

Minutes of the Planning Committee of Aston Clinton Parish Council, held on
13th July 2016 at 19.30
at Aston Clinton Parish Meeting Room

Present:

Councillors: -

C Read (Chairman)

T Comerford

L Tubb

L Ronson

Assistant Clerk, E Barry (minute taker)

2 members of the public

Absent: J Eggesfield

16.65 Apologies

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

16.66 Declarations of Interest

There were no declarations of interest.

16.67 Minutes of previous meeting

These were approved and signed by Cllr Read.

16.68 Public Participation.

The public were invited to speak and a resident from London Road addressed the committee regarding planning application 16/02033/AOP – 138 London Road. They drew the committee's attention to the number of objections that had already be lodged with AVDC and communicated their own concerns as they believed it would have an extensive impact their family and immediate neighbours. They raised the following objections:

Traffic concerns – in particular proximity to the junction, insufficient parking, change in character to village, noise concerns, overlooking and overshadowing and precedent, as they believed that the neighbouring properties of 140 & 142 had also been approached by the developers and were considering their offer.

The second member of the public raised their concerns regarding planning application 16/02417/APP – 40 Aylesbury Road with the following objections:

Proximity to the neighbouring properties, overlooking, scale, parking and access, also informing the committee that there had been no site notices displayed. It was agreed that the assistant clerk would contact AVDC to ask that they are put up ASAP.

The Chairman read the following from a letter sent in by a member of the public who was unable to attend the meeting.

“The application for 138 London Road to be demolished and 10 flats with 16 car park spaces to replace a 1930's detached family. The effect of this recent application for 10 flats will have a hazardous impact on the busy Stablebridge Road and Lower Icknield Way junctions. Realistically there will be more than 16 cars, factoring in visitors cars, these will end up being parked on the road or on pavements and curbs. Which already causes issues for pedestrians in other areas of the village, not to mention existing residents exiting their driveways, on a blind bend. Aston Clinton village and highways are not designed for this sort of high

density housing. The local residents will experience higher domestic noise and traffic. Shadowing from a three storey property could decrease the amount of sunlight to the neighbouring dwellings. The Doctors surgery and AC school are already stretched to capacity, allowing infill builds like this will only increase waiting times, create fewer appointments and larger class sizes. The natural habitat that has been created around 138 with its trees and fauna will largely be destroyed. The drainage and flooding around the corner of Icknield Way is poor and happens frequently, more pressure from the proposed development could cause further damage.”

16.69 Review and recommendations of planning applications: Small Scale

The following applications were considered and decisions made.

- i. 16/01014/APP – 5 The Pleasaunce – Dropped kerb.
ACPC Comments: No objection.
- ii. 16/01677/APP – Woodside Cottage Park View – Erection of a detached single garage
ACPC Comments: No objection
- iii. 16/02138/APP – Log Cabin 17 Upper Icknield Way – Erection of two storey side extension to provide residential annex
ACPC Comments: The Committee had previously supported the original application but it had been refused planning permission by AVDC due to scale. The Committee noted that the new application was smaller and were in support of the application by a vote of 3 in support to 1 abstention.
- iv. 16/02136/APP – Linden Cottage Aston Hill Chivery – Front and rear dormer windows and front rooflight to facilitate loft conversion
ACPC Comments: No objection subject to the ecological assessment.
- v. 16/02382/APP – 27 Overstrand – Single storey side/rear extension. Garage/store rear extension
ACPC Comments: No objection
- vi. Other (for report only)
No additional applications were reported on.

16.70 Review and recommendations of planning applications: Large Scale

The following applications were considered and decisions made.

- i. 16/02033/AOP – 138 London Road – Outline application with access, appearance, layout and scale to be considered for the demolition of the existing detached dwelling and any associated outbuildings and the erection of a three storey block containing ten flats with new access, parking, bin store & cycle store
ACPC Comments: Objection (by a vote of 3 objections to 1 abstention) on the grounds of scale, traffic, infrastructure and consideration of the draft VALP and Aston Clinton’s emerging Neighbourhood plan.
- ii. 16/02307/APP – Land North Of Brook Farm Brook Street – Removal of condition 7 of planning approval 14/02463/AOP regarding the need to achieve Level 3 of the Code for Sustainable Homes
ACPC Comments: No objection
- iii. 16/02417/APP – 40 Aylesbury Road – Erection of part single and part two storey care home comprising 10 bedroom and two intergral one bed apartments with associated facilities, access and car parking

ACPC Comments: Objection on the grounds of scale, inappropriate use of the site, out of character to the space and area, incongruity to the adjacent building 'Chimneys', overbearing to the adjacent properties, access and traffic.

iv. Other (for report only)

No additional applications were reported on.

16.71 Woodlands

The assistant clerk had circulated to the Committee the notes from the meeting with the CEO of Bucks Advantage and Cllr Read provided a brief update as follows:

- The entire development appears to sit within the parish of Aston Clinton with the exception of the proposed recreation and sports facilities.
- The development would consist of industrial commercial and residential units.
- They are proposing access from the Arla roundabout for HGVs
- They indicated that the link Road was fundamental to the proposed development being accepted

The Committee discussed a few concerns, in particular regarding traffic impacts on Aston Clinton if this development were to go ahead and the apparent lack of consideration within the application.

It was agreed to keep this item as a rolling item and that all were to be responsible for monitoring progress on this application. The following items were also agreed to be the focus going forward:

- To seek clarification on SI06 and CIL
- Seek clarification on the proportion of the site that is within the parish
- Re- iterate traffic issues and mitigation solutions

16.72 Update on traffic survey

It was reported that Phase 1 of the traffic survey was now complete and funding for Phase 2 and 3 had been secured.

16.73 Neighbourhood plan and draft Vale of Aylesbury Local Plan (VALP)

MOTION: to agree Planning Committee Chairman to draft ACPC's response to the VALP, circulate to the NHP group and Consultant J Lampert for review with final version to be circulated to Planning Committee for approval was AGREED by the Committee.

16.74 Date of next meeting

No date was set for the next meeting

..... Chairman Date