

PITSTONE PARISH COUNCIL PLANNING COMMITTEE

Minutes of the Parish Council Planning Committee held on 9 May 2017
in the Main Hall at the Memorial Hall, starting at 7.35pm and
concluding at 8.09pm

9PC/17 ATTENDANCE AND APOLOGIES

As the application under consideration related to a strategic site, under the terms of reference for the planning committee, the full parish council had been summoned to attend rather than just the members of the planning committee.

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

OTHER COUNCILLORS PRESENT: Cllr Mrs Stack, Cllr Mrs Arney and Cllr Saintey.

OTHERS PRESENT: Clerk: Laurie Eagling. Mr M F London, landowner re application 16/04167/ADP, plus 6 members of the public.

APOLOGIES: It was **RESOLVED** to accept apologies for absence from Cllrs Matthey, Weber and Dr Frearson (all with work related commitments).

10PC/17 QUESTIONS FROM MEMBERS OF THE PUBLIC AND PRESS

The members of the public raised the following queries regarding application 16/04167/ADP:

1. Concern was expressed over what might happen to the footpath through to Church Road should BCC not adopt under a Section 38 Agreement. The council was asked to gain confirmation from BCC that this will occur.
2. The residents to the side of the footpath through to Church Road seek clarification regarding the ownership and ongoing maintenance responsibilities for the proposed fencing that will run adjacent to their property. The council was asked to gain confirmation from BCC that they are adopting along with the footpath.
3. Concern was raised regarding the alley providing rear garden access to plot 14 (by Rowland Close). The resident suggests a padlocked gate is added to restrict access to just the necessary resident and avoid the alley become an undesirable and undetectable place for people to lurk.
4. The council was asked to confirm that the Highways Authority are happy with the road/path surface/curb treatments close to the play area to ensure the safety of pedestrians and young children.

11PC/17 DECLARATIONS OF INTEREST ON MATTERS TO BE CONSIDERED AT THE MEETING

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

Full council is the applicant for the ball stop netting planning application, 17/00369/APP.

12PC/17 APPROVE MINUTES

It was **RESOLVED** that the minutes of the meeting held on 27 April 2017 were a true and correct record of the meeting and the Chair was duly authorised to sign on behalf of the council.

13PC/17 PLANNING MATTERS

- 1) Applications:
 - a) **Land to the rear of Vicarage Road, 16/04167/ADP**, 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 (amended plans). The Parish Council conducts a Neighbour Notification Program and also advertises all applications on our web site, Facebook page, twitter feed and noticeboards. The council received no written objections prior to the meeting. Following consideration by the committee it was **RESOLVED** to advise AVDC that the Parish Council had no objection to the principle of development or the majority of the layout but that it wished AVDC to consider the following:
 - i. To consider the issues raised by residents and detailed in minute 10PC/17 above.
 - ii. Whilst understanding the infiltration test results, the parish council was disappointed with the approval by the SUDS officer of a non-sustainable pumped drainage solution. If non-sustainable drainage is not achieved, the council would question whether the site is therefore suitable for

development. The council would welcome an explanation from the SUDS officer.

- iii. The parish council requests a draft copy of the Construction Management Plan in advance of approval by the Planning Authority, so that it might contribute with local knowledge and requirements.
- iv. The parish council understands that the Highways Authority and the developer have undertaken a site meeting to agree the amendments to the Vicarage Road footpath, and requests a copy of the subsequent plans.
- v. Concern was expressed that the large swale leading to the pumping station may be open, leading to a hazard for the young children utilising the play area. Please ensure both the drainage officer and the AVDC leisure officer review the proposals to guarantee the safety of residents.
- vi. Please ensure that the AVDC leisure officer is in agreement with, and approves, both the quantity of open space provided by the development and the proposed equipment for the play area. The council expressed some concern that the tubular bells may generate a disturbance to the properties in close proximity.

2) Decisions:

- a) **Walnut Barn, Cheddington Road, 17/00856/APP**, detached outbuilding:
Approved (PPC tendered no objections but requested conditions relation to non-commercial use and ancillary to main property use)

3) Other: None

14PC/17 **REPORTS**

1) Outstanding:

The applications still outstanding with AVDC were noted, namely:

17/00804/APP	4 Albion Road	Revised plans now submitted for consideration.
17/00935/APP	126 Vicarage Road	Awaiting decision
16/02340/APP	11 The Pightle	Returns to AVDC Development Control committee meeting 19/5/17
17/01903/APP	2 Castle Close	Awaiting decision
17/00369/APP	Sports pavilion off Marsworth Road	Awaiting decision

15PC/17 **NEXT MEETING**

Date of the next planning committee meeting to be confirmed.

16PC/17 **CLOSURE OF MEETING**

There being no further business to be transacted, the Chair closed the meeting at 8.09pm.

Signed: _____

Chair

Date: _____