

PITSTONE PARISH COUNCIL PLANNING COMMITTEE

Minutes of the Parish Council Planning Committee held on 28 April 2016
in the Millennium Room at the Memorial Hall, starting at 7.00pm and
concluding at 7.30pm

8PC/16 ATTENDANCE AND APOLOGIES

COUNCIL PRESENT: Cllr Mrs Crutchfield (Chair of Planning Committee), Cllr Blunt, Cllr Mrs Groom, Cllr Weber (last part only), Cllr Mrs Arney, Cllr Matthey (last part only), Cllr Starling, Cllr Nicholls and Cllr Saintey.

OTHERS PRESENT: Clerk: Laurie Eagling. Plus 7 members of the public.

APOLOGIES: Cllr Mrs Stack (unwell).

9PC/16 QUESTIONS FROM MEMBERS OF THE PUBLIC

Residents raised a number of points with regard to the Croudace application for Rushendon Furlong, and the council made the following **RESOLUTIONS**:

1. The resident of 25 Rushendon Furlong raised concerns about the accuracy of the information within the noise assessment report. Eg the report quotes that no existing property is within 5m of the new access road when it runs immediately adjacent to his property; and the report contains information relating to recordings obtained by a monitoring device, when this had been located within the actual development site which is an empty field with no public access behind a steel door, so unlikely to detect any noise. Therefore, could AVDC please ensure that they satisfy themselves that the information within, and conclusions drawn from, this report are actually accurate and valid before taking the report into account.
2. Can AVDC please impose a planning condition to reduce vibration/damage to existing properties during construction eg by requiring the access road to be built to a certain specification prior to construction of the dwellings to reduce construction traffic vibration.
3. Can AVDC please impose planning conditions relating to the parking of construction vehicles and the inclusion of a temporary car park for these vehicles / those of the workforce within the application site itself rather than causing inconvenience to the existing residents.
4. Please clarify if any traffic calming is proposed within the site. Residents were concerned that speed humps may be installed and they would not be in favour.
5. A sewerage engineer at the site raised concerns with an existing resident that the pipe was not of sufficient diameter. Can AVDC please satisfy themselves that the sewerage capacity and plans are sufficient and viable before granting planning permission.
6. Within the application paperwork, the type of house on plot 1 is incorrectly described as two different property types. The adjoining resident of 25 Rushendon Furlong would be opposed to the style with a studio above the garage as the window would look into this property. Can AVDC please clarify and check compliance against planning policy.
7. Please clarify the type and style of fencing between the proposed social housing and existing 35 Rushendon Furlong, and ensure this is sufficient. The resident is concerned about ASB against her existing fence and exhaust fumes.

10PC/16 DECLARATIONS OF INTEREST ON MATTERS TO BE CONSIDERED AT THE MEETING

- No matters on the agenda give rise to declarations.

11PC/16 APPROVE MINUTES

It was **RESOLVED** that the minutes of the meeting held on 11 April 2016 were a true and correct record of the meeting and the Chair was duly authorised to sign on behalf of the council.

1) Applications:

1.1 **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, land behind Rushendon Furlong and Glebe Close**

After a debate, it was **RESOLVED** to advise AVDC that the Parish Council had no over-riding objections to the application for approval of reserved matters, however it wished AVDC to note the above resolutions relating to concerns raised by the public plus consider the items listed below:

The parish council notes the points raised by BCC in relation to the right of way across the centre of the site and urge AVDC to comply with these points. In addition, it would like to raise the following re rights of way:

- 1.1.1 The original landowner paid the developer for the inclusion of two paths, one across the centre of the site for those wishing a direct hard surface access route to the village/schools etc as shown on the map. The second route, was around the outer boundary of the site, leading from Brook Lane to the remainder of footpath 2. This latter route was the original site of footpath 2, before it was diverted across the centre some years ago. The second path should ensure public access around the whole of the outer perimeter and enable people to walk the greener more rural route and enjoy the views of the open countryside if they wish. The landowner and the parish council would like this second route (which could be more rural in construction) included within the development plans prior to planning permission being granted.
- 1.1.2 Footpath 2 is a well used route providing access to Brookmead School, Windmill Pre-school and the shops in Ivinghoe to residents living along Cheddington Road, Chequers Lane, Crispin Field etc. Please confirm what access there will be to the footpath during construction and ensure planning conditions are imposed to limit any periods of unavailability.

The parish council would also like to submit three further comments:

- 1.1.3 The council acknowledges the report submitted by Thames Valley Police in relation to fencing, safety/security and plot 33. We urge AVDC to address these issues prior to planning permission being granted.
- 1.1.4 We note the issues raised by BCC Suds Officer in relation to surface drainage, and given the strong concerns also expressed by the parish council during the first outline application, we require AVDC to ensure that a suitable, sufficient and efficient Suds plan is assessed and approved by BCCs prior to any planning permission being granted.
- 1.1.5 Please confirm if any street lighting is proposed for Brook Lane.

As a final note, and not related to the grant of planning but for the information of AVDC officers, the developer has not engaged with the parish council with regard to any future adoption or maintenance of any open space, street lighting etc.

2) Decisions:

- 2.1 Demolition of existing dwelling and outbuildings, erection of replacement dwelling with detached garage and annexe above and stable courtyard incorporating garden store and glasshouse at Barley End, Aldbury Lane, Pitstone, 15/00819/APP: AVDC approved (PPC opposed).
- 2.2 Re-application (as can no longer extend) for relocation & replacement of existing playground comprising play equipment up to 5.6m in height at the Recreation Ground, Marsworth Road, Pitstone, 16/00682/APP: AVDC approved (PPC was the applicant).

3) Other:

- 3.1 Outline submission with all matters reserved for the erection of a residential development of up to 68 dwellings, estate roads and associated works on land to the rear of Vicarage Road, 15/00139/AOP: extension agreed between AVDC and applicant until 29/4/16.
- 3.2 No update on Cheddington Road new dwelling application.

13PC/16 **OTHER ISSUES:** none

14PC/16 **CLOSURE OF MEETING**

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

Signed: _____
Chair

Date: _____