



## Corrigendum to Central Area Planning Committee

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<b>Application Number:</b>	19/00668/APP
<b>Proposal:</b>	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.
<b>Site Location:</b>	Land To The Rear Of The Lawn, 93 Aylesbury Road, Aston Clinton
<b>Applicant:</b>	Rectory Homes Limited
<b>Case Officer:</b>	Danika Hird
<b>Ward(s) affected:</b>	Former Aston Clinton & Stoke Mandeville
<b>Parish-Town Council:</b>	Aston Clinton
<b>Date valid application received:</b>	21.02.2019
<b>Statutory determination date:</b>	18.04.2019
<b>Recommendation</b>	Supported in principle and <b>DEFERRED AND DELEGATED</b> to officers for approval following the satisfactory completion of a S106 Agreement or Unilateral Undertaking (as appropriate) and subject to those conditions as considered appropriate by officers, or if this is not achieved for the application to be refused for reasons as considered appropriate by officers.

### Corrigendum:

Following the publication of the Officer's Report, a number of additional third party representations have been received. A number of the matters raised within these additional representations have already been covered within the Officer's report and therefore this corrigendum does not seek to repeat the information already contained within this report. As such, this corrigendum will seek to address any outstanding matters which have been raised.

#### Issue: Amount of New Development within Aston Clinton

Response: Officer's acknowledge and accept that Aston Clinton has experienced a significant level of housing development in recent years through recent commitments and completions. This level of development is recognised by Officers and as such, no further allocations were made as part of the Vale of Aylesbury Local Plan (VALP) beyond the existing commitments and completions within Aston Clinton. This level of development is acknowledged within the Sustainability Appraisal for VALP and was one of the

factors against any allocations in Aston Clinton, as part of VALP. Whilst this is noted, policy H2 of the Aston Clinton Parish Neighbourhood Plan (ACNP) does allow for the provision of a small number of dwellings subject to the proposal proposals must accord with the design and development management policies of the ACNP.

Issue: Coalescence

Response: Policy RA2 of AVDLP and emerging policy S3 of VALP seeks to prevent the coalescence between settlements. The proposed development is to be located within the defined settlement boundary of Aston Clinton and therefore is not within open countryside. Consequently, residential development on this site would not result in the coalescence of settlements.

Issue: Noise

Response: The proposed development seeks residential development in an established residential area and therefore there are not considered to be any adverse noise impacts as a result of the proposed development.

Issue: Litter and Rubbish

Response: As a result of the proposal there are not expected to be significant concerns in regards to rubbish and litter. As part of this application, Highways and the Recycling/Waste Officer were consulted and no objections were raised in terms of this matter.

Case Officer: Danika Hird

[dhird@aylesburyvaledc.gov.uk](mailto:dhird@aylesburyvaledc.gov.uk)