

PITSTONE PARISH COUNCIL PLANNING COMMITTEE

Minutes of the Parish Council Planning Committee held on 30 March 2017
in the Millennium Room at the Memorial Hall, starting at 7.00pm and
concluding at 7.25pm

84PC/16 ATTENDANCE AND APOLOGIES

PLANNING COMMITTEE PRESENT: Cllr Mrs Crutchfield (Chair of Planning Committee),
Cllr Starling & Cllr Blunt.

OTHER COUNCILLORS PRESENT: Cllr K Weber, Cllr Mrs Stack and Cllr Saintey.

OTHERS PRESENT: Clerk: Laurie Eagling. 3 members of the public. 2 applicants re
Walnut Barn application. Mrs A Hawkins and Mr W Hawkins.

APOLOGIES: Cllr Nicholls.

85PC/16 QUESTIONS FROM MEMBERS OF THE PUBLIC AND PRESS

All questions related to specific planning applications on the agenda and it was therefore
RESOLVED to take questions from members of the public at the point of the associated
planning application.

86PC/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.

Cllr Weber declared a non-pecuniary interest as resident of Cheddington Road close to the
Walnut Barn application site, and took no part in the voting process for this application.

Cllr Saintey declared a pecuniary interest as a next door neighbour to the Albion Road
application site, and took no part in either the debate or voting for this application.

87PC/16 APPROVE MINUTES

It was **RESOLVED** that the minutes of the meeting held on 20 March 2017 were a true and
correct record of the meeting and the Chair was duly authorised to sign on behalf of the
council.

88PC/16 PLANNING MATTERS

1) Applications:

- a) **4 Albion Road**, 17/00804/APP, proposed one and a half storey side and rear
extension. As noted above, Cllr Saintey had declared a pecuniary interest
and therefore took no part in the debate nor voting for this agenda item. It was
noted that both the immediate neighbours to this application site had submitted
objections to the AVDC planning portal. It was also noted that a number of
properties along Albion Road had carried out similar extensions/loft
conversions. It was therefore **RESOLVED** to advise AVDC that whilst the
parish council had no objection to the principle of the development, it did have
concerns about the scale, positioning and impact (including loss of light) on the
immediate neighbours and would therefore request that AVDC work with the
applicant to agree suitable modifications.
- b) **Walnut Barn, Cheddington Road**, 17/00856/APP, detached outbuilding to
rear. As noted above, Cllr Weber had declared a non-pecuniary interest and
therefore took no part in the voting for this agenda item. It was **RESOLVED** to
permit the applicants to provide additional explanation in support of their
application. It was noted that 3 neighbours had submitted objections to the
AVDC planning portal, mainly concerned with the potential use of the building
for commercial use or for later conversion into a residential dwelling, as well as
scale and appearance. It was noted that this property falls outside the Pitstone
Settlement Boundary. The applicant confirmed that the building was to house
their own classic car collection and ride-on grass cutter, and replaced prior old
storage containers. It was **RESOLVED** to advise AVDC that whilst the parish
council had reservations, it ultimately had no objection to the development if:
 - i. AVDC impose a condition to ensure that the building could only be used
for non-residential purposes ancillary to the main dwelling. Reason:
development of or conversion to residential premises would contravene
the Pitstone Neighbourhood Plan as it falls outside the settlement
boundary.
 - ii. AVDC impose a condition to ensure that the building cannot be utilised
for commercial purposes and therefore can only be ancillary to the main
dwelling.

- iii. That the AVDC Heritage Officer checks the design/scale and any impact upon the listed buildings and any necessary modifications required are implemented prior to grant of planning.
 - c) **Marsworth Airfield North Site, Cheddington**, CM/17/17 (Bucks County Council) change of use from parking of empty skips to storage and sorting at Unit 25B. It was **RESOLVED** to submit a concern about the potential increase in vehicles utilising the site travelling through Pitstone and the lack of ability to enforce any stipulated routing.
- 2) Decisions:
- a) **Land to the rear of Windmill Lodge, High Street, Ivinghoe**, 16/00086/REF, demolition of the existing double garage and erection of a 2 bedroom chalet bungalow with associated parking and erection of additional parking to serve Windmill Lodge. Appeal with Planning Inspectorate dismissed.
 - b) **Land off Cheddington Road**, 17/00009/REF, erection of residential dwelling. Appeal with the Planning Inspectorate dismissed.
- 3) Other:
- a) **Land to the rear of Glebe Close and Rushendon Furlong**, 13/B3491/DIS. No formal response to the parish council complaint re non-approval of reserved matters.
 - b) **Pitstone Development Area**. Geotechnical study complete. Archaeological works taking place on site last week in March and first week in April. A meeting is being arranged with Nicholas King/Wakelin in April prior to their planning application submission.

89PC/16 **REPORTS**

1) Outstanding:

The applications still outstanding with AVDC were noted, namely:

16/02789/ADP	Land West Of 120 Vicarage Road (Reserved matters re one bungalow).	Awaiting decision. Extension of time agreed to 31/3/17
16/02340/APP	11 The Pightle (Change of use from open space to residential garden)	Awaiting decision. AVDC committee hearing 6/4/17.
16/04167/ADP	Land Rear Of Vicarage Road (Reserved matters re >68 dwellings)	Awaiting decision. BCC approved SUDS but incorrect SUDS on portal. Bellway advise new submission being submitted to AVDC by end of March.
17/00596/APP	17 Chequers Lane (single storey and front extension)	Awaiting decision. No other comments on portal.

90PC/16 **NEXT MEETING**

It was noted that a planning application had now been received relating to 2 Castle Close. It was therefore **RESOLVED** to schedule the next planning committee meeting for 7pm on Thursday 27 April 2017, ahead of the full council meeting.

91PC/16 **CLOSURE OF MEETING**

There being no further business to be transacted, the Chair closed the meeting at 7.25pm.

Signed: _____
Chair

Date: _____