to AVDC but request AVDC conditions into the planning consent that:

- VAHT enters into an s106 agreement to ensure that affordable housing remains on the site.
- VAHT enters into a planning obligations nominations agreement with AVDC to ensure that at least 5 affordable homes - **2 x 2 bed shared ownership, 2 x 2 bed rented dwellings, 1 x 3 bed rented dwelling** - are provided on the site and accept that this may be conditioned in the planning consent.
- The Parish Council asks for a ‘local connections’ letting policy as a condition of planning agreement.

4. Date and Time of Next Meeting

Monday 21st November 2016 at 7.30pm

Chearsley Village Hall