

PITSTONE PARISH COUNCIL PLANNING COMMITTEE

Minutes of the Parish Council Planning Committee held on 3 October 2017
in the Millennium Room at the Memorial Hall, starting at 6.00pm and
concluding at 6.48pm

55PC/17 ATTENDANCE AND APOLOGIES

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

OTHERS PRESENT THROUGHOUT: Clerk: Laurie Eagling. Mrs A Hawkins & Mr W Hawkins, residents. Mr W Varrel & Mr P Lobatto of Nicholas King Homes. Mrs J Wakelin of Wakelin Associates.

APOLOGIES: It was **RESOLVED** to accept apologies for absence from Cllr Saintey, Cllr Starling, Cllr Matthey and Cllr Dr Frearson.

56PC/17 APPROVE MINUTES

It was **RESOLVED** that the minutes of the meeting held on 14 September 2017 were a true and correct record of the meeting and the Chair was duly authorised to sign on behalf of the council.

57PC/17 DECLARATIONS OF INTEREST ON MATTERS TO BE CONSIDERED AT THE MEETING

It was **RESOLVED** to accept the following declarations of interest:

- a) For all councillors to speak and vote at the meeting under paragraph 2(a) of section 33 of the Localism Act 2011 as the parish council must declare a pecuniary interest as a landowner in the planning applications (land for the multi-use games area) and will receive S106 contributions arising from the development.
- b) For all councillors to speak and vote at the meeting under paragraph 2(a) of section 33 of the Localism Act 2011 as the parish council, as trustee to Pitstone Parish Charity, must declare a pecuniary interest as a landowner in the planning applications.
- c) For Cllr D Nicholls to speak and vote having declared a non pecuniary interest under paragraph 2e of section 33 of the Localism Act 2011 as a resident at the opposite end of one of the roads affected, meaning that most of the population are closer to the development.
- d) For Cllr Blunt to speak and vote on all matters except education having declared a potential pecuniary interest as Chair of Governors for Brookmead School which may receive S106 contributions arising from the development.

Councillors and public were reminded that for the purposes of this meeting, members were speaking and acting in their parish council capacity.

58PC/17 QUESTIONS FROM MEMBERS OF THE PUBLIC AND PRESS

Jane Wakelin advised that the two outline applications now have the support of the planning officer. The nursery application will be approved including a unilateral agreement relating to a travel monitoring plan. The public house application is anticipated to be approved shortly.

As far as the detailed application is concerned, Mrs Wakelin:

- Provided updated plans for the multi-use games court and surrounding area
- Confirmed details relating to private open space amenity areas
- Discussed public open space amenity areas
- Updated council on Drainage/SUDS
- Confirmed that some land was being provided by the private landowner for tree planting to offset the biodiversity requirement arising from the development and
- Discussed landscaping

59PC/17 CORRESPONDENCE

The following correspondence was noted:

- planning notifications/updates from AVDC
- copy correspondence between Wakelin and AVDC re applications for land adjacent to allotment gardens

60PC/17 PLANNING MATTERS

1. Applications: None received
2. Decisions: None notified
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.

The Clerk updated the parish council with the latest views and concerns from AVDC, following which the minor amended plans uploaded to the planning portal were discussed.

It was **RESOLVED** that the council remains in support of the principle of development on this site, providing it accords with all the necessary policies (for example the Pitstone Neighbourhood Plan) and providing that all the other statutory consultees (such as SUDS/drainage and AVDC leisure) are supportive of the proposals.

However the parish council is not happy with latest SUDS/drainage proposals and in particular has concerns regarding the placement of such a large swale/balancing pond right next to the children's play areas which also thus reduces the amount of usable on site open space amenity land. Council expressed concern about the overall amount of public open space within the latest scheme.

The parish council is content with the proposals and conditions relating to the multi-use games court, subject to the following two very minor amendments: 1 x car parking space has been lost and should be re-instated and 2 x additional signs should be affixed to the sides (as well as the ends) of the MUGA.

It was also **RESOLVED** that the parish council had no further comments to submit on landscaping, archaeology and ecology revisions.

61PC/17 REPORTS

Applications outstanding with AVDC:

- a) **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.
- b) **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.
- c) **Land to the Rear of Vicarage Road, 15/A0139/DIS**, Construction Management Plan condition still not discharged. It was **RESOLVED** to request an update on progress from AVDC.
- d) **11 Queen Street, 17/03194/APP**, installation of free standing greenhouse to rear
- e) **17 Crispin Field, 17/03215/APP**, part first floor, part two storey front extension, render to walls and alteration to windows and doors

62PC/17 It was **RESOLVED** that there were no matters for referral to full council.

63PC/17 CLOSURE OF MEETING

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 6.48pm.

Signed: _____

Chair

Date: _____