

PITSTONE PARISH COUNCIL PLANNING COMMITTEE

Minutes of the Parish Council Planning Committee held on 8 August 2017
in the Meeting Room at the Memorial Hall, starting at 7.30pm and
concluding at 8.05pm

37PC/17 ATTENDANCE AND APOLOGIES

COUNCIL PRESENT: Due to the strategic nature of the land adjacent to the allotment gardens and in line with the terms of reference for the committee, all parish council members had been summoned to attend the meeting.

Cllr Mrs Crutchfield (Chair of Planning Committee), Cllr Starling, Cllr Nicholls, Cllr Weber and Cllr Mrs Arney.

OTHERS PRESENT: Clerk: Laurie Eagling.

APOLOGIES: It was **RESOLVED** to accept apologies for absence from Cllr Blunt.

38PC/17 APPROVE MINUTES

- a) Cllr Starling raised one motion regarding the accuracy of minute 31PC/17 point (a) and 3 motions regarding the accuracy of minute 31PC/17 point (c). Following discussion & voting on each point, it was **RESOLVED** to accept all the minutes in their previously drafted format.
- b) It was therefore subsequently **RESOLVED** that the minutes of the meeting held on 29 June 2017 were a true and correct record of the meeting and the Chair was duly authorised to sign on behalf of the council.

39PC/17 DECLARATIONS OF INTEREST ON MATTERS TO BE CONSIDERED AT THE MEETING

- a) Because the parish council is a landowner in the planning application (the area of land where the MUGA is proposed) and will receive S106 contributions from the development, the council must declare a pecuniary interest. As this would affect all councillors, which would prevent discussion of the planning applications, it was **RESOLVED** to grant a dispensation under paragraph 2(a) of Section 33 of the Localism Act 2011 for all councillors to speak and vote at this committee meeting so the business can be transacted.
- b) The Parish Council is sole trustee of Pitstone Parish Charity. Because the parish charity is a landowner in the planning application (old allotment site), the parish council as trustee of the charity, must declare a pecuniary interest. As this would affect all councillors, which would prevent discussion of the planning applications, it was **RESOLVED** to grant a dispensation under paragraph 2(a) of Section 33 of the Localism Act 2011 for all councillors to speak and vote at this committee meeting so the business can be transacted.
- c) No other interests were declared.

40PC/17 QUESTIONS FROM MEMBERS OF THE PUBLIC AND PRESS

No members of the public were present and therefore no questions tabled.

41PC/17 CORRESPONDENCE

The following correspondence was noted:

- planning application notifications from AVDC
- correspondence from AVDC re Vicarage Road discharge of conditions/construction management plan
- updates from Wakelin re Pitstone Development Area layout, SUDS and housing mix (affordable vs shared ownership) changes in response to comments raised by AVDC/BCC
- notification from AVDC that the road name 'Tun Furlong' for the Vicarage Road development had not received any objections and had subsequently been accepted

42PC/17 PLANNING MATTERS

1. Applications:

The Parish Council carried out a near-neighbour notification program relating to applications, hand delivering letters to properties in the immediate vicinity of the application sites, as well as advertising the applications on the council website, Facebook page and Twitter feed and via the parish council noticeboards. AVDC erected yellow site notices and advertise in the local press.

- a) **2 Hurst Path, 17/02650/APP**, loft conversion with roof lights to front extension and dormer to rear. No objections had been received relating to

this application. Following consideration it was **RESOLVED** to advise AVDC that the parish council had no objections to this application.

- b) **20 Crispin Field, 17/02609/APP**, single storey rear extension with two storey side extension. No objections had been received relating to this application. Following consideration it was **RESOLVED** to advise AVDC that the parish council had no objections to this application.

2. Decisions:

- a) **12 Marsworth Road, 17/01894/APP**, erection of replacement rear conservatory: AVDC approved (PPC tendered no objections)
b) **41 Marsworth Road, 17/01813/APP**, Single storey side, single and first floor rear extensions: AVDC approved (PPC tendered no objections)

3. Other:

- a) **Land adjacent to allotment gardens, Marsworth Road, 17/01871/APP**, residential development comprising 80 dwellings, creation of two new accesses, car parking, leisure facilities, landscaping and associated works.
i) The minor amends relating to the mix between shared ownership and affordable rental were noted.
ii) The ongoing concerns relating to the SUDS were noted and echoed by the parish council.
iii) The Highway Authority comments relating to a requirement for a 3m foot/cycle path along the frontage of Marsworth Road from the bus stop to Westfield Road were noted. It was **RESOLVED** to enquire if there was sufficient width for a 3m path, and to ask that BCC ensure that any subsequent piping of the ditch (in their ownership?) must not have further detrimental effect on the SUDS/drainage of the development or the surrounding area.

43PC/17 **REPORTS**

Applications outstanding with AVDC:

Land adjacent to allotment gardens, Marsworth Road, 17/01873/AOP, outline application with access to be considered and all other matters reserved for a Class D1 non-residential institution (day nursery) with access from Marsworth Road.

Land adjacent to allotment gardens, Marsworth Road, 17/01875/AOP, outline application with access to be considered and all other matters reserved for a pub/restaurant (Class use A3/A4) including means of access from Vicarage Road.

44PC/17 It was **RESOLVED** that there were no matters for referral to full council.

45PC/17 **CLOSURE OF MEETING AND NEXT MEETING DATE**

The date of the next planning committee meeting to be confirmed, dependent upon receipt of any applications from AVDC. There being no further business to be transacted, the Chair closed the meeting at 8.05pm.

Signed: _____
Chair

Date: _____