

# PITSTONE PARISH COUNCIL PLANNING COMMITTEE

Minutes of the Parish Council Planning Committee held on 11 April 2016  
in the Meeting Room at the Memorial Hall, starting at 7.00pm and  
concluding at 7.30pm

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## 1PC/16 ATTENDANCE AND APOLOGIES

**COUNCIL PRESENT:** Cllr Mrs Crutchfield (Chair of Planning Committee), Cllr Blunt, Cllr Mrs Groom, Cllr Weber and Cllr Mrs Arney.

**OTHERS PRESENT:** Clerk: Laurie Eagling. Plus 8 members of the public.

**APOLOGIES:** Cllr Starling (attending a separate meeting on behalf of council), Cllr Nicholls (work commitment), Cllr Matthey (work commitment), Cllr Saintey (annual leave) and Cllr Mrs Stack (unwell).

## 2PC/16 QUESTIONS FROM MEMBERS OF THE PUBLIC

2 residents of 62 Marsworth Road raised a concern about drainage implications relating to the Pitstone Orchards application. The parish council advised the residents to submit their concerns to AVDC.

## 3PC/16 DECLARATIONS OF INTEREST ON MATTERS TO BE CONSIDERED AT THE MEETING

- Cllr Groom declared an interest, via association, with the application re Pitstone Orchards. Cllr Groom therefore took no part in the discussions or voting for this item.
- No other matters on the agenda give rise to declarations.

## 4PC/16 APPROVE MINUTES

It was **RESOLVED** that the minutes of the meeting held on 18 February 2016 were a true and correct record of the meeting and the Chair was duly authorised to sign on behalf of the council.

## 5PC/16 PLANNING MATTERS

### 1) Applications:

- a. **Land to the Rear of Pitstone Orchards, Marsworth Road, 16/00904/AOP**, outline application with access to be considered and all other matters reserved for the erection of a farmhouse. No written objections were received by the parish council. After a lengthy debate, it was **RESOLVED** to advise AVDC that the parish council opposed this application on the following grounds:
  - i. Community recently voted in favour of NDP, with 97% of those voting wishing the NDP to be adopted.
  - ii. The application does not comply with NDP Policy 1, as it falls outside the settlement boundary.
  - iii. The application does not comply with NDP Policy 5, as it would fall within the Area of Special Landscape Value
  - iv. Concerns that back-land development of this site into the open countryside would set a precedent for further development on this or neighbouring sites.
  - v. The parish council has made consistent submissions on 3 very similar applications recently for Erleigh Manor, Chequers Lane and Cheddington Road, two of which have subsequently been refused by AVDC and the third is still pending.
  - vi. Additional comment to AVDC: historical planning data not relevant
  - vii. Additional comment to AVDC: resident raised drainage concern
- b. **17 Church Road, 16/01045/APP**, single storey rear extension. Demolition of front outhouse and reconstruction of single storey front extension and canopy. No objections were received by the parish council and the immediate neighbour expressed support. It was **RESOLVED** to advise AVDC that the parish council had no objection to this application.

- c. **17 Church Road, 16/01046/APP**, erection of outbuilding to frontage. No objections were received by the parish council and the immediate neighbour expressed support. It was **RESOLVED** to advise AVDC that the parish council had no objection to this application.

2) Decisions:

- a. **7 Morton Close, 16/00248/APP**, conversion of the existing garage into a living room: AVDC granted householder approval (PPC tendered no objections)
- b. **Land Adjacent 17 Chequers Lane, 15/03769/APP**, Erection of one new bungalow: AVDC refused (PPC opposed)

3) Other:

- a. **Land off Vicarage Road, 15/00139/AOP**, notification from AVDC of intention to determine under delegated powers, and invite for final comments. S106 almost complete. After a discussion, it was **RESOLVED** to advise AVDC that the parish council had no further comments to submit at this point in time and we noted that they would determine under delegated powers.
- b. **Land to the rear of Rushendon Furlong**
  - i. pre-application information received from Croudace. In light of the fact that a full planning application has since been received, it was **RESOLVED** not to respond direct to Croudace regarding this information.
  - ii. notification to AVDC leisure re location of spend for the £137,217 off-site leisure contribution arising. It was **RESOLVED** to advise AVDC that the parish council wished the S106 contribution to be utilised at the pavilion and/or recreation ground/hall sites depending upon when the funds became available, as per Vicarage Road, to allow the greatest level of flexibility.
  - iii. Approval of reserved matters pursuant to outline permission 13/03491/AOP, relating to appearance, landscaping, layout and scale for the erection of 40 residential dwellings together with new access, associated parking and informal open space and attenuation pond, 16/01130/ADP: this application has now been received. All neighbours have been notified. Will be discussed at the planning committee meeting on 28 April 2016, 7pm, in the Millennium Room.

6PC/16 **OTHER ISSUES**

- 1) Cllr Crutchfield will attend an AVDC Parish Planning evening on 24/25 May in The Oculus (date tbc by AVDC).
- 2) A resident had enquired about any future plans to build more bungalows in the parish. Clerk to respond accordingly.

7PC/16 **CLOSURE OF MEETING**

There being no further business to be transacted, the Chair closed the meeting at 7.30pm.

Signed: \_\_\_\_\_

Chair

Date: \_\_\_\_\_