

Minutes of the Planning Committee of Aston Clinton Parish Council, held on
23rd November 2016 at 18:30
at Aston Clinton Parish Meeting Room

Present:

Councillors: -

C Read

T Comerford

L Tubb (left the meeting at 7.40pm)

P Wyatt

L Ronson

M Mason

J Eggesfield

Assistant Clerk, E Barry (minute taker)

1 member of the public

16.126 Apologies

Apologies were received and accepted from T Winterbottom (Co-opted member)

16.127 Declarations of Interest

There were no declarations of interest.

16.128 Minutes of previous meeting

These were approved and signed by Cllr Read.

16.129 Public Participation.

The member of the public (Cllr Carole Paternoster) was invited to speak by the Chairman and she declined.

16.130 Review and recommendations of planning applications: Small Scale

The following applications were considered and decisions made.

- i. 16/03931/APP – Green Park Activities & Training Centre Stablebridge Road – Single storey side extension and new side entrance. Internal alterations
ACPC Comments: No objection

However, the Committee when reviewing this application, had noticed that two Geo Domes had been installed in Green Park and they discussed whether the siting of these was appropriate and whether they also required planning permission. Cllr Eggesfield suggested the committee asked Green Park to re-locate them. It was agreed that the assistant clerk would write to the enforcement department at AVDC to ascertain whether they needed planning permission first and if not, ask Green Park to re-locate them to somewhere less visible.

- ii. 16/03985/APP – 48 Rosebery Road – Retention of single storey side extension
ACPC Comments: No objection
- iii. 16/04072/APP – 98 Weston Road – Proposed New Dwelling and ancillary
ACPC Comments: In support
- iv. Other (for report only)
No additional applications were reported on.

16.131 Review and recommendations of planning applications: Large Scale

The following applications were considered and decisions made.

- i. 16/04000/AOP – Land Off Chapel Drive – Outline planning application with access to be considered and all other matters reserved for the for the erection of up to 250 dwellings with access and associated works
ACPC Comments: Objection on multiple grounds including Coalescence, infrastructure, intrusion into open countryside, scale of development, emerging Vale of Aylesbury Local plan and Aston Clinton Nighbourhood plan and 5 year land supply.

The Committee also discussed the following:

- The fact that the Parish council had not been sent a notice inviting them to comment on this application and that there had been no public notices. As a result of this, there was confusion on when the deadlines for posting both public and consultee comments were.
 - The application is contrary to the neighbouring Parish Council of Buckland’s ‘made’ neighbourhood plan as it would create coalescence between the two parishes.
 - There is a loss in confidence in the decision making at the local planning authority (Aylesbury Vale District Council) by both the Parish council and the residents of Aston Clinton. Also, a concern that AVDC are approving developments, in part, out of a fear that a refusal could be overturned at appeal and the costs associated with this.
 - The group noted the use of misleading photographs within the application documents for Green End Street, depicting a street with very little on-street parking which did not reflect the reality.
 - The ‘interim’ 5 year housing supply as published in October 2016 was discussed and that the new plan had taken account of a 20% buffer.
 - Cllr Tubb reported that PACVE (Preserve Aston Clinton Village Environment) would be launching a campaign against this application.
- ii. Other (for report only)
No additional applications were reported on

16.132 MOD Land at RAF Halton

(Cllr Tubb asked that item number 16.133 be discussed next as she needed to leave the meeting early)
Cllr Read reported to the group that as he understood it the Airfield is due to be sold from 2020 onwards and has been proposed by the MOD as surplus to requirement.

Cllr Paternoster had been invited to the meeting to update the group on this site. The Chairman invited her to speak and she updated the committee with the following along with presenting the group with a copy of the current site plan:

- Only the footprint of the existing buildings can be built on.
- The listed building must remain. The Barracks are a listed building and can only be converted and not taken down.
- The planning officers have no further information at this current time.
- If the MOD wants to dispose of anything else, they would need to present a master plan for the whole site.

- The MOD had bought themselves out of the original covenants on the land.
- The site of the trenches is a heritage site.

16.133 Plots 1 - 4 Brook Farm Brook Street - unlawful development

The planning authority had refused the additions of bedrooms and orangeries to the development under permitted development rights. Cllr Read addressed Cllr Paternoster and asked if she could clarify whether permitted development could only be applied for by householders and she agreed that that was correct. He also asked if the applicant had now been asked to put in a retrospective planning application to which she replied yes.

Cllr Wyatt pointed out that in the meantime, these developments were still being marketed as 5 bedroom houses when in fact the original application was for 1x3, and 3x4 bed) and recommended that as a parish council act on this.

The committee discussed whether the parish council should write directly to the estate agents to inform them that they are marketing a development that does not comply with planning. Although the Committee agreed that the estate agents should be made aware of the situation, there was disagreement on whether it was appropriate for the parish council to be the ones to make contact. After a lengthy discussion the following actions were voted on and agreed:

1. On the point of whether to write a letter on behalf of the parish council informing the estate agents of the breaches of planning consent – it was voted 3 for, 3 against and one abstention. The chairman exercised his casting vote against writing a letter as the parish council but all agreed that anyone in the group could write as an individual.
2. List all the transgressions on that site and send a letter to Jennie Harris, case officer, and Gary Dunne, enforcement department, at AVDC and cc Cllr Paternoster. This was agreed unanimously. The assistant clerk asked the group to send her a list of the transgressions. Cllr Read would then draft a letter and circulate to the group before sending to AVDC. Cllr Comerford volunteered to check the land registry to see if the site had changed hands since the original application.

16.134 Date of next meeting

No date was set for the next meeting

..... Chairman Date