

**Minutes of the Planning Committee of Aston Clinton Parish Council, held on
Thursday 11th October 2018 at 20:30
at Aston Clinton Parish Meeting Room**

Present:

Councillors: -

P Wyatt (acting Chairman)

L Ronson

J Eggesfield

In Attendance: Clerk - Planning & Projects, E Barry

5 members of the public

18.97 Apologies

Apologies were received from Cllr Stewart, Cllr Read, Cllr Tubb & Cllr Mason

18.98 Declarations of Interest

An interest was declared by Cllr Ronson on agenda item 18.103 Review and Recommendations of Planning Applications: Large Scale i. 18/03189/APP 93B Weston Road

18.99 Minutes of previous meeting

These were approved and signed by Cllr Wyatt.

18.100 Public Participation

The following matters were raised and discussed:

- VALP examination interim findings and AVDC's response

18.101 Current active medium to large scale development sites for monitoring

The following sites were reported on:

Planning Ref	Location	Site description	REPORT
14/02463/AOP	Brook Street College Rd Sth	91 units plus 1x 70 sqm retail unit	- still a few incidents of vehicles turning up at wrong times - Hedge planting reportedly starting at the end of this month - slowing right down on the build at the moment
15/02569/AOP	Longhorn Farm - Weston Rd	50 units	- very clean & well managed site
14/03662/ APP	Stratford Close	30 units	- no report
15/00300/AOP	Chapel Drive	95 units	- 39 are now occupied
16/01774/AOP	Chapel Drive	48 units	
16/01774/AOP	Orchard of Chapel Dr	7 units	- no report
17/00807/ ADP	Rear of Aylesbury Rd	50 Units	- clean site and one has been sold
15/03786/ AOP	Aylesbury Road	93 units	- still waiting approval of reserved matters
16/04201/AOP	138 London Road	10 flats	- no report

17/02141/APP	122a- 128a erection	4 more dwellings – later additions to 15/02569/AOP – Longhorn Farm	- not started but have full planning permission
17/02994/APP	Park Farm Church Lane	23 Units	- all been ok recently but the weather has been dry. Expect things could get messy in wetter weather. - local resident has reported the contractors are always consulting them which is good
14/00426/AOP	Land Off Brook St	27 units	- just doing the finishing touches
16/03982/APP	Wendover Woods	New café and associated works	- no report
Various	Industrial sites nth of A41	Various	- Nothing happening on the 'Lookers site'

i. 18.102 Review and recommendations of planning applications: Small Scale

The following applications were considered and decisions made.

ii. 18/03138/APP 50 Aylesbury Road –

Demolition of two-storey office building & erection of apartment building comprising 4 apartments and associated parking & cycle store

RESOLVED: Objected on the grounds of poor design and concerns over access and amenity of future occupiers.

iii. 18/03265/APP Kibigori 3A Upper Icknield Way –

Ground floor side and lower ground floor rear extensions

RESOLVED: no objection

iv. 18/03339/APP 17 Stratford Close –

Conversion of existing integral garage to habitable accommodation

RESOLVED: no objection

v. 18/03461/APP 101 Aylesbury Road –

Single storey front extension and two storey rear extension

RESOLVED: in support

vi. Other (for report only)

- a. Cllr Ronson reported that an application to build a new dwelling at 98 London Road had been refused and that the Parish Council had had great concerns over the parking for this one.

18.103 Review and recommendations of planning applications: Large Scale

The following applications were considered and decisions made.

i. 18/03189/APP 93B Weston Road –

Extension to agricultural building

- RESOLVED:** to defer to the next planning meeting
- ii. **18/03225/APP Park Farm Church Lane –**
Erection of 3 agricultural buildings
RESOLVED: to defer to the next planning meeting
- iii. **17/03538/ADP Land South Of Aylesbury Road –**
AMENDED PLANS: Approval of reserved matters pursuant to outline permission 15/03786/AOP relating to appearance, landscaping, layout and scale for a residential development comprising up to 93 residential units, with associated access, landscaping and parking.
- RESOLVED** no objection to the amended plans on the condition that the CMP reflects the agreed restriction on delivery times as per the email from the agent to the case officer dated 14/9 and uploaded to the portal on 25/9. Also, as previously agreed by Shanly Homes in their memo of 2nd July 2018, provision of bird boxes to some of the houses as an integral feature.
- iv. **Other (for report only)**

18.104 Proposed street light in Church Lane

MOTION: to confirm that Aston Clinton Parish Council would like the proposed street light in Church Lane to be to a parish specification and be maintained by the Parish Council.

RESOLVED: to defer to the next planning meeting

18.105 Expressway Corridor – update

The Planning & Projects Clerk read the following report from AVDC:

Earlier this month, Highways England announced 'Option B' as its preferred corridor for the long-anticipated Oxford-Cambridge expressway. This was one of three potential corridors identified in the National Infrastructure Commission's 2017 report and roughly follows the route of East-West rail link. Around 70% of the corridor falls within Aylesbury Vale, making it of critical importance to the council and Aylesbury Vale communities

The government's next step will be to determine the actual route. AVDC will be working with Bucks CC, the Local Enterprise Partnerships and other partners on the route options to ensure proper mitigation for communities that are affected by the project. We will be pressing government to engage much more widely with the public community and environmental groups than it has so far.

There will shortly be an AVDC web page about the expressway, which includes links to key documents and reports.

18.106 VALP - update

The Planning & Projects Clerk read the following report from AVDC:

At the end of the VALP hearing sessions the Inspector indicated that he would be sending his Interim findings to the Council in the next four to six weeks, after having given an indication that he believed that the Plan could be found sound (subject to a number of modifications).

On 29 August 2018 we received an Interim report from the examining Inspector. On 7 September 2018 we wrote to the Inspector raising various points in relation to these interim findings. The Inspector is currently considering our points, which is likely to take a couple of weeks from now. The interim findings and our response to these are now being published as examination documents, and this note is intended to summarise the next steps.

The interim findings contain a number of points which we will need to act upon, but the most significant of these are the Inspector's views that the housing requirement should be increased by around 1,600 and distribution should be more focused in the north of the district. Following legal advice from our QC advising that the quickest and most pragmatic course of action is to accept the Inspector's findings, we are now beginning the process of commissioning further evidence to help us determine which site or sites would be the most suitable to meet this increased requirement and adjusted distribution.

We will prepare a series of modifications to the Plan and supporting evidence to reflect the Inspector's interim findings, and once we have completed this work, these will be published for six weeks public consultation. Although exact timings cannot be given, we expect this to be in early 2019. The modifications, along with any comments received relating to them, will be submitted to the Inspector. The Inspector may decide it is necessary to hold further hearing sessions before finalising his report. He will then issue his final report, which we either have to accept in full, or withdraw the Plan.

18.107 Aylesbury Garden Town- update

The Planning & Projects Clerk read the following report from AVDC:

Work is now underway on the Masterplan to provide the framework for the future of Aylesbury Garden Town through to 2050. Following a highly competitive tender process the project team have selected Alan Baxter Ltd, a design consultancy specialising in urban and conservation services, to work with local partners and agencies to prepare the overall masterplan and associated delivery plan. Alan Baxter have wide-ranging experience of the government's Garden Villages, Towns and Cities programme, including work on Ebbsfleet Garden City and the award winning Loftus Garden Village in South Wales.

This work will help define what makes Aylesbury Garden Town special, providing design guidance and also setting out how the key physical and social infrastructure can be delivered. Community input is crucial and it will draw on all the feedback that's been received from residents, stakeholders, partners and members and through the 'Have Your Say' section on the website. Further engagement sessions will be taking place later in the autumn.

18.108 Allocation of a Councillor to monitor and report on items 18.105, 18.106 & 18.107

The Planning & Projects Clerk reported the following Councillors had volunteered:

Cllr Read – VALP

Cllr Mason – Expressway Corridor

Cllr Wyatt – Garden Town

18.109 Date of next meeting

No date was set for the next meeting

..... Chairman

..... Date