

Minutes

DEVELOPMENT CONTROL COMMITTEE

MINUTES OF THE MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON TUESDAY 11 OCTOBER 2016 IN MEZZANINE ROOMS 1 & 2, COUNTY HALL, AYLESBURY, COMMENCING AT 10.00 AM AND CONCLUDING AT 10.40 AM

MEMBERS PRESENT

Mr R Reed, Mr B Roberts, Mr C Ditta, Ms N Glover, Mr A Huxley and Mr D Martin

MEMBERS IN ATTENDANCE

OTHERS IN ATTENDANCE

Mrs K Sutherland, Mrs O Stapleford, Ms A Herriman, Ms L Briggs, Mrs E Catcheside and Mr A Sierakowski

Agenda Item

- 1 APOLOGIES FOR ABSENCE / CHANGES IN MEMBERSHIP**
Apologies were received from Mrs Lesley Clarke OBE and Mr David Shakespeare OBE.
- 2 DECLARATIONS OF INTEREST**
There were none.
- 3 MINUTES**
The minutes of the meeting held on 19 July 2016 were agreed as a correct record.
- 4 ST MARYS CHURCH OF ENGLAND SCHOOL, ASTON ROAD, HADDENHAM BUCKINGHAMSHIRE, HP17 8AF**

The Planning Officer presented the application which was the proposed construction of a single storey two classroom extension with associated external works and drainage.

Members were advised of the following points:

- The Highways Officer had suggested that the school should fund a scheme to protect the Village Green from further erosion, due to parent parking at school drop off and pick up times. There had been a discussion around installing granite setts which would be in keeping with others in the village. This had been included as Planning Condition 6, as set out in Appendix A of the report.
- The Planning Officer had subsequently been advised by Legal Services that this condition should be removed as it did not pass the tests of reasonableness or relevance to the applications being considered and this was the recommendation to the Committee. Instead the Planning Officer suggested that the School Commissioning team should liaise with the Parish Council to discuss possible schemes to offset erosion to the Village Green, outside of the formal Planning process.
- Members were shown photos taken the previous afternoon between 2.55pm and 3.15pm, which demonstrated the level of parking around the Village Green. In addition, Members were shown photos of the proposed site of the extension and additional parking spaces which would be created within the school.

The Chairman welcomed Mr David Truesdale, Vice-Chairman of Haddenham Parish Council to the meeting. Mr Truesdale made the following points:

- The Parish Council had no objection to the extension of the School but they were concerned about the impact of parent parking around Church End Green which was in the village's conservation area and was owned by the Parish Council. It was also a registered village green.
- Granite setts had been previously installed on one section of the verge which had been very successful in preventing erosion of the grass, therefore he asked the Committee to retain Planning Condition 6 and ensure that a similar scheme could be developed in consultation with the Parish Council.

The Chairman thanked Mr Truesdale for addressing the Committee and sought further clarification as to why the Committee were being advised to remove Planning Condition 6. Officers explained that Legal Services had advised that the condition was 'not reasonable', as it would be requiring work to take place outside of the application site and would serve to address a pre-existing problem, which was not one that would be significantly worsened as a result of the proposal. In addition, as the nature and extent of the works had not been agreed with the applicant, the Committee could not be confident that the scheme would be deliverable and, therefore, there was a risk that the condition could derogate the planning permission.

Officers acknowledged that there was erosion of the Village Green due to parking, but this could not solely be attributed to the school. Members were reminded that as this was a pre-existing problem, they needed to judge the potential impact of this particular application. The Officers' view was that the potential impact of the school expanding from a 1 form entry to a 1.5 form entry, did not warrant Planning Condition 6.

The Chairman proposed that the Committee should agree the application subject to the removal of Planning Condition 6. However as Members accepted that there were issues of damage to the Village Green in a conservation area, it was also proposed that these concerns should be passed on to Officers in Education, who would be asked to resolve this issue in a way which would be acceptable in Planning terms and also address the concerns of the Parish Council.

RESOLVED

Members of the Committee unanimously AGREED application CC/30/16, subject to the removal of Planning Condition 6.

**5 EXCLUSION OF THE PRESS AND PUBLIC
RESOLVED**

That the press and public be excluded for the following item which is exempt by virtue of Paragraph 3 of Part 1 of Schedule 12a of the Local Government Act 1972 because it contains information relating to the financial or business affairs of any particular person (including the authority holding that information)

6 CONFIDENTIAL MINUTES

The Confidential Minutes of the meeting held on 19th July were agreed as a correct record.

8 ENFORCEMENT REPORT

Members discussed the Enforcement Report during the exempt session of the meeting.

8 DATE OF NEXT MEETING

22nd November 2016, 10am, Mezzanine 1 and 2, County Hall, Aylesbury

CHAIRMAN

