



ASTON CLINTON PARISH COUNCIL

Minutes of the **Planning Committee** Meeting
held at 6.30pm on **15th November 2021** at the
Parish Council Office, Aston Clinton Park, HP22 5HL

PRESENT: Cllr M Mason (Chair), Cllr D McCall, Cllr C Read & Cllr P Wyatt

IN ATTENDANCE: Mrs S Payne (Clerk) & 1 member of the public

P21.73 To Receive Apologies for Non-Attendance. Cllr J Hughes.

P21.74 To Receive Declaration of Interests or Request for Dispensations. None declared.

P21.75 To Approve the Minutes of the meeting held on 25th October 2021.

The minutes were approved as a true and accurate record and were signed by the Chair.

P21.76 Questions and Comments from the Public.

A member of the public spoke on the issue to be addressed under agenda item P21.78 regarding the plan to replace the College Road South hedgerow at the Aston Brook development site. The hedges are not being planted in the agreed position which is outside the property boundaries instead the developer's plan is to plant them within the property boundaries. If this happens the owners have threatened to rip them out.

In addition, illuminated bollards have been placed in one of the cul-de-sacs without directional shields and are causing light pollution to properties on College Road South and a drain has been physically blocked by the developer during building works and has not been reopened.

P21.77 To Note Recent Decisions & those at Variance with the Recommendations of this Committee.

It was noted that of the six applications decided between 20th October and 8th November 2021 two were of a different outcome

- i. **21/03499/APP** **The Crest House Chivery HP23 6LD**
Single storey rear extension
ACPC Comment: **No objection**
Bucks Council Recommendation: **Refused:** The proposal did not accord with the development plan and no material considerations were apparent to outweigh these matters of principle.
- ii. **21/03256/ACL** **45 Aylesbury Road HP22 5AQ**
Lawful Development Certificate for the proposed single storey side extension, hip to gable, loft conversion with dormer.
ACPC Comment: **Objection:** on grounds of poor quality of design and conflict with policy HQD1 point (i) of the Aston Clinton Neighbourhood Plan, whereby development proposals will be supported provided their scale, density, height, massing, landscape design, layout and materials including alterations to existing buildings have understood and reflect the character and scale of the surrounding buildings. The proposal for this three-storey building does not meet this requirement of HQD2 point (ii) buildings should not exceed two storey, unless it can be demonstrated that it would be in keeping with its surroundings and not appear incongruous.
Bucks Council Recommendation: **Part Approved:** Lawful Development Certificate for the proposed single storey side extension and roof lights. Proposal accords with the criteria set out in Schedule 2, Part 1, Classes A and C of The Town and Country Planning Order 2015 and therefore, would not require any formal planning permission. **Part Refused:** Lawful

Development Certificate for the proposed hip to gable loft conversion with dormer. The proposal does not accord with the criteria set out in Schedule 2, Part 1, Class B of The Town and Country Planning Order 2015 and therefore, would require formal planning permission.

P21.78 To Report on Current Active Medium to Large Scale Development Sites

Aston Brook Development: Having considered the concerns raised by the resident earlier in the meeting it was agreed that a letter would be sent to planning enforcement requesting they visit the site to discuss the placement of the hedge and the installation of the illuminated bollards. The LAT would also be contacted regarding the bollards and the physical blocking of the drain by the developers. **ACTION: Cllr Wyatt**

P21.79 To Consider Small Scale Planning Applications

- i. **21/04169/APP** **7 Putnams Drive HP22 5HH**
Householder application for single storey front and rear extensions.
RESOLVED: No Objection.
- ii. **21/04167/APP** **22A New Road HP22 5JD**
Householder application for Demolition of rear conservatory, erection of a garage and erection of a replacement detached double garage.
RESOLVED: Neutral - but would support if the roof line was lowered to reduce the loss of light to neighbouring properties.
- iii. **21/04173/APP** **11 Long Plough HP22 5HA**
Householder application for Single storey front extension.
RESOLVED: No Objection provided the proposed extension does not exceed a line taken at 45 degrees from the centre of the adjoining property's ground floor window.
- iv. **21/04203/APP** **45 Aylesbury Road HP22 5AQ**
Hip to gable roof alteration, loft conversion with rear dormer window & front roof lights.
RESOLVED: Objection: The proposal for this three-storey building does not meet the requirement of HQD2 (ii) of the ACNP which states that 'buildings should not exceed two storey unless it can be demonstrated that it would be in keeping with its surroundings and not appear incongruous.'

P21.80 To Consider Large Scale Planning Applications.

- i. **21/04112/APP** **Green Park Stablebridge Road HP22 5NE**
Erection of accommodation cabins and toilet block.
RESOLVED: Objection: Under paragraph 5.2.1 of the planning statement the VALP is quoted as the only relevant planning document. This is fundamentally wrong. The Localism Act of 2014 states; thus, "the neighbourhood plan (NHP) forms part of the development plan and sits alongside the local plan".
In this case the VALP. "Decisions on planning applications will be made using both the local plan and the neighbourhood plan."
The Aston Clinton Neighbourhood Plan (ACNP) is acknowledged in 5.2.26, but the statement that the "document is outdated" is also incorrect. Furthermore in 5.2.35, it is not for the applicant to determine what is acceptable and what is not regarding the ACNP, but the planning officer.
Because the ACNP was not acknowledged as a relevant planning document the applicant has failed to realise that the proposed development sits in a designated Local Green Space. This is a protected designation that affords the same protection as Green Belt land under the NPPF. Paragraph 145 of the NPPF considers the construction of new buildings to be inappropriate in the green belt.
However, there is a proviso in section (b) of the same paragraph for leisure purposes.
This application would fall into this category, but the design leaves a lot to be desired. A more blended structure utilising logs and pitched roofs would sit much better in the landscape. The formal layout is incongruous especially with the increase in accommodation.

- ii. **16/01040/AOP** **Aylesbury Woodland College Road North**
 Outline application with means of access (in part) to be considered for up to 102,800 sq m employment (B1/B2/B8), up to 1,100 dwellings (C3), 60 residential extra care units (C2), mixed-use local centre of up to 4,000 sq m (A1/A2/A5/D1), up to 5,700 sq m hotel and Conference Centre (C1), up to 3,500 sq m Leisure facilities (A1/A3/A4), up to 16 ha for sports village and pitches, Athletes Accommodation (10 x 8 bed apartments), and up to 2 ha for a primary school (D1), with a strategic link road connecting with the ELR (N) and the A41 Aston Clinton Road, transport infrastructure, landscape, open space, flood mitigation and drainage.
RESOLVED: Support re-routing of the Link Road as proposed by Hampden Fields Action Group. Traffic Mitigation Zones 1 & 2 must be implemented at the same time as the ELR.
- iii. **21/04170/APP** **Unit 5 Harebridge Industrial Estate HP22 5PF**
 Demolish existing remains of industrial building. Erection of replacement industrial building and associated car parking.
RESOLVED: No Objection.

P21.81 To Consider the Review of the Aston Clinton Neighbourhood Plan.
 It was agreed that the process of reviewing the current Neighbourhood Plan would begin in the New Year. It was noted that Locality Grants may not be available after March 2022 and therefore if a grant application was to be made it would need to be within the current financial year. **ACTION: Planning Committee**

P21.82 To Consider Arla Logistics' Acquisition of Land Between Aston Clinton and Buckland.
 Cllr Wyatt had attended a meeting at Buckland Parish Council to discuss the recent Arla Logistic land purchases between Aston Clinton and Buckland. Arla had reported at a recent liaison meeting that the land was to be used for vehicle storage only. Cllr Wyatt would contact Arla Logistics for more information. **ACTION: Cllr Wyatt**

P21.83 Date of Next Meeting: To be advised.

The meeting closed at 8.23pm

Signed.....Date