

Minutes of the Planning Committee of Aston Clinton Parish Council, held on  
21<sup>st</sup> September 2016 at 20:00  
at Aston Clinton Parish Meeting Room

**Present:**

Councillors: -

C Read (Chairman)

T Comerford

L Tubb

P Wyatt

L Ronson

M Mason

Assistant Clerk, E Barry (minute taker)

0 members of the public

**Absent:**

T Winterbottom (co-opted)

16.86 Apologies

Apologies were received and accepted from Cllr Eggesfield.

16.87 Declarations of Interest

There were no declarations of interest.

16.88 Minutes of previous meeting

These were approved and signed by Cllr Read.

16.89 Public Participation.

There were no members of the public in attendance.

16.90 Review and recommendations of planning applications: Small Scale

The following applications were considered and decisions made.

- i. 16/02995/APP – Land Opposite Flora Drive London Road – Erection of one dwelling with detached garage and new access from Stablebridge Road.  
ACPC Comments: Objection (by a vote of 5 objections to 1 support) on the grounds of intrusion into countryside on the south side of London Road and the precedent that this would set for development on the western side of Stablebridge Road. Although the Committee wanted it noted that although they objected to the proposed location, they thought the proposed dwelling was of good and sustainable design and would be happy to see properties like this within the village, but not in areas unsuitable for development.
- ii. Other (for report only)  
No additional applications were reported on.

16.91 Review and recommendations of planning applications: Large Scale

The following applications were considered and decisions made.

- i. 16/02640/APP – Land To Rear Of The Rothschild Arms Ph Weston Road – Erection of two storey dwelling in place of a bungalow as approved under ref 14/03662/APP (Amendment to Plot 26).  
ACPC Comments: Objection on the grounds that there are already enough proposed family residents within the development and more of a requirement within the village for small bungalows to enable older residents to remain within the village.
- ii. 16/02856/ADP – Land To East College Road North – Approval of reserved matters pursuant to outline permission 11/00964/AOP relating layout for Phases 1 and 2 of the development (Plots 1,2 and 3 of the approved masterplan) comprising a building for Garrard Windows (formerly noted on the illustrative plans as Plots 1 and 2), a Warehouse building on Plot 3 and the construction of the Spine Road through the site, with associated services.  
ACPC Comments: No objection with the stipulation that the trees planted be of a type that will mature to at least 6-7m to protect views and reduce noise levels emanating from the site. Also that die-off of any trees planted within five years of the completion of the building work be replaced.
- iii. 16/02858/ADP – Land To East College Road North – Approval of reserved matters pursuant to outline permission 11/00964/AOP relating to scale and appearance of B2/B8 industrial/warehousing building with associated car park and service yard, comprising Phase 1 of the development (Plots 1 and 2 of the approved masterplan).  
ACPC Comments: No objection with the stipulation that the trees planted be of a type that will mature to at least 6-7m to protect views and reduce noise levels emanating from the site. Also that die-off of any trees planted within five years of the completion of the building work be replaced.
- iv. 16/02968/ADP – Land North Of Brook Farm Brook Street – Approval of reserved matters pursuant to outline permission 14/02463/AOP relating to access, appearance, landscaping, layout and scale for the erection of up to 91 dwellings, one 70 sqm retail unit and provision of open space, two vehicular access points, parking, access roads, footpaths and landscaping works.  
ACPC Comments: Objection on the grounds of inappropriate removal of hedgerows (in particular H6) which will lead to a crucial loss of screening and result in a net loss of biodiversity.  
Reduction of parking spaces from the original plan of 19. Building heights of 2.5 storeys and above not in-keeping with the character of the village and immediate surroundings and unnecessary to the development as a whole. No need for a 3 storey building just to ensure the maximum of 91 dwellings is met.  
Conditions to be placed on the access of construction traffic to ensure that as little disruption as possible to residents of Green End Street and Brook Street and any damage caused to roads and pavements within the development phase to be rectified by the developer, including keeping streets cleared of dirt and debris.
- v. Other (for report only)  
No additional applications were reported on.

#### 16.92 Update on Woodlands

There was nothing new to report.

#### 16.93 Update on Traffic Survey

Members of the Council had met with Bucks County Council (BCC) to discuss the traffic survey and to discuss possible traffic mitigation solutions for Aston Clinton. BCC had agreed that there was a need for traffic mitigation measures for Aston Clinton. Two approaches were initially suggested by our traffic consultants, 'conventional' measures and 'creative' measures, and after discussions with BCC it was agreed that the 'creative' measures be taken forward for further consideration. These measures

would be presented to the parish for comment at the two feedback exhibitions to be held on 28th September and 1st October.

The Assistant Clerk presented the drawings of the proposed traffic mitigation measures to the group for further review and comment and it was AGREED that she would circulate PDFs of the drawings to the Council. The following questions/concerns were raised and it was AGREED that the assistant clerk would forward these to the traffic consultants for feedback:

- Although a 20m speed limit through the centre of the village has been proposed, what are the findings on whether people then speed over the 30 once out of this zone to compensate for the time lost?
- Why does the priority controlled measure start so far up towards the Woodlands roundabout in zone 1? There are concerns that there is a lot of speeding as people pull away from Weston Road roundabout towards woodlands roundabout from the beginning of that stretch?
- Will the roundabout at Weston Road be raised?
- The roundabout signs at the Weston Road roundabout are too close to the roundabout currently. Is this something you have addressed or can address?

16.94 Update on Neighbourhood Plan and VALP

Cllr Read reported to the group that he had submitted Aston Clinton Parish Council's response to the VALP. The two Neighbourhood Plan feedback events were being held the following week and although they had been advertised through leaflet drops, social media, emails to local community groups and posters around the village, all were to spread the word.

16.95 Date of next meeting

No date was set for the next meeting

..... Chairman ..... Date