

**Minutes of the Planning Committee of Aston Clinton Parish Council, held on
12th October 2016 at 20:00
at Aston Clinton Parish Meeting Room**

Present:

Councillors: -

P Wyatt (acting Chair)

L Ronson

J Eggesfield

Assistant Clerk, E Barry (minute taker)

2 members of the public

Absent:

T Winterbottom (co-opted)

16.96 Apologies

Apologies were received and accepted from Cllr Read, Cllr Tubb, Cllr Comerford and Cllr Mason

16.97 Declarations of Interest

There were no declarations of interest.

16.98 Minutes of previous meeting

These were approved and signed by Cllr Wyatt.

16.99 Public Participation.

There were two members of the public present. They addressed the committee with regard to Appeal: 15/00116/REF Application: 14/03785/APP – 22 & 22A new Road and Land to Rear. They presented the history of the case, that the application had been submitted 18 months ago and refused by AVDC, it had then gone to appeal and the decision was upheld, and the applicant is now disputing the appeal decision. They also presented their reasons for why they believed the decision for refusal should be upheld. These included:

- a. the draft Aylesbury Vale Local Plan recommendation of the number of dwellings for Aston Clinton had already been exceeded.
- a) the site was not substantially enclosed – only 20%
- b) the proposed development is not in keeping with New Road

Public participation came to an end and the members of the public left the meeting.

16.100 Review and recommendations of planning applications: Small Scale

The following applications were considered and decisions made.

- i. 16/03314/APP – Woodgate House Park View – Conversion of triple garage into Annexe
ACPC Comments: No objection.
- ii. 16/03475/APP – 23 Brook Street – First floor side extension and single storey side extension
ACPC Comments: No objection.
- iii. Other (for report only)
No additional applications were reported on.

16.101 Review and recommendations of planning applications: Large Scale

The following applications were considered and decisions made.

- i. 16/03423/AOP – 105 Aylesbury Road – Outline application with access, appearance, layout and scale to be considered for the demolition of the existing dwelling and erection of one block containing six flats with associated parking provision.
ACPC Comments: Objection on the grounds access, sustainability/infrastructure and scale.
- ii. Appeal: 15/00116/REF Application: 14/03785/APP – 22 & 22A new Road and Land to Rear - Demolition of outbuildings and garage at No.22a and erection of 5 detached dwellings with associated garages, parking, turning, landscaping and widening of existing access off New Road. Alterations to No's 22 and 22A new Road including erection of replacement detached garage to serve no.22 and new side garage to serve 22A. Inspectorate Appeal reference - (APP/J0405/W/15/3138163)

The Committee discussed the status of this application and questioned why the Parish Council had not been informed of this appeal through official channels. The assistant clerk had spoken to AVDC and queried this but had not been given a clear answer.

It was decided that the assistant clerk would:

- a) contact the inspectorate directly to ascertain whether the appeal documentation would include the parish councils original comments and;
- b) draft an update to circulate to the committee for submitting to the inspectorate, as there had been a considerable amount of changes in application approval numbers since the original application and the publication of the draft VALP had clear recommendations for the housing supply for Aston Clinton.

- iii. Other (for report only)
 - a. 16/02601/ACL – Application for a lawful certificate for loft conversions to provide 2 additional bedrooms (plots 104) and single storey rear extensions for orangeries (plots 1-4).

The acting Chair reported that this application had been refused.

- b. Land off Stratford Close – parking issues
There had been complaints from residents in Weston Road adjacent to the new Kier development off Stratford Close regarding the developers contractors having blocked off residents parking without providing alternative parking opposite as agreed. The clerk had contacted both the developers and governing bodies. Prior to the meeting, Cllr Bill Chapple of Bucks County Council forwarded the response from the highways development management team and the assistant clerk read this response as follows:

“To confirm, as part of the proposals the developer is carrying out works to improve the visibility splays from the Stratford Close/Weston Road junction and they are also providing additional public parking spaces to the front of the pub car park in order to offset the public parking lost due to the visibility improvement works. The spaces to the front of the pub car park will replace the lost spaces and also provide additional spaces, so there is a public parking gain in the area. There is a temporary scheme of highway works that has been agreed with us for the developer to implement before the final scheme is constructed and I have attached the agreed plan to this email for you information.

The developer will need a license in order to carry out these temporary works within the highway and having contacted Steve Essam (Transport Coordinator) regarding this, as far as

we are aware there has been no license issued for such works. Steve is arranging for someone to go out to site and see what is going on. I note that the first email of this chain refers to photos showing the placement of bollards. If you could get hold of these photos and send them over to us that would be helpful?

I hope this information helps and please be assured that we are looking into this issue."

It was AGREED that Cllr Wyatt would forward the photos as per Highways request. Cllr Read also brought to the committee's attention that the contractors were also parking Heavy Goods Vehicles where they should not be.

- c. Land at "Christmas tree Field" – Prior to the meeting, Cllr Bill Chapple of Bucks County Council forwarded an email from planning enforcement at BCC. Cllr Wyatt read the email as follows:

"The court date is set for 9th November. We will be referencing to the court Mr O'Callaghan's recent conviction for fly tipping. The Environment Agency have investigated Mr O'Callaghan's actions and have advised the land owners that they will be responsible for any harm that the waste that he is importing may have on surface and groundwater. They have, therefore, advised them to force Mr O'Callaghan to stop. The land owners have confirmed that the notice to quit that they have issued to O'Callaghan will take effect on 15th November."

16.102 Street Naming – 7 dwellings at land to the rear of Woodgate House, Park View

The committee discussed possible street names and it was DECIDED that a name should be picked from Aston Clinton war memorial and all AGREED on Birch Close.

16.103 Budget Options for next financial year

The following budget recommendations were discussed and AGREED on:

1. Traffic Calming for Aston Clinton - £10,000 (if not required then to be re-allocated to other projects)
2. NHP budget to roll over to the next financial year if the plan is not completed before end of March 2017

The assistant clerk would pass these recommendations to the clerk for further consideration at the relevant committee and council meetings.

16.104 Update on Woodlands

There was no update to report.

16.105 Traffic mitigation

- i. Update and review

The assistant clerk reported the following:

Prior to the meeting, Cllr Bill Chapple had updated the assistant clerk with the outcome of discussions at BCC regarding the proposed Vehicle activated sign (VAS) at the junction of Tring Hill and Upper Icknield Way. Taking into consideration the opinions of parish councils and Cllr Chapple, Transport for Bucks "(TFB) will install the VAS sign including the flashing ambers and the speed trigger will be set at 40mph. The site will then be monitored to see if the sign is effective, this will take place after 3 months and 6 months. The speed trigger can then be adjusted as appropriate"

The Committee were happy with the outcome but Cllr Eggesfield made a recommendation that the junction also be lit and the assistant clerk was asked to respond to Cllr Chapple asking if this could be taken into consideration.

ii. New Homes Bonus and possible funding

At the full council meeting held on October 5th, Cllr Carole Paternoster had recommended that Aston Clinton seek funding for traffic mitigation from the New Homes Bonus Scheme (NHB). The assistant clerk reported to the committee that she had contacted the relevant department at AVDC and had been told that unfortunately funding from the 'New Homes Bonus' scheme is currently on hold and at present, they were not inviting new applications.

16.106 Update on Neighbourhood Plan

The Assistant Clerk reported that the steering group were in the process of collating and analysing the feedback from the Neighbourhood exhibitions and the results would be discussed at the next Neighbourhood plan steering group meeting to be held on the 19th October.

16.107 Date of next meeting

No date was set for the next meeting

..... Chairman Date