

**Minutes of the Planning Committee of Aston Clinton Parish Council, held on
20th December 2017 at 18:00
at Aston Clinton Parish Meeting Room**

Present:

Councillors: -

C Read (Chair) (left the meeting at 19:10)

P Wyatt

L Ronson

M Mason (joined the meeting at 18:45)

Assistant Clerk, E Barry (minute taker)

2 members of the public

16.135 Apologies

Apologies were received and accepted from Cllr Comerford, Cllr Tubb and Cllr Eggesfield.

16.136 Declarations of Interest

Cllr Wyatt questioned whether his relationship with the owner of the café in the woods, as a neighbour, could be considered as an interest in agenda item 16.140 (iii) 16/03982/APP – Wendover Woods Forest Centre St Leonards Road Chivery. The committee agreed that they did not consider it an interest. The applicant is the forestry commission and not the owner of the cafe and it was impossible to know at this stage whether the proposed development would be of benefit or detriment to the café.

16.137 Minutes of previous meeting

These were approved and signed by Cllr Read.

16.138 Public Participation.

There were two members of the public present to discuss application 16/04201/AOP – Land At 138, 140 and 142 London Road. The Committee listened and asked questions regarding the application with further information gained.

16.139 Review and recommendations of planning applications: Small Scale

The following applications were considered and decisions made.

- i. 16/04188/APP – ‘Ocallaghans Field’ Aylesbury Road – Retrospective change of use of building and its curtilage to retail (Class A1) and proposed improved access to the highway
ACPC Comments: Objection on the grounds of:
 1. The retail unit intrudes into open countryside
 2. Proximity of the proposed driveway is too close to existing dwellings
- ii. 16/04277/ADP – Woodgate House Park View – Variation of Condition 11 of planning permission 15/03853/APP in order to amend the previously approved parking, garaging and manoeuvring scheme to allow for the provision of a turning area to allow vehicles to safely turn and manoeuvre within the site.
ACPC Comments: In support
- iii. 16/04079/APP – Hengrove Cottage Chivery – Two storey rear and side extension
ACPC Comments: No objection

- iv. 16/04263/APP – 34 Wenwell Close – Single storey side extension
ACPC Comments: In support
- v. 16/04394/APP – 3 Cosy Corner London Road – Single storey & two storey rear extension
ACPC Comments: No objection
- vi. Other (for report only)
15/03052/ADP - 14/02931/AOP Brook Farm Brook St (4 dwellings)
The assistant clerk read out to the committee the response from AVDC enforcement regarding the many infringements to planning permission for this development which was, in summary, *“As there are applications pending consideration, we would await the determination of these applications before considering any potential enforcement action.”*

16.140 Review and recommendations of planning applications: Large Scale

The following applications were considered and decisions made.

- i. 16/04201/AOP – Land At 138, 140 And 142 London Road – Outline application with access, appearance, layout and scale to be considered and all other matters reserved for the demolition of existing dwellings and associated outbuildings and the erection of 14 dwellings with new access and parking provision.
(This item was discussed and decided upon after agenda item 16.140 iii – due to the fact that Cllr Mason had viewed the site and spoken to neighbours and was due to report back to the committee but had been delayed in getting to the meeting)
ACPC Comments: Objection on the following grounds. Objected on the grounds of access, insufficient parking, building lines, validity of visibility splays, density of development, poor design, noise and light disturbance (particularly alongside no. 144) and infrastructure.
- ii. 16/03423/AOP- 16/00078/NONDET 105 Aylesbury Road – APPEAL – 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. Appeal REF: APP/J0405/W/16/3163245 - reason for appeal is Non determination.
ACPC Comments: In addition to the PC’s original object comments, it was AGREED that Cllr Read would write to the inspectorate to include the 5 year land supply and emerging Vale of Aylesbury Local Plan and Aston Clinton Neighbourhood plan as additional grounds for objection.
- iii. 16/03982/APP – Wendover Woods Forest Centre St Leonards Road Chivery - Provision of new cafe with WC's, conversion of the Cafe into a multipurpose function room; conversion and extension of existing WC's to site office, relocated car park with coach drop off and disabled parking, returning existing car park to grassed picnic area, new vehicle number plate recognition pay system with barriers, various landscape upgrades to paths, recycling and waste area and staff parking.
(Cllr Mason joined the meeting)
ACPC Comments: In support
- iv. 16/02968/ADP - Land North Of Brook Farm Brook Street – Further amended plans for 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, a single vehicular access point, parking, access roads, footpaths and landscaping works.
The Committee had been working hard to try and achieve the best possible outcome with regard to the reserved matters for this development and would be continuing to do so until the final decisions were made on this. There had been a number of updates to the reserved matters and the committee were keeping a close eye on the situation.

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

16.141 Planning applications for report:

- i. 15/03806/AOP – Land North Of Aston Clinton Road (Former Aston Clinton MDA Site) Weston Turville – Strategic Management Committee Meeting
Cllr Wyatt had attended the committee meeting and reported that despite a great deal of opposition, the application was approved by a vote of 6 for and 2 against. There had been a lot of discussion around highways management and as there had been a lot of concern about the entrances to the development, one was now being moved to Broughton Lane.

16.142 Process for ‘Minor’ amendments to plans

The assistant clerk wanted it noted for the record that the process as it currently stood was as follows:

Where the Parish Council received notification of an application with ‘minor’ amendments to plans and where AVDC deem it unnecessary to invite a further round of consultation, a member of the committee would review the amendments and report back to the committee for decision on whether to include in the next meeting for a further round of discussion and comment.

16.143 Unauthorised trading activity

Cllr Wyatt and Cllr Ronson provided the committee with an update on the continued unauthorised trading activity at ‘Christmas Tree field’ and the many discussions with enforcement officers at AVDC and the environment agency to try and stop it. A number of measures had been put in place to achieve this and it was the hope of the committee that there would be a positive result soon. The committee in the meantime would continue to keep an eye on the situation and work with the powers that be to put a stop to any unauthorised activities being carried out.

16.144 Update on Noise from the Bypass

This item was discussed prior to agenda item 16.142. Cllr Read updated the group regarding the latest efforts from the action group who are campaigning for improvements to road surfacing for the Bypass. He informed the group that there was a petition for anyone to sign who is being affected by noise from the Bypass and it was AGREED that he would email the assistant clerk to add to the Parish Council website.

Cllr Read then gave his apologies as he had to leave the meeting early and Cllr Wyatt took over as Chair for the remainder of the meeting.

16.145 Update on Neighbourhood Plan

The Steering group would be meeting on the 4th January and then again on the 16th of January to go through evidence papers and the writing of the plan.

16.146 Date of next meeting

No date was set for the next meeting

..... Chairman Date