

Minutes of the Planning Committee of Aston Clinton Parish Council, held on
31st October 2016 at 20:00
at Aston Clinton Parish Meeting Room

Present:

Councillors: -

T Comerford (acting Chair)

L Tubb

P Wyatt

L Ronson

M Mason

Assistant Clerk, E Barry (minute taker)

6 members of the public

16.108 Apologies

Apologies were received and accepted from Cllr Read, Cllr Eggesfield, T Winterbottom (Co-opted member)

16.109 Declarations of Interest

There were no declarations of interest.

16.110 Minutes of previous meeting

These were approved and signed by Cllr Comerford.

16.111 Public Participation.

Cllr Comerford explained the public participation part of the meeting and invited the public to speak.

Members of the public addressed the committee with the following questions and concerns:

1. Are the two proposals to develop land at 'Land off Buckland Road' and 'Gingers Farm' part of the same application?
Cllr Tubb clarified that neither were planning applications and both were early stage consultations although for 'Land off Buckland Road' members of the public had not been formally consulted unlike gingers farm where leaflets had been distributed to residents.
2. What did the Parish Council know about the proposals and what did they think the best way forward was?
Apart from an email from a representative for 'Land off Buckland Road' inviting the parish council to meet with them, the parish council had no more information than the public on either proposal. The Committee, however, had looked at the website for 'Gingers Farm' which contained more detailed plans which helped them to understand that the access would be through Chapel Drive. Cllr Comerford also informed the public that both 'consultations' would be discussed later in the meeting. Cllr Wyatt also pointed out that for 'Gingers Farm' members of the public could go onto the website advertised in the leaflet and make their comments.
3. Does 'Gingers Farm' encroach onto Buckland Parish?
The Vice Chairman for Buckland Parish Council was in attendance as a member of the public and introduced himself. He clarified that although it did not encroach onto their Parish, they were also very interested in it and wanted to find out the views of Aston Clinton, and if they were aligned with their own would like to join forces in fighting it.

Public participation came to a close.

16.112 Review and recommendations of planning applications: Small Scale

The following applications were considered and decisions made.

- i. 16/03684/APP – Land Adj To Masons Meadow Aylesbury Road – Erection of a new dwelling and extension of access on land to the front of Mason's Meadow
ACPC Comments: No objection on the grounds that it is a brownfield site, in keeping with neighbouring properties in type and scale and not intruding into open countryside.
- ii. 16/03287/COUAF – Ocallaghans Aylesbury Road – Determination as to whether prior approval is required in respect of transport and highway impact, contamination risk, noise and flooding for proposed change of use of agricultural building and land in its curtilage to a flexible use falling within Class A1 (shops) (Under Class R)
ACPC Comments: Objection on the grounds of access and highways risks and change from agricultural use. (Local objection to this application was also noted by the committee)
- iii. Other (for report only)
No additional applications were reported on.

16.113 Review and recommendations of planning applications: Large Scale

The following applications were considered and decisions made.

- i. 16/02968/ADP – Land North Of Brook Farm Brook Street – reserved matters and start and finish times

The Committee had objected to the reserved matters on a number of grounds at a previous meeting and since then, the developers had requested a meeting to see if they could address these issues before submitting revised plans to AVDC. The Assistant clerk had circulated to the committee prior to the meeting the revised plans along with bullet points of the changes that had been made, for the committee to discuss and decide upon the next course of action.

Cllr Read was unable to make the meeting and asked Cllr Comerford to read out the following to the committee on his behalf:

“I think the revised plan which Bovis are preparing to submit merits our support for the following reasons. We have objected to the reduced parking spaces, the entrance onto College Rd South, the removal of hedgerows without replacement, height of dwellings, and rearrangement of the dwellings along Brook st. They have addressed all these issues to our satisfaction. The only remaining problem was the tarmac footpath through the green space which we would like to be of bonded resin or similar.

Although we object to the development in principle we should our best to make the design as village friendly as possible. I feel that their decision to accept our proposals, for whatever reason, shows that we can influence these reserved matters to the benefit of the village. A small but nevertheless not insignificant point.”

Cllr Comerford put it to the Committee for discussion and two members of the Committee voiced their concerns that a number of points they had raised had still not been satisfactorily addressed which were as follows:

- Concerns of the removal and replacement of hedgerows – clarification required on the precise specification of the hedgerow replacement type and size

- Would like to see the development work start and finish times of 0800 - 1700 weekdays & 0800-midday Saturdays.
- Assurances that the developers will put effective measures in place to ensure there are no lorries waiting nearby at any time
- A restriction to be put on the retail unit lease as follows: deliveries to be restricted to outside 0800 - 1000 and 1500-1700 due to busy school pick up and drop off times and the risk posed to children's safety.

Cllr Wyatt also requested the Local Planning Authority be asked whether the removal of hedges had been authorised by them. The assistant Clerk would contact the case officer to seek clarification on this.

It was agreed that the assistant clerk would also email the representative for Bovis Homes to ask them to address the concerns listed above and another public planning meeting would be set to discuss the revised reserved matters once a reply had been received.

ii. Other (for report only)

No additional applications were reported on

16.114 Land at Gingers Farm

Cllr Comerford circulated, to the Committee and members of the public, more detailed plans downloaded from the 'consultation' website.

The fact there had already been a number of communications from the public showing concern over the proposal to build 250 homes at this site had been noted and the general view of the Committee was that this proposal was not appropriate for the village as it would be a further intrusion into open countryside and for all the reason the committee had objected to large scale applications in the village including putting a strain on

- a) Services including health and education,
- b) Roads in and around the village.

There was a discussion around access via Chapel Drive which was deemed to be a severe problem, particularly due to the number of new houses that had already been approved on Chapel Drive of 150. Added to that, the application for 'land off College Road South', should it be approved, along with the proposed 250 at Gingers Farm, would bring the total to 400.

Cllr Comerford reminded the public there is an ability to leave comments on the consultation website in advance of any application being made.

Cllr Wyatt sought clarification from the Chairman of Buckland on the proximity to their parish boundary and he in turn clarified that there was another field between with no houses between the two.

It was noted that this would be the largest single application to date for the village.

It was AGREED that the Committee would not formally respond to the consultation but start building a case should this go to application.

It was also AGREED that the Committee would approach Buckland Parish Council with a view to meet and join forces.

16.115 Land at Buckland Road

The Committee discussed the proposed location and asked the Chairman of Buckland Parish Council for his thoughts on this proposal as it fell entirely within the bounds of Buckland Parish, although on the boundary with Aston Clinton. He responded that Buckland Parish Council has a village plan in place and that this proposed development will be held up against this plan.

It was AGREED that although the developers had approached the Parish Council to meet to discuss this proposal, as it was in Buckland's Parish it was not appropriate to meet with them at this stage and if they were to meet with them at a later stage, that it should only be done in conjunction with Buckland Parish Council with their agreement.

16.116 Update on Traffic Mitigation

The assistant clerk reported to the Committee that feedback from traffic calming plans presented at the neighbourhood plan exhibitions were with the traffic consultants who were in the process of reviewing and preparing a response/recommendation in time for the next Neighbourhood Plan meeting.

16.117 Update on Neighbourhood Plan (NHP)

The assistant clerk reported that following the NHP meeting held on the 19th October, the steering group had reviewed the feedback from the feedback exhibitions and were in the process of incorporating these into the plan. A further presentation would be made to the public on 3rd December at the Parish Offices for the approval of the parish and any further comments. The group were also finalising their evidence papers and the next NHP meeting had been set for 3rd November.

Cllr Tubb clarified that this would not be held in the Anthony hall but at the Parish Offices and that the Council would be looking for a final yes or no to the proposals.

Cllr Wyatt asked the Chairman, considering the discussion on Land at Gingers Farm and Land off Buckland Road, that on this occasion the public be given the opportunity to make any further comments. The Chairman agreed and opened up the floor for a second time.

- A member of the public aired their frustration at feeling helpless and not supported by AVDC with the number of applications being approved in the village along with a concern for growing apathy within the village and what can be done to protect it.
- Cllr Comerford responded by firstly saying these are concerns that are also shared by the Committee members; that we needed to use the tools at hand which included the emerging Vale of Aylesbury Local Plan (VALP) and the speedy completion of our own Neighbourhood Plan (NHP) which had been proven to carry weight with a recent challenge by Great Horwood; in terms of apathy he stressed that every person over the age of 16 has the ability and right to object to a planning application and that even with some of the most contentious applications there only up to 50 objections from the public and urged all to exercise their right to comment and to spread the word to others to do the same.
- Another member of the public shared their frustration regarding the decisions that are being taken by the Local planning authority with what appears to be no consideration for the village, villagers, infrastructure and over intensification impacting on the open countryside. He felt strongly that action should be taken on a national scale.
- Cllr Comerford responded that we do what we can to give the tools to the village but unfortunately we are limited in what we can do as a Parish Council.

- A member of the public asked how many houses had been approved in Aston Clinton and what was the maximum recommended by AVDC and Cllr Wyatt answered that if you take the starting point as the 'Stablebridge Road' development we are looking at around 700 and the maximum recommended by AVDC within their draft local plan is only 394 meaning that we had already well exceed the recommendation by AVDC.
- The final question from the public was whether there was a potential benefit in contacting the Campaign for the Protection of Rural England and Friends of the Earth. Cllr Tubb responded that we would have to look at their political allegiances as we could not, as a Parish Council, be aligned to any particular political allegiances but could certainly look into it.

16.118 Date of next meeting

No date was set for the next meeting

..... Chairman Date