



ASTON CLINTON PARISH COUNCIL

Minutes of the **Planning Committee** meeting
held at 6.30pm on **22nd February 2024** at the
Parish Council Office, Aston Clinton Park, HP22 5HL

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

IN ATTENDANCE: 2 Members of the Public

P23.81 Public Participation (limited to 15 minutes)

Two members of the public made comments and answered questions from the committee regarding Planning Application 23/03923/APP and explained the application's problems and why the committee should object to the application. The members of the public's comments were noted for consideration at P23.87 ii.

P23.82 To Receive Apologies for Non-Attendance Received from Cllr L Ronson

P23.83 To Receive Declarations of Interests or Requests for Dispensations None Declared

P23.84 To Approve the Minutes of the Committee Meeting Held on 1st February 2024

The minutes of the meeting held on 1st February 2024 were approved as a true and accurate record and were signed by the Chair.

P23.85 To Note Recent Decisions & those at Variance with the Recommendations of this Committee

Of the three applications decided between 22nd January and 19th February 2024, none were of a different outcome.

P23.86 To Report on Progress of Current Active Medium to Large Scale Development Sites

Aylesbury Road Shanly Homes Development: It was reported no activity had been seen at the development. It was agreed to contact the developer for an update on the development.
ACTION: Asst.Clerk

P23.87 To Consider Planning Applications Small Scale and Large Scale

i. **24/00302/APP: 41 Wenwell Close HP22 5LG**

Householder application for conversion of garage to habitable space.

RESOLVED: SUPPORT

ii. **23/03923/APP: 200 London Road HP22 5LE**

Demolition of the existing detached C3 dwelling and all ancillary buildings and replacement with proposed new build C3 detached dwellinghouse

RESOLVED: OBJECT - Whilst this application relates to a dwelling in Buckland Parish, it is close to the boundary with, and overlooks, Aston Clinton neighbouring properties. The proposed dwelling is behind the existing housing line of adjacent dwellings and is to be built in the middle of the plot, thereby directly overlooking neighbouring properties and would be incongruous in the current proposed position given the size of the new dwelling. The plans appear to breach the 45 degree rule for overlooking windows, there is no obscured window towards the property at no. 202 London Road, and a direct bedroom-to-bedroom view. If the new dwelling were brought forward in the plot to align more with the existing building line, then this would be more acceptable in terms of incongruity and overlooking. There is a reasonable difference in ground level (1-1.5 metre) between the neighbouring property and number 200 which exacerbates the rear of their property being overlooked resulting in a greater loss of privacy from their current position.

All Members of the Public left the Meeting

- iii. [24/00297/APP](#): **Shell UK Ltd 64 HP22 5AH**
Installation of New Shopfront, New and Relocated Entrance Doors, Delink of Existing Canopy, Revised Car Parking Layout and Associated Works
RESOLVED: SUPPORT
- iv. [24/00355/APP](#): **5 Overstrand HP22 5NA**
Householder application for new front porch
RESOLVED: SUPPORT
- v. [24/00455/APP](#) **Brambles 1A Rosebery Road HP22 5JY**
Householder application for demolition of existing rear conservatory. Erection of single storey rear extension, garage conversion, fenestration alterations and existing brickwork to be painted
RESOLVED: NO OBJECTION
- vi. [24/00492/APP](#): **Green Park Activities And Training Centre HP22 5NE**
Erection of accommodation and classroom cabins, temporary and permanent toilet blocks, activity equipment, change of use of dining hall and nursery to provide additional accommodation and ancillary works at Inspiring Learning (retrospective)
RESOLVED: NO OBJECTION - On the basis that the planting schedule is completed by the first growing season after approval, that all trees with TPOs which were previously removed without permission, be replaced.

P23.88 To Consider a Response to the Halton Wood SPD Consultation

RESOLVED: Aston Clinton Parish Council recognises that comments made at workshops for the Halton Wood SPD have been taken on board and is broadly in agreement with the proposals. However, the following points of contention are raised: disagreement with a single developer due to conformity and too much influence on 106 monies, preference of an Estate Management Company for the adoption of community areas, concern for the lack of healthcare provision given the scale of the development, disagreement with the adoption of communal areas, and that alternative land use arrangements to those in the SPD should be welcome, if differences in approach are fully explained.

P23.89 To Receive a Report on Enforcement Cases

Updates on Enforcement Cases were received.

P23.90 Neighbourhood Plan Review

Updates on the current areas of the Neighbourhood Plan are ongoing, a meeting will be scheduled to discuss relevant updates and data. **ACTION: Planning Committee**

P23.91 To Receive a Report on the Bucks Council Planning Surgery on 6th February 2024

The Planning Surgery Meeting attended by Cllr McCall and Cllr Wyatt discussed current ongoing enforcement cases, along with a general discussion on the difference in outcomes between planning comments on recent applications, and Bucks Council's final determinations.

P23.92 To Note the Planning Advice Notice from the National Planning Policy Framework

Noted

The meeting closed at 8.11pm

Signed.....Date