



Buckinghamshire Council

Central Buckinghamshire Area Planning Committee

Minutes

MINUTES OF THE MEETING OF THE CENTRAL BUCKINGHAMSHIRE AREA PLANNING COMMITTEE HELD ON THURSDAY 25 JUNE 2020 IN VIRTUAL MEETING (MS TEAMS), COMMENCING AT 6.30 PM AND CONCLUDING AT 10.55 PM

MEMBERS PRESENT

M Bateman, J Brandis, P Cooper, B Foster, R Khan, R Newcombe, C Paternoster, B Russel, P Strachan, J Ward and M Winn

Agenda Item

1 ELECTION OF CHAIRMAN

It was proposed by Councillor Paternoster, seconded by Councillor Winn.

Resolved

That Councillor Strachan be elected Chairman of the Central Area Planning Committee for the municipal year 2020-21.

2 APPOINTMENT OF VICE CHAIRMAN

It was proposed by Councillor Strachan, seconded by Councillor Khan

Resolved

That Councillor Paternoster be appointed as Vice-Chairman of the Central Area Planning Committee for the municipal year 2020-21.

3 VIRTUAL MEETING PROCEDURAL RULES

The Committee received a report setting out the procedural rules that would apply to virtual meetings whilst physical meetings were unable to take place.

Resolved

That the Virtual Meeting Procedural Rules be noted.

4 DECLARATIONS OF INTEREST

Councillor Newcombe declared a personal interest in agenda item 9 (19/00668/APP) as the local Ward Member but stated that he had not pre-determined on the application.

5 OVERVIEW REPORT - JUNE 2020

Members received an overview report setting out the policy framework to assist in the consideration of reports.

Resolved

That the report be noted.

6 19/04494/APP - FINCHES, THAME ROAD, LONG CRENDON

Single storey rear and side extensions (Retrospective)

Speakers

Parish Council: Gregory Lismore (Clerk – LCPC)

Objectors: Julie Allen, Alison Biggs, Karen Kidd (on behalf of John Watson)

Agent: Aidan Lynch

Resolved

That application 19/04494/APP be **approved** as per the Officer's recommendation and subject to the conditions in the Officer's report with three additional conditions:

1. Within 3 months of the date of this decision, the dwelling must be painted a neutral non-reflective shade of white in accordance with drawing number 332/104 - Proposed elevations 1 - Rev 6 (received 12th February 2020)

Reason: To ensure a satisfactory appearance to the development and to comply with policy GP35 of the Aylesbury Vale District Local Plan and the National Planning Policy Framework.

2. The enlarged window in the north east elevation of the proposal shall not be glazed or reglazed other than with obscured glass to a minimum of level 3 and non opening unless the parts of the window that can be opened are more than 1.7m above internal floor level.

Reason: To preserve the amenities of the occupants of the adjacent dwelling and to comply with GP8 of the Aylesbury Vale District Local Plan, BE3 of the emerging VALP and the National Planning Policy Framework and the National Planning Policy Framework.

3. The development hereby permitted shall not be occupied until a planting scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall indicate species, plant sizes and proposed numbers/densities and shall be carried out as approved within the first planting season following the first occupation of the development.

Reason: To ensure a satisfactory appearance to the development and to comply with policy GP9 and GP35 of Aylesbury Vale District Local Plan, policies BE2 and BE3 of the emerging VALP and the National Planning Policy Framework.

7 19/00668/APP - LAND TO THE REAR OF THE LAWN, 93 AYLESBURY ROAD, ASTON CLINTON

Erection of 7 two storey dwelling houses and associated garaging, together with the construction of a new access off Hyde Street, parking, landscaping and all enabling works.

Speakers

Parish Council: Andrew Parkinson (Landmark Chambers on behalf of Aston Clinton PC)

Applicant: Mr Steven Kerry

Resolved

That application 19/00668/APP be **refused** for the following reason: The proposal is contrary to Policy H2 of the Aston Clinton Neighbourhood Plan in that it proposes a quantum of development which exceeds the threshold of 5 or less dwellings set within policy H2, and therefore undermines the housing strategy for limited infill within the settlement boundary . Thus, the proposal would fail to accord with overall vision for the Aston Clinton Neighbourhood Plan. Moreover, the quantum of development would lead to an increased density within the site, resulting in a contrived and a more tightly compact layout and exhibits poor design in the form of triple tandem parking, causing detrimental harm to the character and appearance of the local area. The development would not represent sustainable development due to its failure to comply with policies H2, HQD1 and HQD2 of the Aston Clinton Parish Neighbourhood Plan, and the advice within the National Planning Policy Framework.

Note: Councillors Khan and Ward both left the meeting following the vote on the above application.

8 19/02754/APP - LAND ADJ. RAVEN CRESCENT AND LINNET DRIVE, WESTCOTT

Residential development for 6 no. dwelling-houses with associated access and landscaping at land adj. Raven Crescent and Linnet Drive, Westcott.

Speakers

Parish Council: Mrs Suzanne Pusey (Ch. Westcott PC)

Objectors: Simon Milliken (Waddesdon Estate), Clive Wayland

Agent: Alex Cresswell (Agent)

Resolved

That 19/02754/APP be **Deferred and Delegated** to officers for Approval subject to the completion of a S106 Agreement as outlined in the officer's report to committee.

9 TIMINGS OF FUTURE MEETINGS

Members were informed that the Buckinghamshire Council's Cabinet had agreed to allow Members discretion on the start time of future meetings of the Committee. Members discussed the possibility of future meetings starting at 2:30pm, rather than the 6:30pm start originally scheduled.

Resolved

That, in the public interest, future meetings of the Central Buckinghamshire Area Planning Committee would begin at 2:30pm.