



ASTON CLINTON PARISH COUNCIL

Minutes of the **Planning Committee** Meeting
held on **10th August 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 D McCall & Cllr C Read

IN ATTENDANCE: Mr H Stephens (Assistant Clerk)

P22.020 Questions and Comments from the Public. None received.

P22.021 To Receive Apologies for Non-Attendance. Apologies received from Cllr Hughes

P22.022 To Receive Declarations of Interests or Requests for Dispensations. None declared.

P22.023 To Approve the Minutes of the Meeting held on 8th June 2022

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

P22.024 To Note Recent Decisions & those at Variance with the Recommendations of this Committee. Of the 8 applications decided between 20th June 2022 and the 4th August June 2022, one was of a different outcome.

22/01762/APP

Seven Acre Farm Aylesbury HP22 5AH

Erection of three poles with security lights (retrospective)

ACPC Decision: Objects – The application contravenes VALP Policy BE3 and ACNP Policy B3 by causing a loss of amenity due to severe light intrusion into front facing rooms of neighbouring houses and not respecting the dark rural setting. Drivers are also likely to be dazzled by the bright urban lighting standing out in a dark rural area, increasing the amount of those negatively affected, stated by BE3. Unreasonable harm to neighbouring houses is caused by no directional control on the beams and lack of shading, thus causing light spill and glare; this contravenes VALP Policy NE5. Policies DP8 and DP15 of the Chiltern Management Plan oppose external lighting that has inappropriate beam orientation and hours of use and that also disrupts dark skies at night. Building control approval has also not been stated.

Bucks Decision: Approved with conditions

It was agreed that the conditions placed on the application be checked in one month.

ACTION: Asst. Clerk

P22.027 To Note Appeal Decision.

21/00256/APP

Beechwood Chivery HP23 6LD

Demolish existing two part garage and rebuild a three part garage with domestic office over

Appeal Ref 21/00090/REF Decision: Dismissed

The appeal proposal would result in disproportionate additions to the original building and would be inappropriate development in the Green Belt which is, by definition, harmful. The proposal would conflict with Policy S4 of the VALP and the associated policies of the Framework. It would also deviate substantially from the simple character of other outbuildings in the area and detract from the open and verdant character of the back of the site. At such it would appear out of character with the surrounding area and would fail to conserve or enhance the special landscape character of the AONB. The proposal would conflict with Policies BE2 and NE3 of the VALP which require development to respect and

complement the site and surroundings, and to conserve and enhance the AONB's qualities. It would conflict with Policy HQD1 of the Aston Clinton Parish Neighbourhood Plan 2018 which requires high quality design that is in keeping with local character, and the design objectives of the Framework. Overall, the weight of the other considerations in this instance would not be sufficient to clearly outweigh the harm to the Green Belt and the harm to character and appearance of the area. Consequently, the very special circumstances necessary to justify the development do not exist.

P22.026 To Report on Progress of Current Active Medium to Large Scale Development Sites.

Nothing to report.

P22.027 To Consider Planning Applications Small Scale

- i. **22/02349/APP** **10 Longcroft HP22 5JZ**
Householder application for single storey rear extension
RESOLVED: NO OBJECTION

P22.028 To Consider Planning Applications Large Scale

- i. **22/02310/APP** **Franks (Luton) Unit 5 Harebridge Lane HP22 5PF**
Demolition of remains of existing building and erection of replacement B2 unit
RESOLVED: NO OBJECTION
- ii. **22/02323/APP** **Buckinghamshire Jaguar Land Rover Unit 2 HP22 5XX**
Erection of spray booth
RESOLVED: NO OBJECTION WITH CONDITION Tree and Hedgerow screening is not to be removed.
- iii. **22/02360/APP** **Chiltern Forest Golf Club Aston Hill Chivery HP22 5NQ**
Erection of decked patio (retrospective)
RESOLVED: SUPPORT

P22.029 To Note the Statement of Consultation from Bucks Planning

P22.030 To Note the Hertfordshire Minerals and Waste Local Plan

P22.031 To Note the Chiltern Beechwood Special Area of Conservation

It was decided that the Aston Clinton Neighbourhood Plan required a review to adapt to new policies such as the Chiltern Beechwood Special Area of Conservation.

ACTION: Asst.Clerk

The meeting closed at **7.32 PM**

Signed.....Date