

PITSTONE PARISH COUNCIL PLANNING COMMITTEE

Minutes of the Parish Council Planning Committee held on 19 December 2017
in the Millennium Room at the Memorial Hall, starting at 7.30pm and
concluding at 8.02 pm

82PC/17 ATTENDANCE AND APOLOGIES

COUNCIL PRESENT: (All members had been summoned due to the nature of the application). Cllr Mrs Crutchfield (Chair of Planning Committee), Cllr Weber, Cllr Saintey, Cllr Starling, Cllr Dr Frearson, Cllr Blunt and Cllr Mrs Arney.

OTHERS PRESENT THROUGHOUT: Clerk: Laurie Eagling. Residents: Mr W Hawkins and Mrs A Hawkins.

APOLOGIES: It was **RESOLVED** to accept apologies for absence from Cllr Stack (unwell) and Cllr Nicholls (work commitment).

ABSENT: Cllr Matthey

83PC/17 APPROVE MINUTES

It was **RESOLVED** that the minutes of the meeting held on 30 November 2017 were a true and correct record of the meeting and the Chair was duly authorised to sign on behalf of the council.

Cllr Starling requested a ruling on the ability of non-committee council members to vote at committee/sub-committee meetings. It was **RESOLVED** to add this to the 4 January 2018 parish council agenda.

84PC/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 declarations of interest were declared, or dispensations requested, by members of the council.

85PC/17 QUESTIONS FROM MEMBERS OF THE PUBLIC AND PRESS

No questions were tabled by members of the public.

86PC/17 CORRESPONDENCE

The following correspondence was noted:

1. Planning notifications from AVDC and associated correspondence – Circulated electronically

87PC/17 PLANNING MATTERS

1. Applications:

- a. **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. Amended application (scheme reduced to 74 dwellings, amended drainage, trees, ecology, visual assessment and transport assessment).

The council had hand delivered 150 near neighbour notification letters and publicised the application via the noticeboards, website, Facebook page and Twitter feed. No objections had been received from members of the public. The responses by the statutory consultees that were available on the planning portal were noted.

Following consideration, it was **RESOLVED** to support the application with the following comments/conditions:

1. As this is an amendment to an existing planning application AVDC should note that the council has considered just the revised materials on this occasion. Therefore, previous comments relating to other matters should not be discounted. In particular, the parish council wished to reiterate the following original comments:
2. Commercial sites - The two interdependent commercial areas relating to this site, must be placed on the open market prior to commencement of construction of the residential dwellings to provide the best chance of successful sale and avoid any unnecessary derelict areas remaining at the end of the residential construction.
3. Non-residential - AVDC and developer should note paragraph 4.19 of the Pitstone Neighbourhood Plan, which elaborates upon the policy requirement for land to be made available for (amongst other things) D1 and A3/A4 use, and states For clarity, although located within the Settlement Boundary, any proposals for housing development on the non-housing land will be resisted. Therefore, should the nursery and/or pub subsequently be demonstrably non-viable the parish council requires other commercial / community uses for this non-residential land to be explored, as opposed to additional housing.
4. The parish council wished to reiterate their support of the last multi-use ball games court proposals, with the minor comments previously made, and confirm that they would wish to have final approval for the procurement plans for any such equipment installed at the site.
5. The parish council notes and supports the comments from Bucks County Council with regard to conditions relating to SUDS/Drainage and would wish the officer to be fully supportive of any final revised drainage proposals before any construction commences.

2. Decisions:

- a. **7 Vicarage Road, 17/04118/APP**, addition of conservation type roof light to the rear slope of the roof to match existing roof light on the same slope. AVDC approved (PPC tendered no objections)

3. Other: None.

88PC/17 **REPORTS**

Applications outstanding with AVDC:

- a. **The Coach House, Erlegh Manor, Vicarage Road, 17/04281/APP**, demolition of double garage building, extension to South East and South West, erection of dormer windows.

89PC/17 No matters were identified as requiring referral to the full council as all members had been summoned to the meeting. Clarification relating to voting rights to be added to the 4-1-18 agenda.

90PC/17 **CLOSURE OF MEETING**

The date of the next planning committee meeting to be confirmed. There being no further business to be transacted, the Chair closed the meeting at 8.02pm.

Signed: _____

Chair

Date: _____