

PITSTONE PARISH COUNCIL PLANNING COMMITTEE

Minutes of the Parish Council Planning Committee held on 22 February 2018
in the Millennium Room at the Memorial Hall, starting at 7.00pm and
concluding at 7.20 pm

91PC/17 ATTENDANCE AND APOLOGIES

COUNCIL COMMITTEE PRESENT: Cllr Mrs Crutchfield (Chair of Planning Committee), Cllr Mrs Arney, Cllr Nicholls and Cllr Stack (standing in for Cllr Blunt).
OTHERS PRESENT THROUGHOUT: Clerk: Laurie Eagling. Residents: Mr W Hawkins, Mr R Saintey (in the public gallery) and Mr Fails (owner 1 Albion Road)
APOLOGIES: It was **RESOLVED** to accept apologies for absence from Cllr Starling and Cllr Blunt.

92PC/17 APPROVE MINUTES

It was **RESOLVED** that the minutes of the meeting held on 19 December 2017 were a true and correct record of the meeting and the Chair was duly authorised to sign on behalf of the council.

93PC/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) Cllr Saintey resides opposite application site 1 Albion Road and was attending the meeting in his capacity as a member of the public, seated in the public gallery.
- d) No other declarations of interest were declared, or dispensations requested, by members of the council.

94PC/17 QUESTIONS FROM MEMBERS OF THE PUBLIC AND PRESS

No questions were tabled by members of the public at this point in time.

95PC/17 CORRESPONDENCE

The following correspondence was noted:

1. Planning notifications from AVDC and associated correspondence – Circulated electronically
2. Correspondence from Wakelin/Nicholas King re the village centre – Circulated electronically

96PC/17 PLANNING MATTERS

1. Applications:

a. **1 Albion Road, 17/04824/APP**, single storey side extension

It was **RESOLVED** to permit the home owner to speak on behalf of his application. It was **RESOLVED** to permit Mr Saintey to speak and he expressed concern about the overlooking windows and close proximity to the adjacent property. It was noted that the parish council had received an objection from the immediate neighbour, which has also been submitted to AVDC.

Following consideration of the application, it was **RESOLVED** to OPPOSE the planning application on the grounds of:

1. The number and proximity of the windows overlooking the neighbouring property
 2. The proximity of the development to the neighbouring boundary
 3. Points 1 and 2 generating an unacceptable level of adverse impact onto the neighbouring property
 4. The retrospective nature of the application and the fact that building work has continued
- b. **89 Windsor Road, 18/00225/APP**, single storey rear extension. The parish council had received no objection to the application. It was noted that this was the middle property in a terrace of three. It was noted that the extension would leave very little rear garden. It was **RESOLVED** to advise AVDC that the parish council had no objections to the application, but to request they take into consideration the comments re garden and position.
2. Decisions:
- a. **14 Church Road, 17/04701/APP**, Single storey rear extension, garage conversion and internal alterations. AVDC approved (PPC tendered no objections)
 - b. **The Coach House, Erleigh Manor, Vicarage Road, 17/04281/APP**, demolition of double garage building, extension to South East and South West, erection of dormer windows. Changes to driveway and car parking arrangements. AVDC approved (PPC tendered no objections but request sole dwelling condition)
 - c. **34 Albion Road, 17/04815/APP**, single storey rear extension. AVDC approved (PPC tendered no objections)
3. Other: None.

97PC/17 **REPORTS**

1. Applications outstanding with AVDC:
 - 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).
 - b. **30 Vicarage Road, 18/00105/APP**, two storey side extension and single storey garage extension.
 - c. **Barley End, Stocks Road, 17/04858/APP**, Demolition of retained part of house, retention and extension of garage block, construction of detached annex, and relocation of proposed glass house.

98PC/17 No matters were identified as requiring referral to the full council.

99PC/17 **DATE OF NEXT MEETING**

The date of the next planning committee meeting was defined as Monday 5 March 2018 to discuss the Bucks County Council application for the pumping station to provide first time sewerage to properties at the end of Cheddington Road. Full council to be summoned.

100PC/17 **CLOSURE OF MEETING**

There being no further business to be transacted, the Chair closed the meeting at 7.20pm.

Signed: _____
Chair

Date: _____