

Minutes of the Planning Committee of Aston Clinton Parish Council, held on
23rdth Sep 2015 at 18.30
at Aston Clinton Parish Meeting Room

Present:

Councillors: -
C Read (Chairman)
T Comerford
L Tubb
P Wyatt
J Watson (Co-opted)
G Merry (Clerk)

Clerk: Assistant Clerk, Elaine Barry

2 members of the public

15.31 Apologies:

Apologies were received and accepted from Tony Winterbottom.

15.32 Declarations of Interest

There were no declarations of interest

15.33 Minutes of previous meeting

These were proposed by Cllr Read and seconded by Cllr Comerford and signed.

15.34 Public Participation.

- i. Old Rectory Farm (15/02665) was discussed and the following matters were brought to the committee's attention:

Potential contraventions to RA14 – the site exceeds more than 0.2 of a hectare, the site not being substantially enclosed by existing development and the belief that it would be a breach into open country. Other concerns included the size of splays and shape of junction, impact on trees at the opening and further down the access way.

A copy of a covenant was also presented to the committee, relating to the land that makes up rectory farm and the old rectory, where it stipulates that no further development can be made.

Further to the discussion on the covenant, it was brought to the committee's attention that the same covenant might apply to the appeal for Old Rectory farm/Stablebridge Rd (15/00077)

Cllr Read thanked the public and the public participation came to an end.

15.35 Matters Arising

- i. The noise from the by-pass was discussed. Cllr Read informed the committee that it has gone to stage 2 of the legal process, which is with the ombudsmen, but it looks like BCC are going to fight it. The committee discussed the best next step and it was agreed that Cllr Read would write another letter to BCC on behalf of the Parish.

15.36 Review of and recommendation of current planning applications: Small Scale

- i. 15/02905 Twitchell Lane – (Loft conversion) Cllr Read has already lodged an objection to this application on the grounds of the side dormer windows.
- ii. 15/02643 Bishopsfield – (single storey extension to the rear) J Watson had visited the site and did not see a problem with the application. Cllr Read confirmed that he will put this on his list to do.
- iii. Other

15/03110 Lower Icknield Way – (rear extension) JW had visited the site and did not see a problem with this application. The plans were viewed and discussed at the meeting and Cllr Read will be acknowledging as no objection.

The Clerk G Merry asked if Cllr Read would be prepared to continue uploading to the AVDC portal and he agreed that he would. In due course the Assistant Clerk E Barry may take this over although Cllr Read felt it best that he continue as he would be writing the comments but that he would copy her in.

15.37 Review and recommendations of planning applications: Large Scale

- i. 15/02665 Old Rectory Farm – (4 dwellings) was discussed and voted on. Votes cast 2 opposed and 2 unopposed. J Watson was asked his opinion although he could not vote. As it was a tie, Cllr Read as Chair had the casting vote. It was discussed whether he casts again or whether his original vote carries. After taking in to consideration J Watson’s opinion Cllr Read’s casting vote was to object on the grounds of unsustainability. It was asked that it be recorded in the minutes that Cllr Read’s casting vote differed from his original vote.

Cllr Read was to include in the ‘consultees comments’ a note about the covenant. Cllr Tubb to draft a letter to the planning officer regarding the covenant for Cllr Read to forward.

Cllr Comerford reminded the committee of a point of order that needed addressing in respect of the applicant’s ‘Statement of Community Engagement’ and that the consultation meeting held with the applicants was attended only by councillors acting in their roles as members of the Parish planning committee and not PACVE or the NHP steering committee. This was to be included in the ‘consultee comments’

G Merry thought the committee should consider an additional member on the planning committee in order to avoid the issue of equal split votes in future.

- ii. 15/02569 Weston Rd/Longhorn Farm the committee unanimously agreed to object on the grounds of too many houses, sustainability, access and parking.
- iii. 15/02680 Park Farm it was decided that the committee would attend the consultation on the 30th but not announce themselves.
- iv. 15/00077 Appeal (Old Rectory Farm/Stablebridge: 1 dwelling plus new access) the committee had objected to the original application and although their objection hadn’t changed, thought that the covenant should be brought to the attention of the planning officer. It was agreed that EB would find out who is dealing with the case and pass their contact details to Cllr Read to correspond.

15.38 Neighbourhood Plan

- i. Cllr Read reported back to the committee his findings from the Transport for Bucks “Your Roads” Conference). Although it was not looking too positive on the housing numbers front, what Cllr Read did take away from the talk was that it is possible to designate your green spaces and looking at a case for a village centre would still hold weight. In light of this, the committee discussed Green Park, the fact that BCC owned the land and the importance of designating it as a green area.

15.39 Any Other Business

- i. Putnams Drive – complaint by a resident of a ‘land grab’. Since the last planning meeting, Cllr Read had spoken to BCC who confirmed it was not their land. Cllr Read had also checked the land registry document for 1 Putnams Drive and the land did not belong to them either. JW stated that it was not Parish land. Cllr Read had spoken to the solicitor who handled the case and was informed that the resident had been told specifically that he was not to ‘grab’ that piece of land. The committee discussed what action to take and it was agreed that as it was not Parish or BCC land, there was nothing to enforce so no reason to take the matter further.
- ii. Proposed Park Farm development impact on green spaces – the committee was a concerned that if Park Farm goes ahead, the land right through to the canal would be at risk and that it would be important to include, along with Green Park, as a designated green space.
- iii. PACVE – Judicial review Cllr Tubb asked that it be noted that PACVE had launched a judicial review against the proposed development at College Road South/Brook Street.

There was no further business and the meeting was declared closed at 19.35.

15.40 Date of next meeting

No date was set for the next meeting.

..... Chairman Date