

**Minutes of the Planning Committee of Aston Clinton Parish Council, held on
15th June 2016 at 20.00
at Aston Clinton Parish Meeting Room**

Present:

Councillors: -

T Comerford (acting Chair)

L Tubb

P Wyatt

L Ronson

J Eggesfield

Assistant Clerk, E Barry (minute taker)

4 members of the public

16.52 Apologies

Apologies were received and accepted from Cllr Read and T Winterbottom (co-opted)

16.53 Declarations of Interest

There were no declarations of interest.

16.54 Minutes of previous meeting

These were approved and signed by Cllr Comerford.

16.55 Public Participation.

Residents from Chapel Drive were present and raised their objection to the outline planning application for 7 dwellings at Chapel Drive (ref: 16/01774/AOP). They felt that the applicants had taken advantage of the situation in advance of the application by cutting down approximately 30 feet of hedgerow.

The residents also questioned the redirection of the footpath, whether it had been agreed and voiced their concerns regarding the ongoing major development works at Land off Chapel Drive, in particular the construction traffic, start and finish times, site workers parking on the highway, vehicles unloading on the highway and leaving a mess.

Cllr Comerford informed them that on the matter of the footpath, this had been agreed by AVDC. On the matter of the conditions of ongoing development works at Land off Chapel Drive, Cllr Wyatt informed the public that the committee had met with the developers and had raised these issues and that on several occasions Cllr Read had met with the site manager. The Committee agreed to explore what further action they could take to try and remedy the situation and urged the members of the public to also take it up with the Highways authority.

16.56 Review and recommendations of planning applications: Small Scale

The following applications were considered and decisions made.

- i. 16/01291/APP – The Bungalow Green Park Stablebridge Road – Change of use from Class D1 (nursery) to Class C3 (residential).
ACPC Comments: No objection
- ii. 16/01206/APP – 94 London Rd – (Amended plans) Single storey, first floor & two storey rear extensions

ACPC Comments: No objection on the grounds that the amended plans now addressed the concerns the parish council raised in its objection against the original plans.

- iii. 16/01777/APP – 2 Wenwell Close – Erection of rear conservatory
ACPC Comments: No objection
- iv. 16/01925/APP – 2 Tompkins Close – Single rear extension
ACPC Comments: No objection
- v. 16/01439/APP – Aston Clinton Veterinary Ltd. 107 Raglan Aylesbury Road – Demolition of ground floor structure - replaced with traditional ground and first floor extension
ACPC Comments: In support of this application and believe that the expansion will provide an overall benefit to the village.

16.57 Review and recommendations of planning applications: Large Scale

The following applications were considered and decisions made.

- i. 16/01774/AOP – Land off Chapel Drive – Outline application with access to be considered & all other matters reserved for residential development of 7 dwellings with access & associated works
ACPC Comments: Objected on the grounds of loss of habitat, loss of landscape, consideration of the emerging VALP recommendation on housing for Aston Clinton, and unsustainability in terms of overburdening of local services including schools and medical provision.

16.58 Report on planning applications

- i. 16/00780/AOP – Land Rear Of Aylesbury Road – Outline application for the demolition of 95 Aylesbury Road and the erection of 50 on land to the rear of 93 Aylesbury Road.

The following report from Chairman Cllr Read was read to the Committee by acting Chair Cllr Comerford: *“The developer updated the application with proof of no architectural merit to no. 95 Aylesbury Road and proposed new trees. This removed AVDC’s objection and they passed it. Phil Yerby applied to Historic England for review. Historic England did a survey and agreed there was no merit for the listing status. There is no further action the Parish council can take on this application.”*

Cllr Wyatt also reported on this application that a ‘call in’ had been requested to the secretary of state but it was declined.

- ii. 16/00043/APP – Land to East, College Rd Nth – Removal of Condition 39 relating to 11/00963
- iii. 16/00044/APP – Land to East, College Rd Nth – Removal of Condition 42 relating to 11/00965

Cllr Wyatt and Cllr Read had attended the Strategic Management Committee meeting on 8th June where Cllr Read spoke on behalf of the parish council in objection to the above two applications (16/00043/APP and 16/00044/APP). Cllr Wyatt reported that a distribution company are looking to develop the land but only if the above conditions are removed. Although Arla are operating under these conditions, it was stated that they would not be making the same demands if this application was approved. The applications were passed at delegated powers.

16.59 Woodlands

The Parish Council would be meeting on the 27th June with Richard Harrington, CEO of Bucks Advantage, on a fact finding mission for the proposed development at ‘Woodlands’ (application 16/01040/AOP). Notes would be taken and made available to the public on request.

16.60 Footpath Closure – Chapel Drive

It had been reported to the Parish Council that the footpath by the new housing development at Chapel Drive kept getting blocked off. Two pathways had been blocked in recent nights. Cllr Read had visited the site and spoken to the foreman who informed him they had permission from AVDC. Also, that that they had put signs out which had been removed. Cllr Read provided a report to the acting Chair, stating that the paths were now open and that he had checked with AVDC who confirmed giving permission for the closures.

16.61 Stablebridge Road development works

The following report from Chairman Cllr Read was read to the Committee by acting Chair Cllr Comerford: *“The developers had ripped out a hedge which was contrary to the plans. AVDC were upset but agreed the new planting scheme. The site workers were unaware of this on my visit but now agree a triple row of new hedging to be planted and a condition placed on the new owners not to remove.”* Cllr Read had also reported that he would be monitoring the situation.

16.62 Noise from Bypass

It was reported that the Buckland action group who are campaigning against the noise from the Bypass were organising an online petition as a supplement to their complaints and asked that the word was spread.

16.63 Update on traffic survey

The Assistant Clerk reported that Phase 1 of the traffic survey was now complete and had been circulated to the planning and neighbourhood planning committees for review. Cllr Comerford urged the group to read the report and feedback ASAP.

16.64 Neighbourhood Plan and VALP

The Assistant Clerk read the following report:

“People and places, the company who designed the online questionnaire, will be presenting the questionnaire feedback on 20th Jun to the committee and Neighbourhood Plan Steering Group. This will in turn be shared with the public at a public consultation and feedback event to be held in the near future and will be available for download on the Neighbourhood Plan website.

In the meantime, AVDC have published their draft Vale of Aylesbury Local plan (VALP) which is available to the public on the AVDC website. They are now in the public consultation phase which will run from 7th July to 5th September 2016.

Peter will be attending a presentation for Parishes of the VALP on the 13th July.

AVDC have distributed flyers to Aston Clinton residents notifying of public consultation events in the local area. A list of the event dates are also available on AVDC’s website.”

The Committee discussed the draft VALP and Neighbourhood plans and raised their concerns on how much weight will be given by AVDC to Neighbourhood plans. The group were urged to read the draft VALP thoroughly.

Cllr Comerford opened up the floor for any further public questions

- The residents from Chapel Drive informed the Committee that they had not received a letter notifying them of the application and no notices had been put up for the proposed 7 dwellings (16/01774/AOP – Land off Chapel Drive). The Assistant Clerk agreed to contact the case officer.
- They also aired their concerns over the protection of trees near to the proposed site and Cllr Wyatt agreed to check with Cllr Read on the situation.
- Cllr Wyatt asked the public to gather as much evidence as possible on any further problems generated by the ongoing major development works at the Chapel Drive. The Assistant Clerk gave her contact details for the residents to send their evidence to.
- A member of the public made an observation on the proposed development at Woodlands and the potential for it to become a Parish in its own right, highlighting the fact that although it falls within the boundary of Aston Clinton, this may affect the right to S106 money.

16.65 Date of next meeting

A date was set for 13th July

..... Chairman Date