

Minutes of the Planning Committee of Aston Clinton Parish Council, held on
11th August 2016 at 14:00
at Aston Clinton Parish Meeting Room

Present:

Councillors: -

C Read (Chairman)

P Wyatt

L Ronson (left the meeting at 3:30)

J Eggesfield

Assistant Clerk, E Barry (minute taker)

1 member of the public

16.75 Apologies

Apologies were received and accepted from Cllr Comerford, Cllr Tubb and T Winterbottom (co-opted)

16.76 Declarations of Interest

There were no declarations of interest.

16.77 Minutes of previous meeting

These were approved and signed by Cllr Read.

16.78 Public Participation.

The member of the public was invited to speak and she introduced herself as a representative for applications 16/02740/ADP & 16/02741/ADP and addressed the committee with the following points:

Although the applications description for 16/02740/ADP had been advertised for 'outline application' she wanted to clarify that this was an error on the part of AVDC and in fact it was for 'reserved matters'.

She also drew the Committee's attention to the unit size in 16/02740/ADP which they had reduced in size since the initial application. Also, that they were proposing 3 buildings instead of one for application 16/02741/ADP, although the overall square meterage would remain the same. As a result of this there would be a reduction in the roof line and breaks between buildings. The use would remain as B8.

The final point that the representative made was that although the land was owned by Arla, they were developing it as a commercial enterprise and would not be using it themselves.

Cllr Read emphasised the point that the committee had not been happy with the removal of conditions with regard to reversing beepers and that the committee had requested the use of 'white noise'.

16.79 Review and recommendations of planning applications: Small Scale

The following applications were considered and decisions made.

- i. 16/02457/APP – 12 Weston Road – Single storey rear extension
ACPC Comments: No objection.
- ii. 16/02711/APP – 4 The Close Upper Icknield Way – Two storey side extension
ACPC Comments: No objection

- iii. Other (for report only)
No additional applications were reported on.

16.80 Review and recommendations of planning applications: Large Scale

The following applications were considered and decisions made.

- i. 16/02476/ADP – Land Off Chapel Drive And Rear Of Green End Street – Approval of reserved matters pursuant to outline planning permission ref. 15/00300/AOP relating to matters of appearance, layout, landscaping and scale for the erection of 95 no. dwellings with amenity space and associated works. Outline not subject to EIA.
ACPC Comments: No objection (by a vote of 3 no objections to 1 abstention) on the condition that the footpath was re-routed round the north eastern edge of the estate and that the maximum property height was two storeys.
- ii. 16/02740/ADP – Land To East College Road North – Outline application accompanied by an Environmental Statement. Reserved Matters sought for erection of two units for Class B2 or B8 purposes.
ACPC Comments: No objection but would like assurance that the trees will remain and that any trees that die-off within five years of completion of building works be replaced. Also the Parish Council would be monitoring the noise levels created by the removal of condition 42 relating to reversing alarms.
- iii. 16/02741/ADP – North Land To East College Road North – Approval of reserved matters pursuant to outline permission 11/00963/AOP relating to access, appearance, landscaping, layout and scale for the proposed B8 development comprising Regional Distribution Centre of 23,226 square metres to north of site with associated access, parking and landscaping
ACPC Comments: No objection but would like assurance that the trees will remain and that any trees that die-off within five years of completion of building works be replaced. Also, the Parish Council would be monitoring the noise levels created from the removal of condition 39 relating to reversing alarms.
- iv. 16/02752/AOP – Land Off College Road South – Outline application with access to be considered and all other matters reserved for the erection of up to 85 dwellings
ACPC Comments: Objection on the grounds of coalescence, infrastructure (in particular with regard to education and health care), traffic (with particular emphasis on Brook St) and a lack of cycle paths and footpaths linking into the village.
- v. Appeal: 16/00052/REF – Land Adj Old Rectory London Road – Application for Outline planning permission with access, layout and scale to be considered and all other matters reserved for the erection of 4 detached dwellings including the creation of a new access onto London Road and associated works.
ACPC Comments: The Committee had objected to this application and had no further comments to add over and above the original objection.
- vi. Other (for report only)
No additional applications were reported on.

16.81 Report on Planning Applications

- i. 15/03627/AOP - Land At Park Farm Church Lane – outcome of the Strategic Management Committee Meeting 10th August.

Cllr Wyatt had attended the Strategic Management Committee meeting and reported that the application had been approved by a vote of 5 to 1 plus 1 abstention.

16.82 Woodlands

- i. The assistant clerk reported that a workshop was being organised for the 7th with Bucks County Council (BCC) regarding infrastructure priorities for Aston Clinton and S106/CIL.
- ii. The Chairman clarified that the proposed development at 'Woodlands' fell predominantly in the Parish of Aston Clinton with the exception of the proposed sports facilities at the far West of the development boundary.
- iii. It was AGREED that the Committee would review the completed traffic survey in preparation for the workshop with BCC.

Cllr Ronson left the meeting.

16.83 Update on traffic survey

The assistant clerk reported that the traffic survey would be complete and ready for review that week.

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

Cllr Wyatt had attended a meeting regarding the draft VALP at AVDC on 13th July and reported to the group the following:

The new plan for 2017 would replace the one of 2004 with the aim to ensure a 5 year housing supply. The HEDNA had identified the need for 21,300 homes to be built by 2033, meaning an average of 1,065 to be built per year. Unmet needs for Chilterns, South Bucks, Luton, and Wycombe had been identified. Decorum and Milton Keynes were still to identify theirs. Aylesbury, Buckingham, Winslow, Wendover and Haddenham had all been identified as strategic settlements.

16.85 Date of next meeting

No date was set for the next meeting

..... Chairman Date