

PITSTONE PARISH COUNCIL PLANNING COMMITTEE

Minutes of the Parish Council Planning Committee held on 26 May 2016
in the Millennium Room at the Memorial Hall, starting at 7.00pm and
concluding at 7.40pm

15PC/16 ATTENDANCE AND APOLOGIES

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

OTHERS PRESENT: Clerk: Laurie Eagling. Plus Mr Baker, a representative of the owners of Victor House.

APOLOGIES: Cllr Nicholls (work commitment)

16PC/16 QUESTIONS FROM MEMBERS OF THE PUBLIC

It was **RESOLVED** to permit Mr Baker to address council regarding the Victor House planning application. Mr Baker explained that £700k had been invested in the property 13 years ago. It became vacant 2 years ago and significant attempts to find a new buyer or tenant had taken place during the 24 months, including offering the office space at under the current market rate. Following this period, the owners had approached AVDC and worked closely with the listed building team to identify a suitable way to protect and redevelop this valuable asset. Mr Baker briefly explained the plans and their impact on the building, both internally and externally.

17PC/16 DECLARATIONS OF INTEREST ON MATTERS TO BE CONSIDERED AT THE MEETING

No matters on the agenda give rise to declarations.

18PC/16 APPROVE MINUTES

It was **RESOLVED** that the minutes of the meeting held on 28 April 2016 were a true and correct record of the meeting and the Chair was duly authorised to sign on behalf of the council.

19PC/16 PLANNING MATTERS

1) Applications:

1.1 **2 Railway Cottage, Marsworth Road, 16/01594/APP**, two storey and single storey rear extension. No objections had been received as a result of the publicity and notification scheme. After consideration of the application it was **RESOLVED** to advise AVDC that the parish council had no objections to the application.

1.2 **Victor House, Pitstone Green Business Park, Westfield Road, 16/01704/APP (full planning) & 16/01705/ALB (listed building consent)**, conversion of building from office (B1) use to provide 8 flats including internal and external alteration. No objections had been received as a result of the publicity and notification scheme. After a debate, and some clarifications provided by the applicant, it was **RESOLVED** that the parish council wished to submit no objections to this particular application but that it wished AVDC to note the following:

This site falls within the boundary covered by Policy 4 of the made Pitstone Neighbourhood Plan for Land West of Westfield Road which states that *“Development proposals for business uses (B1, B2 and B8) on land west of Westfield Road, as shown on the Policies Map, will be supported. Proposals for a change of use of any part of the land to dwellings will be resisted, unless it can be clearly demonstrated that the land is no longer viable for business use and alternative uses are suitable.”*

Having given due regard to the information contained within the application relating to the extent of marketing over the 24 month period, promoting the land both for sale and/or rent, the parish council concludes that it has been “clearly

demonstrated” that this building is “no longer viable” as office accommodation. It is therefore willing to submit ‘no objections’ to this current application.

The building has been categorised as having significant importance and it was felt that preservation of the building, albeit with a different use, was preferable to the building falling into neglect.

The parish council trusts that AVDC planning will ensure that any permitted works are carried out to sufficient standard and with sufficient due regard to the listed status.

Whilst not being determined as part of this application, the parish council would like to place on record that it would be opposed to any development of the remainder of the site currently occupied by Victor House, or other sites within the business use area of Westfield Road, as residential dwellings. In this regard the existence of the 'turning head', ostensibly to allow utility and emergency vehicles to turn (but not in fact necessary for this), caused the parish council some concern. This is to comply with the AVDLP policy RA26 and the Pitstone Neighbourhood Plan policy 4, requiring that “it must be clearly demonstrated that the land is no longer viable for business use” so the parish council would therefore require sufficient evidence that any such land had been effectively and thoroughly promoted for business use, unsuccessfully, before any change of use could be considered.

Mr Baker then left the meeting.

2) Decisions:

- 2.1 **Land to the rear of Vicarage Road, 15/00139/AOP**, Outline submission with access considered and all other matters reserved for the erection of a residential development of up to 68 dwellings, estate roads and associated works. AVDC: permitted (PPC tendered no further comments)
- 2.2 **17 Church Road, 16/01045/APP**, Single storey rear extension and demolition of front outhouse & reconstruction of single storey front extension and canopy: AVDC Approved (PPC tendered no objections)
- 2.3 **17 Church Road, 16/01046/APP, Erection of outbuilding to frontage: AVDC** Approved (PPC tendered no objections)
- 2.4 **Land to rear of Pitstone Orchards Marsworth Road, 16/00904/AOP**, Outline application with access to be considered and all other matters reserved for the erection of a farmhouse: AVDC refused (PPC opposed)

3) Other:

- 3.1 **Land rear of Glebe Close and Rushendon Furlong, 16/01130/ADP**, amended plans for approval of reserved matters pursuant to outline permission 13/03491/AOP relating to appearance, landscaping, layout and scale for the erection of 40 dwellings together with new access, associated parking and informal open space and attenuation pond. It was **RESOLVED** to submit no further comments to AVDC in relation to the revised street layout or housing issues. However, it was **RESOLVED** to highlight to AVDC that (a) approval was still required from the appropriate bodies for the SUDS (surface water) and sewerage proposals for the site and that planning should not be granted until viable, effective and approved plans were put in place (b) that no ownership/maintenance had been determined for the public open space and therefore the proposal for pedestrian access through this space around the perimeter was at risk. AVDC should therefore enforce designation as Public Open Space to protect both the open areas and the pedestrian access.

20PC/16 REPORTS

- 1) Cllr Crutchfield provided positive feedback from the AVDC Planning Issues meeting held on 25/5/16. The presentation material will be circulated to all councillors once received from AVDC.
- 2) Cllrs were reminded that AVDC had launched a series of Summer Consultation Events for the Vale of Aylesbury Local Plan the nearest being in Aylesbury Friars Square Shopping Centre on 14/7 or 5/8, or Wendover St Anne’s Hall on 4/8/16. Councillors, especially those on the planning committee, are encouraged to attend.

- 3) It was noted that AVDC had also published an updated Housing and Economic Land Availability Assessment (HELAA) report (version 3). Councillors to consider if they wish to recommend the parish council submits a response and advise the clerk ahead of the next meeting so that it can be ratified at the next planning committee meeting.

21PC/16 **CLOSURE OF MEETING**

There being no further business to be transacted, the Chair closed the meeting at 7.40pm.

Signed: _____

Chair

Date: _____