

**Minutes of the Meeting of Aston Clinton Parish Council
Planning Committee
held on 23rd February 2015 at 7.00pm
at Aston Clinton Parish Meeting Room**

Present:

Councillors: -

T Winterbottom (Chairman)
Colin Read
J Hoinville
J Watson (advisory)

Clerk: G Merry

Members of the Public: 3

15.001 Apologies

Apologies were received and accepted from Liz Tubb, co-opted member

15.002 Declaration of Interests:

Cllr Winterbottom declared his interest in 15/00208/App Park View development and agreed to leave at that point.

15.003 Minutes of Previous Meeting

The minutes of the meeting held 26/01/15 were agreed and signed

15.004 Review of Current Planning Applications

14/03698/ACC Arla Anaerobic Digester: Cllr Read had objected personally but had difficulty putting the P.C. on as a consultee in order to lodge our objection. He has spoken to Mr. Membury of AVDC about this. It was agreed to lodge an OBJECTION on the grounds of height and size of chimneys and proximity to heritage walk. Cllr Winterbottom agreed to action this.

15/00203: Mason's Meadow: Change of use to a workshop. NO OBJECTION was agreed.

15/00303/ACL: O'Callaghan's Land. No planning application as yet. Mr. O'Callaghan is only applying for the certificate of lawfulness at this stage.

15/00300/AOP: Chapel Drive: The original application for 47 dwellings had gone through on appeal and an additional 95 houses was now being applied for. Bellway homes had been in touch and requested to meet with the P.C. Cllr Winterbottom felt that we should engage with the developer with regard to planning for amenities for the village. However, in the application for the 95, there had been no mention of amenities and we should therefore object on these grounds. Cllr Read had been in touch with the school who had advised that they are now full. The Clerk agreed to set up a meeting with Bellway re. The original 47 and members were advised to check plans thoroughly for comments. It was unanimously agreed to OBJECT to the 95 on the grounds of overloading the school, the roads and the general infrastructure of the village. Cllr Winterbottom added that it may be necessary to dictate to developers to provide another doctor's surgery.

15/00311/APP: The Orchard – single story extension: This was APPROVED but it was requested that in future, rooflines for extensions be made contiguous.

Stablebridge Road: Work has now begun. Cllr Winterbottom agreed to get hold of the S106 agreement on this development.

15.005 Recommendations re. Current Planning Applications

Cllr Winterbottom agreed to draw up a spreadsheet of current applications with P.C. decisions ([Annex 1](#))

15.006 Review of Culvert Application (15/00231/APP)

A site meeting with BCC's Flood Management Officer had taken place. She had confirmed that the bund would be no more than 18" high. It was originally going to run on the pitch side of the fitness apparatus but she had

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agreed at that meeting to it going on the scrub side. The culvert will be on BCC land with a degree of landscaping built into the plans. Once planning has been approved, it will be pegged out. Park View will be the access during the works and BCC will make good any damage on completion. The Clerk agreed to get these matters in writing.

15.007 Recommendations re. Culvert application

BCC plans were APPROVED subject to the P.C. approving the final layout on the ground. The Clerk agreed to write to Ms. Dippie to confirm what had been agreed re. the siting of the bund.

15.008 Neighbourhood Plan

Cllr Read has outlined the Parish Boundary and prepared a statement which will now go to AVDC Planning group. A steering group has been formed comprising Colin Read – ACPC, John Watson ACPC (co-opted), Liz Blake – lawyer, Colin Lane – builder, Mr Mason – landowner and Alec Just – editor of Village Life. Ray Kindell has also been invited. This team do not make the final recommendations. Local opinions would then be sought and it is expected to take approx. 6 weeks for a response from AVDC. At this stage a commercial company will be asked to tender for the contract to put the plan together. Data from the previous Vale of Aylesbury Plan may be incorporated into the NDP.

15.009 Letters from Parish Council Chairman to AVDC

a. Community capacity

Cllr Winterbottom stated that the P.C. needs to get involved with AVDC in the decision-making process. He estimated that there had been a 15% growth in the village in recent years and AVDC’s approach had been too haphazard. He has composed a letter which he would like to be agreed at the full council meeting.

b. S106 contributions

Cllr Winterbottom would compose a letter to AVDC asking for us to be kept informed re. What funding is available. There was disagreement as to whether if A.L.F. gets the amount they have applied for, would that affect what we as a P.C. can have. The Clerk agreed to make some enquiries. Re. A.L.F.’s request for support, the Planning Committee agreed to hold off on a decision pending S106 enquiries.

15.010 Any Other Business

It was agreed not to have fixed dates for planning committee meeting. The Clerk suggested the committee needs more than 3 members as our Terms of Reference do allow for 5 councillors to be on the Planning Committee.

15.011 Date of next meeting

This was not agreed

AT 7.55PM CLLR WINTERBOTTOM LEFT THE MEETING

15/00208/App Park View development: Cllr Read explained that Cllr Winterbottom and his neighbour had agreed plans for 7 dwellings with a developer, at Park View. It was discussed that this had come up approx. 7 years ago and was objected to then on the grounds of TPO’s on the trees. Pavilion Gardens has however, set a precedent for developments on the Park side of the main road. It was discussed and agreed that 7 dwellings was too dense and that 5 would be better. The committee agreed that generally it would prefer smaller developments like this, to the large ones now been planned and that it may be counter-productive for the P.C. to be seen to be objecting to every single development. Cllr Read agreed to check whether it was possible to object to the amount of dwellings but in general APPROVE the application providing the trees with TPO’s were preserved.

The meeting closed at 8.05pm

SIGNED Chair of Planning Committee

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ANNEXE 1

Planning Reference	Application	Address	Parish Council view	Date of meeting
14/02464?ACL	Single storey rear extension	71 London Road	No objection	November 2014
14/02949/APP	Retention of electric gates	52 Aylesbury Road	No objection	November 2014
14/02315/APP	Proposed solar farm	Gibbs Lane, Berton	No objection	November 2014
14/03234/APP	Single storey extension	Aston Hill Lodge	No objection	November 2014
14/03377/APP	Conversion of garage to living accommodation	75 Wenwell Close	No objection	November 2014
APP/J0405/A/13/2210 864	Chapel Drive, 47 new dwellings. Planning refusal by AVDC overturned by inspector	Chapel Drive	Noted	November 2014
15/00300/AOP	95 dwellings off Chapel Drive	Chapel Drive	Objection	February 2015
15/00231/APP	New flood relief to replace existing damaged culvert.	Aston Park and Green Park	No objection subject to final layout approval	February 2015
15/00203/APP	Mason's Meadow Holdings change of use from agriculture to employment	Off old A41	No objection	February 2015
15/00303/ACL	Confirmation of Nursery use through certificate of lawfulness	London Road O'Callaghan Nursery	No objection	February 2015
15/00311/APP	Proposed extension	The Orchard, Aston Clinton, off Green End Street	No objection Recommend contiguous as opposed to stepped roofline	February 2015
	Construction of 7 dwellings	Woodgate House, Aston Clinton		February 2015