



ASTON CLINTON PARISH COUNCIL

Parish Council Office, Aston Clinton Park, London Road HP22 5HL

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You are hereby summoned to attend a meeting of the
Planning Committee of the Parish Council on
5th October 2023 at 6:30pm in the Council Office, Aston Clinton Park,
London Road, Aston Clinton HP22 5HL

H Stephens Assistant Clerk 28/09/2023

AGENDA

P23.34 Public Participation (limited to 15 minutes)

For members of the public to ask questions and raise any issues on items included on the agenda. Public Participation should be for a period of no longer than 15 minutes, each person shall not speak for more than 5 minutes. Points raised but not on the agenda will not be addressed at this meeting, nor start a debate on the question. The Chair may direct that a written or oral response is given, or that the item is added to a future agenda as appropriate.

P23.35 To Receive Apologies for Non-Attendance

P23.36 To Receive Declarations of Interests or Requests for Dispensations

In accordance with Sections 30-33 of the Localism Act 2011 and ACPC's Code of Conduct, councillors are requested to disclose personal and prejudicial interests on matters to be considered at the meeting.

P23.37 To Approve the Minutes of the Committee Meeting Held on 7th September 2023

P23.38 To Review & Update Outstanding Actions

P23.39 To Note Recent Decisions & those at Variance with the Recommendations of this Committee

Of the two applications decided between 28th August 2023 and the 25th September 2023 one was of a different outcome.

i. [23/02201/APP](#): **7 Beaconsfield Road Aston Clinton HP22 5JU**

Single storey side and rear extension and canopy over front door

ACPC Decision: Object: Firstly, the presence of two front doors on the proposed plans is incongruous with the existing architectural character of buildings in the surrounding area. Secondly, the proposed drawings show a lack of connectivity between the existing property and the proposed extension. This raises concerns that the proposed extension could become a separate dwelling or self-contained annex. Further assurances would be required to ensure this does not occur. Finally, according to the proposed drawing the construction would lie over a foul water manhole. Currently, there are no documents to detail how this will be overcome.

Bucks Decision: Approved: The comments of the Parish Council are noted. The existing side extension has a door on the front (north) elevation. It is not considered detrimental to the streetscene. An amended plan has been submitted to show an internal link between the main dwelling and the extension. The single storey side and rear extension shall only be used in connection with the dwelling on site and shall not be occupied as an independent dwelling or rented out as overnight accommodation.

P23.40 To Report on Progress of Current Active Medium to Large Scale Development Sites

P23.41 To Consider Planning Applications Small Scale and Large Scale

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

Demolition of existing bungalow and erection of a dwelling

Deadline for Comments: Thursday 5th October 2023

- ii. [23/02493/APP](#): **Land Between Wendover Road & Aston Clinton Road Weston Turville**
Erection of haul road to provide temporary construction access to Phase 1 from Wendover Road
Deadline for Comments: Thursday 5th October 2023
- iii. [23/02668/AAD](#): **LWC Drinks Unit 6 Symmetry Park Samian Way**
Display of one illuminated sign
Deadline for Comments: Thursday 5th October 2023
- iv. [23/02726/APP](#): **Seven Acre Farm Aylesbury Road HP22 5AH**
Extension to a commercial building
Deadline for Comments: Tuesday 10th October 2023
- v. [23/01115/APP](#): **Unit 1 Aesop Business Park Aesop Road HP22 5XX**
Use of commercial unit for flexible B2/B8 uses, the display of plant and construction equipment, including workshop, the provision of outside display and storage including storage and service racking, vehicle manoeuvring areas, construction of linking bridge over watercourse, building signage and location of totem sign, use of paint bays, car parking, new boundary fencing and automatic bollards to rear gates, landscaping and associated works.
Deadline for Comments: Friday 13th October 2023
- vi. [23/02801/ADP](#): **Land Between Wendover Road & Aston Clinton Road Weston Turville**
Submission of Reserved Matters (landscaping) for Phase 1 Green Infrastructure pursuant to Outline Planning Permission 16/00424/AOP
Deadline for Comments: Sunday 17th October 2023
- vii. [23/02547/ADP](#): **Land Between Wendover Road & Aston Clinton Road Weston Turville**
Submission of reserved matters (access, landscaping, appearance, scale and layout) for Parcel WS7 (77 dwellings) pursuant to outline planning permission 16/00424/AOP and approval of condition 9 (details), condition 12 (design code compliance), condition 16 and 17 (landscape scheme), condition 19 (trees and hedgerow protection), condition 20 and 21 (ecology), condition 22 (badger mitigation), condition 24 and 25 (drainage and Suds), condition 31 (sustainability), condition 38 (slab levels), condition 40 and 43 (highways transport and parking) and condition 45 (noise).
Deadline for Comments: Sunday 17th October 2023
- viii. [23/02569/ADP](#): **Land Between Wendover Road & Aston Clinton Road Weston Turville**
Submission of Reserved Matters (access, landscaping, appearance, scale and layout) for Parcels WN1 WN2 & WN3 (378 Dwellings) pursuant to Outline Planning permission 16/00424/AOP and approval of condition 9 (details), condition 12 (design code compliance), conditions 16 and 17 (landscape scheme), condition 19 (trees and hedgerow protection), conditions 20 and 21 (ecology), condition 22 (badger mitigation), conditions 24 and 25 (drainage and Suds), condition 31 (sustainability), condition 38 (slab levels), conditions 40 and 43 (highways transport and parking) and condition 45 (noise).
Deadline for Comments: Sunday 17th October 2023
- ix. [23/02840/APP](#): **Arla Foods Ltd Aylesbury Dairy Samian Way Aston HP22 5WJ**
Installation of a temporary Bio-LNG refuelling station including a LNG storage tank, LiN tank, vaporisers, kiosk and fuel dispenser
Deadline for Comments: Friday 20th October 2023

- P23.42 To Receive a Report on Enforcement Cases**
- P23.43 Neighbourhood Plan Review**
 - i. To Receive a Report on the Neighbourhood Plan Review
- P23.44 To Note Proposed Plans for a Thames Water Pumping Station in Buckland and Form a Course of Action**
- P23.45 To Note the Update from the Cabinet Member for Planning and Regeneration relating to the Housing Supply in the North and Central Planning Areas.**
- P23.46 To Note the Planning Surgery Meeting with Buckinghamshire Council**



ASTON CLINTON PARISH COUNCIL

Minutes of the **Planning Committee** meeting
held at 6.30pm on **7th September 2023** at the
Parish Council Office, Aston Clinton Park, HP22 5HL

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

IN ATTENDANCE: Mr H Stephens (Assistant Clerk)

P23.22 Public Participation (limited to 15 minutes) None Received

P23.23 To Receive Apologies for Non-Attendance None Received

P23.24 To Receive Declarations of Interests or Requests for Dispensations None Declared

P23.25 To Approve the Minutes of the Committee Meeting Held on 2nd August 2023

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

P23.26 To Note Recent Decisions & those at Variance with the Recommendations of this Committee

Of the **6 application's 0** were of a different outcome decided between 24th July 2023 and the 28th August 2023

P23.27 To Report on Progress of Current Active Medium to Large Scale Development Sites

P23.28 To Consider Planning Applications Small Scale and Large Scale

i. 23/02449/APP 98 London Road Aston Clinton HP22 5HS

Householder application for proposed facade changes to loft dormer and all associated works

RESOLVED: OBJECT The application would lead to a building that would be both overbearing on surrounding buildings and incongruous with the local character. This is in contravention of Policies HQD1 and HQD2 of the ACNP.

ii. 23/02525/CPE Langlands Chivery Aston Clinton HP23 6LD

Certificate of lawfulness application for confirmation of development has commenced pursuant to planning permission 19/00842/APP for the following development: 'Demolition of existing single storey dwelling and related development: 'Demolition of existing single storey dwelling and related outbuildings and the construction of a new two storey detached dwelling house

RESOLVED: SUPPORT The Committee also queried why it is being asked to consult on a previously approved application.

iii. 23/02632/HSC Arla Samian Way Aylesbury HP22 5EZ

Hazardous substances consent

RESOLVED: NO OBJECTION The Committee also queried whether the vehicle fleet would be replaced or added to following the construction of LNG storage.

iv. 23/02629/VRC 2 Beaconsfield Road Aston Clinton

Variation of Condition 8 (plans) relating to application 21/01430/APP (Single storey rear and front extensions, part two, part single storey side extensions and conversion of existing dwelling into 2 flats)

RESOLVED: NO OBJECTION

- P23.29 To Receive an Update on Planning Application 22/03943/AOP Land North of Brandon Close**
 An Update was Received that Planning Application 22/03943/AOP Land North of Brandon Close had been called in by Councillor Michael Collins following deferred agreement by email.
 It was agreed that legal advice be sought in the event of the Application being approved. Quotes would be sought for Committee Approval.
ACTION: Planning Committee
- P23.30 To Receive a Report on Enforcement Cases**
 Updates on Enforcement Cases were noted.
- P23.31 To Consider a Communication Strategy with Buckland Parish Council on Planning Applications which affect both Parishes**
 It was agreed that the Planning Committee will liaise with Buckland Parish regarding Planning Applications and issues which could affect Buckland Parish. It was also reaffirmed that Buckland Parish Councillors are welcome to attend any Planning Committee Meetings.
- P23.32 Neighbourhood Plan Review**
Update on Neighbourhood Plan Review: It was agreed to book a meeting in October to discuss the Public Consultation format and book a date **ACTION: Planning Committee**
- P23.33 To Consider the Need to Book a Buckinghamshire Council Planning Surgery Meeting**
It was resolved that a Planning Surgery Meeting be booked for Tuesday 3rd October.
ACTION: Asst.Clerk

The meeting closed at 7.36pm

Signed.....Date

Minute	Date Raised	Type of meeting	Owner	Action	Update Notes	Status
P22.22	15-Jun-22	Council	Planning Committee	The issue regarding the loss of Planning Liaison Officers be raised with Cllr Peter Strachan the Bucks Council Cabinet Member for Planning & Regeneration.	Oct 22: It was noted that Cllr Mason was organising a meeting date with Cllr Strachan to discuss a solution to a lack of Liaison Officers. Feb 23: Date to be confirmed.	In Progress
P22.064 ii	11-Nov-22	Planning	Planning Committee	Planning Consultant - It was resolved that a Planning Consultant should be hired to oversee the Neighbourhood Plan Review.	Nov 16: Council approved idea, quotes to be sought Feb 23: WG Meeting on the 23rd February to discuss.	In Progress
P22.095 iv	16-Feb-23	Planning	Planning Committee	Neighbourhood Plan Review - Meet with Bucks Planning Cabinet member to discuss ideas for NHP and assess issues with current plan		In Progress
P23.22 iii	02-Aug-23	Planning	Planning Committee	Letter to MP - Letter to be written to Rob Butler MP to establish support for Local Neighbourhood Plans in response to the Baldwin's Gate Parish appeal in which the NHP was overruled by the Planning Inspectorate		In Progress

Hawridge Alleviation of Low Flows Project – Briefing Note for Buckland Parish Council – September 2023

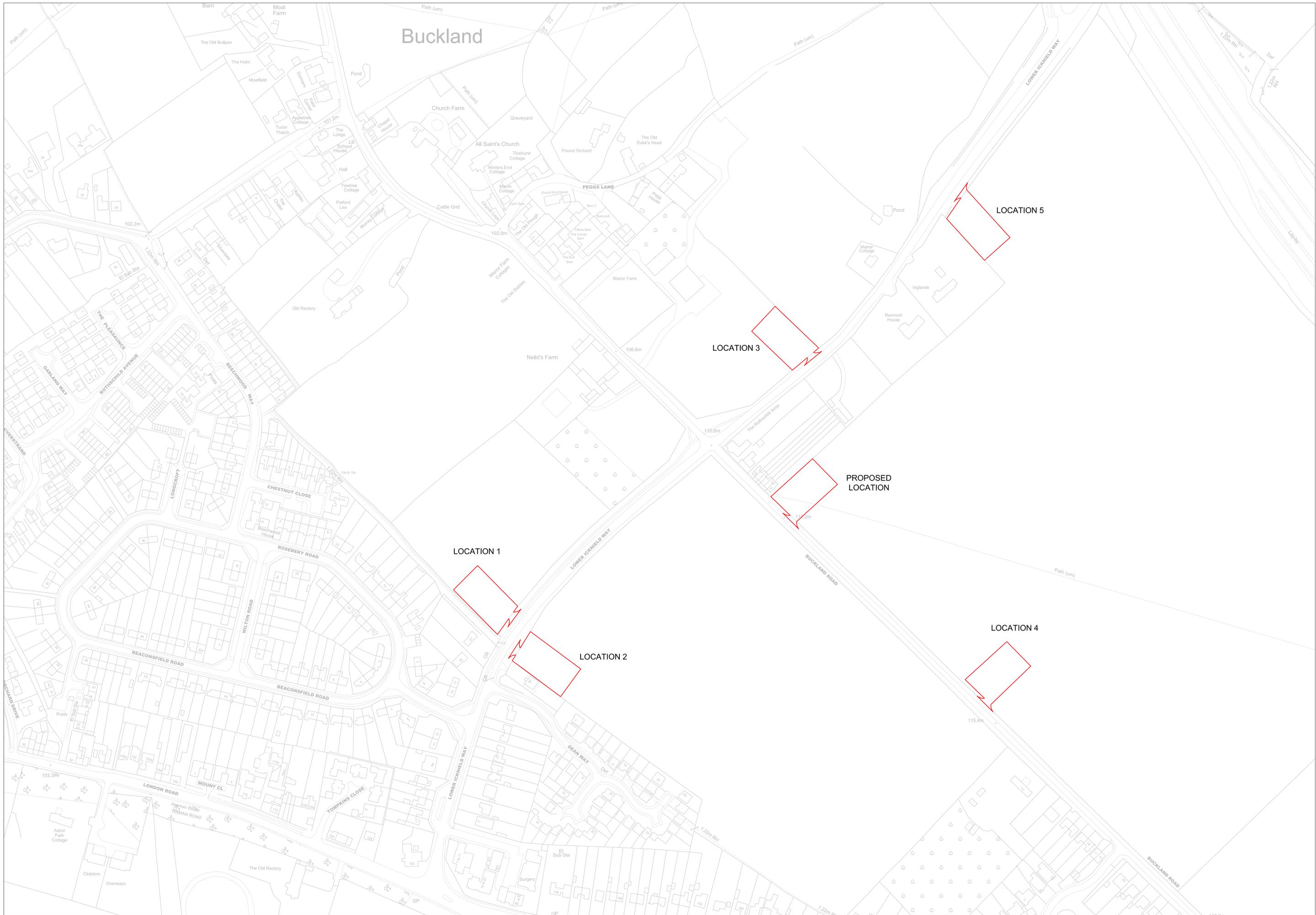
Progress since our meeting in April

- We have investigated the feasibility of alternative sites for the Water Booster Station as discussed at the meeting. We pursued feasibility of locations 4, 5 in the attached location plan (locations 1,2 & 3 considered previously however rejected following consultation with the landowner and Bucks Council in 2021). Unfortunately, following consultation with the landowner, these alternative options were considered too disruptive to existing agricultural operations.
- Thames Water are therefore proposing to submit a planning application for the proposed location in the attached location plan. The Water Booster Station has been designed to minimise the potential impact to the local properties. This includes the following:
 - The pumping equipment will be located within the Pump Building, which will incorporate sound attenuation into the building fabric.
 - A background noise survey has been undertaken and it is intended that a Sound Assessment is submitted with the planning application to demonstrate that the proposed development will achieve a rating level no higher than background, particularly at night, at the closest sensitive residential receptors.
 - It is not anticipated that the WBS will generate any significant vibration or odour.
 - The WBS will be unmanned and will be operated remotely, and as such vehicular access will be required only on an infrequent basis for routine maintenance.
 - It is proposed to carry out landscape planting to screen the development in views from nearby properties. The layout of the WBS has been designed such that the new structures are set back as far as possible from Buckland Road and from the closest residential properties.
 - The new buildings have been designed to resemble barn like structures and it is proposed that they are timber clad to reflect the characteristics of the semi-rural location.
- There are currently no updates in relation to the pipeline route, however we are in consultation with various landowners and developers that may have an impact on our proposed 16km pipeline route.

Next steps

- Stantec (designers on behalf of Thames Water) have prepared a further request for pre-application advice to be submitted to Bucks Council in September. This will include some outline plans for feedback.
- Negotiations are ongoing with our land agents regarding the land purchase required. Thames Water are also considering the use of compulsory purchase order (CPO) if an agreement cannot be reached.
- Further local engagement, including a drop-in session is planned before the submission of our planning application which is now planned for early 2024. We will keep you updated on this.

Buckland



Sent: Thursday, September 21, 2023 10:58 AM

Subject: Important Planning Update

On behalf of Cllr. Peter Strachan, Cabinet Member for Planning and Regeneration,
Buckinghamshire Council

Dear Town and Parish Councils

I am writing to provide you with an important planning update that will impact, in the short term, on how we make decisions in the North and Central planning areas of the county.

Many of you will know that the Council has a duty to maintain a 5 year supply of deliverable housing sites. However a recent assessment of our 5 year supply position has shown that for the first time since the adoption of the VALP, the position in the North and Central planning areas has dipped below 5 years (now at 4.5 years).

There are many reasons for this but mainly as a result of a slowdown in development, linked to rising construction costs as well as delays in bringing forward some of the major allocated sites of the VALP. The consequence of this is that in accordance with national policy, the Council will have to apply what is known as the 'tilted balance' when determining some speculative applications and it may be necessary either to approve some of those applications, where they may otherwise have been refused or, we may find some of those sites are approved on appeal for the same reasons.

This Council is not the only one affected by these circumstances and it is precisely because of this situation happening across the country that the Government are planning to introduce changes to national policy which will remove the need to demonstrate a 5 year supply of housing where, as is the case in the VALP area, the Council has an up to date Local Plan.

There is currently no timetable for when the Government will introduce the changes to national policy although we understand the changes should be made later this year or early next year.

In the meantime, the Council must apply the existing national policy and this will be reflected in decisions over the coming weeks and months.

Regards

Cllr. Peter Strachan

Cabinet Member for Planning and Regeneration

Buckinghamshire Council

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