



Corrigendum to Central Buckinghamshire Area Planning Committee

Application Number:	19/03891/APP
Proposal:	Demolition of existing property and construction of two dwellings
Site Location:	102 Aylesbury Road, Bierton, Buckinghamshire, HP22 5DL
Applicant:	Mr P Gollins
Case Officer:	Daniel Terry
Ward(s) affected:	Aston Clinton & Bierton
Parish-Town Council:	Bierton Parish Council
Date valid application received:	31.10.2019
Statutory determination date:	24.12.2019 (Extension agreed until 12.06.2020)
Recommendation	APPROVAL , subject to the conditions listed in paragraph 8.1 of the officer report

Corrigendum

Additional representations

1. Following the publication of the Officer's Report, 2 additional third party representations have been received. These relate to the ownership of the land where there is currently a grass verge and a plan from the 1972 Barnett Way development has been provided.

Response: Land ownership is not a material planning consideration, it is a private property issue between the parties involved. The Local Planning Authority does not get involved in party wall issues and this matter has been addressed in paragraph 5.61 of the officer's report.

Revised recommendation

2. The recommendation set out in the case officer report was on the basis that an amended site plan demonstrating that the required width of the access track could be achieved, was required.

An amended site plan (received 9th September 2020) scales correctly and the Highway Officer has since confirmed that they are satisfied with the accuracy of the amended plan.

If Members are minded to approve the application, there is no longer a requirement to defer and delegate to officers and so a decision can be reached at the meeting by Members.

The recommendation should therefore be amended to an **APPROVAL**, subject to the conditions set out in paragraph 8.1 of the officer's report and amendments to conditions 14 and 19 as set out below:

Amended Condition 14:

No other part of the development shall be occupied until the access has been widened and built in accordance with the approved drawing Site Plan (untitled) received on 9th September 2020 and constructed in accordance with Buckinghamshire County Council's guide note 'Private Vehicular Access Within Highway Limits' 2013.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development and to accord with policy T5 of the emerging Vale of Aylesbury Local Plan and the National Planning Policy Framework.

Amended Condition 19:

The development hereby permitted shall only be carried out in accordance with drawing No.s 2296-01 REV C, AYL 001-2/PA, AYL 001a/PA, AYL 002-2/PA, and AYL 002a/PA received by the local planning authority on 26th August 2020; drawing no. AYL 007/PA received by the local planning authority on 13th January 2020; and Site plan (untitled) received by the local planning authority on 9th September 2020.

Reason: For the avoidance of doubt and to ensure that the details of the development are acceptable to the Local Planning Authority and to comply with the National Planning Policy Framework.

Case officer: Daniel Terry

Daniel.terry@buckinghamshire.gov.uk