

Minutes of the Planning Committee of Aston Clinton Parish Council, held on  
13<sup>th</sup> February 2017 at 18:00  
at Aston Clinton Parish Meeting Room

Present:

Councillors: -  
C Read (Chair)  
P Wyatt  
L Tubb  
L Ronson  
M Mason  
R Stewart  
J Eggesfield

Assistant Clerk, E Barry (minute taker)

2 members of the public

17.14 Apologies

There were no apologies.

17.15 Declarations of Interest

There were no declarations of interest.

17.16 Minutes of previous meeting

These were approved and signed by Cllr Read.

17.17 Public Participation

A member of the public announced that they were here to listen to the discussions on item number 17.19 (ii) 16/04201/AOP – Land At 138, 140 And 142 London Road.

17.18 Review and recommendations of planning applications: Small Scale

The following applications were considered and decisions made.

- i. 16/00052/REF- (original app: 15/02665/AOP) – Land Adj Old Rectory London Road  
APPEAL: for any additional comments following submission of amended red line plans.  
Re: Outline planning permission with access, layout and scale to be considered and all other matters reserved for the erection of 4 detached dwellings including the creation of a new access onto London Road and associated (Planning inspectorate ref: 3153066)

**RESOLVED:** Nothing further to add to original objection.

- ii. 17/00182/AGN – Merrymeade Farm College Road North Aston Clinton – Erection of a hay storage barn for agricultural use.

**RESOLVED:** In support. (Note: the day after this meeting AVDC determined a refusal for this application, before the Parish Council had been able to comment)

- iii. 17/00270/ATP – 95 Aylesbury – Horse Chestnut (tag no: 3004) Left hand side of access road. On boundary. Fell in sections to near ground level. Omitted in error from clients original planning application. Fell required to allow for access road to main site.

**RESOLVED:** Objected on the grounds that the tree is a good specimen with TPO on it and should not be removed. Also it is very much a part of the street scene and the NPPF promotes preservation of local flora.

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

**17.19 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 - Amended plans - 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.

Cllr Read had thoroughly reviewed the amendments and revisions to the reserved matters and communicated to the Committee that the final revisions had not fundamentally changed from those of the 27th January. The Committee also discussed the fact that the developers had already changed most of the things on the reserve matters that the Committee had objected to. There was also a lengthy debate about the hedgerows and why AVDC had allowed for the removal of them. This was one of the only things that the parish council had not been able to change and had no powers to change. When questioned, AVDC had provided the following response: *“The preference of the Local Planning Authority on schemes such as this is to retain hedgerows and trees where possible. In this case given the need to provide parking laybys and adequate visibility splays we are willing to accept a replacement hedgerow to be planted behind the existing.”*

There were a strong mix of feelings but a decision was made as follows:

**RESOLVED:**

- 1. Not to request calling this to committee.**

The Committee requested the votes be recorded in the minutes and they were as follows:

<b>Agree</b>	<b>Disagree</b>	<b>Abstain</b>
Cllr Read	Cllr Wyatt	Cllr Tubb
Cllr Eggesfield	Cllr Ronson	Cllr Mason
Chairmans casting vote		Cllr Stewart

- 2. No further comment or queries, other than to restate the comments of the 8th December which were as follows:**

Aston Clinton Parish Council does not object to the amended plans with the following conditions:

- 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.
- Assurances that the developers will put effective measures in place to ensure there are no lorries waiting nearby at any time.

There still remains a concern over the working hours which the committee would like to see limited to between 8am to 5pm Monday to Friday and 8am to midday on Saturdays, due to the proximity of the site to existing dwellings. It would be appreciated if you could consider a 'local best practice' for this site with regard to this.

Also, the replacement of the hedgerows has been agreed on the assurance that the existing ones are not removed during nesting season.

- ii. 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. Aston Clinton Buckinghamshire HP22 5LB

**RESOLVED:** Objected on the following grounds:

The Parish Council's original objections had not been satisfactorily addressed. The proposal to remove one dwelling to provide further parking spaces did not sufficiently address the problem of parking, as a number of spaces would suffer from extremely limited manoeuvring space and car port spaces should not be counted towards the number of required spaces. It had been demonstrated that the traffic flows by the appellant were completely incorrect and that this must be taken into account by Highways when considering the conflict with the junction at Stablebridge Road. Traffic flows must have an influence on the decision.

It was AGREED that the assistant clerk would write to the consultee at BCC Highways re-iterating the misuse and mis-interpretation by the appellants traffic consultant of data from the Aston Clinton Traffic survey, as the committee were unsure if they had been made aware of this.

- iii. 16/04564/ADP – Land At 108 Weston Road And Longhorn Farm Weston Road – Approval of reserved matters pursuant to outline permission 15/02569/AOP relating to appearance, landscaping, layout and scale for the erection of up to 50 dwellings

**RESOLVED:** Objected on the grounds of lack of traffic modelling, 2.5 storey buildings, poor design, insufficient screening, poorly located nesting boxes and lack of bat boxes.

- iv. 16/02741/ADP – North Land To East College Road North – Amended plans - Approval of reserved matters pursuant to outline permission 11/00963/AOP relating to appearance, layout and scale for erection of three units for Class B8 purposes.

**RESOLVED:** No further action required.

- v. Other (for report only)

- i. Hampden Fields

A member of the committee who had attended a meeting in Weston Turville run by the Action group fighting against the development, reported that the meeting had been well attended and that the feeling was the development would fail on highways grounds. It had also been reported at the meeting that it would cost 18 million to build the road infrastructure for the Woodlands part of the link road.

## 17.20 Correspondence

There was no correspondence received for this meeting.

17.21 Update on Neighbourhood Plan

Cllr Tubb reported the following:

- With input from the steering group, Cllr Tubb had produced the first draft of the plan with further contribution from the assistant clerk and Cllr Read. It had then been circulated to the steering committee for review.
- Members of the steering group would be meeting with the liaison officer at AVDC to discuss the draft plan.
- The hiring of a landscape consultant had been approved at the full council meeting on the 1<sup>st</sup> of February, along with a planning consultant to help finalise the plan policies.
- Cllr Tubb would be producing the Conditions statement which is a plan submission requirement.

17.22 Date of next meeting

No date was set for the next meeting

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