

PITSTONE PARISH COUNCIL PLANNING COMMITTEE

Minutes of the Parish Council Planning Committee held on 5 January 2017
in the Meeting Room at the Memorial Hall, starting at 7.00pm and
concluding at 7.40pm

60PC/16 ATTENDANCE AND APOLOGIES

COUNCIL PRESENT: In line with the designated powers of the committee and due to the strategic nature of the agenda items, full council were present to discuss the matters rather than just the planning committee members. Cllr Mrs Crutchfield (Chair of Planning Committee), Cllr Starling, Cllr Blunt, Cllr Nicholls, Cllr Weber, Cllr Saintey, Cllr Stack, Cllr Arney and Cllr Dr Frearson.

OTHERS PRESENT: Clerk: Laurie Eagling. 14 members of the public. Mr M London previous owner re Vicarage Road.

APOLOGIES: Cllr Matthey

61PC/16 QUESTIONS FROM MEMBERS OF THE PUBLIC AND PRESS

Mr T Clare, resident of Vicarage Road and prior Chairman of the Neighbourhood Development Plan spoke about his opposition to the particular plans currently tabled under planning reference 16/04167/ADP.

62PC/16 DECLARATIONS OF INTEREST ON MATTERS TO BE CONSIDERED AT THE MEETING

Cllr Starling declared a non-pecuniary interest as a resident of Vicarage Road.

63PC/16 APPROVE MINUTES

It was **RESOLVED** that the minutes of the meeting held on 12 December 2016 were a true and correct record of the meeting and the Chair was duly authorised to sign on behalf of the council.

64PC/16 PLANNING MATTERS

1) Applications:

a) **Land to the rear of Vicarage Road**

16/04167/ADP, Land to the rear of Vicarage Road, Approval of reserved matters pursuant to outline permission 15/00139/AOP relating to appearance, landscaping, layout and scale for the erection of a residential development of up to 68 dwellings, estate roads and associated works. A number of objections were received relating to this application, both prior to and at the meeting, following the council publicity program. Following consideration, it was **RESOLVED** to advise AVDC that whilst the parish council was generally supportive of redevelopment of this site, it had a number of concerns about the current reserved matters including (a) drainage (b) quantity of open space (c) the LEAP (d) the construction materials for the path through to Church Road (e) dispersion of affordable housing (f) ongoing protection of open space (g) internal road layout (h) retention of grass verge along Vicarage Rd where possible (i) future consultation. The detailed grounds for each point were recapped and agreed. Full details can be read in the submission attached or on the AVDC planning portal.

2) Decisions:

a) **15 High Street, Ivinghoe**

16/03069/APP; Demolition of detached double garage, erection of garden room with two roof lights, veranda and raised platform (retrospective) at 15 High Street Ivinghoe (affecting Pitstone): AVDC Approved with the condition of a screening fence (PPC opposed, IPC tendered no objections)

3) Other:

a) **11 The Pightle**

16/02340/APP Change of use of adjoining land into residential garden to form part of curtilage of existing dwelling 11 The Pightle: potentially to be taken to AVDC Committee on 2 February 2017 with final comments to AVDC by 12 January 2017. It was noted that the parish council was working on its final submission to AVDC and **RESOLVED** that the parish council would approve the final document electronically on 12/1/17. It was **RESOLVED** to copy the response to District Councillor Derek Town. It was noted that 2 members of the parish council were willing to attend the AVDC hearing and represent the parish council.

- b) **Windmill Lodge, High Street, Ivinghoe**
16/02576/APP Demolition of the existing double garage & erection of 2 bedroom chalet bungalow with associated parking to the rear of Windmill Lodge in High Street, Ivinghoe. Applicant launched appeal against AVDC refusal of planning. It was **RESOLVED** that the parish council had no further comments to submit to the Planning Inspectorate.
- c) **Land to the rear of Rushendon Furlong/Glebe Close**
13/B3491/DIS; Submission of details pursuant to Condition 8 - A scheme to provide a detailed assessment of surface water management; 9 - Details of finished floor levels for each building and finished site levels (for all hard surfaced and landscaped areas) in relation to existing ground levels; 10 - Means of adoptable estate roads; 11 - Means of dealing with the disposal of surface water from the roads and footways to accord with Condition 10; 12 - a Travel Plan framework for the site; 14 - Details of the measures to facilitate the provision of high speed broadband connections to the development and 16 - A scheme for upgrading footpath PIS/2/2 to the southeast of the site following outline permission with ref 13/03491/AOP; Land Rear Of Glebe Close And Rushendon Furlong; PPC submitted numerous objections to the SUDS information provided, the other conditions did not come to the parish council for consideration. BCC accepted the revised SUDS scheme and recommended approval & discharge of the condition. PPC raised further objections and queries based on the new information provided. PPC reported to Planning Enforcement (ref PIRF110215 19/12/16) when construction commenced prior to discharge of condition and following initial discussions with the case officer. It was noted that there was current evidence of surface flooding at the site and that the developers had been clearing the ditch to ease the flow of water, so therefore **RESOLVED** to provide AVDC with this new information.

65PC/16 **REPORTS**

The applications still outstanding with AVDC were noted.

66PC/16 **NEXT MEETING**

No further planning applications had been received. It was therefore noted that the next meeting would be convened in a timely manner around any newly arising applications.

67PC/16 **CLOSURE OF MEETING**

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

Signed: _____

Chair

Date: _____