

PITSTONE PARISH COUNCIL

Minutes of the Planning Committee Meeting held on 15 December 2020
via electronic log-in commencing at 19.30

PC22/20 ATTENDANCE AND APOLOGIES

1. Council present via video conferencing:

Cllr Crutchfield (Chair), Cllr Nicholls, Cllr Hawkins, Cllr Saintey, Cllr McCarthy, Cllr Stoddart & Cllr Blunt plus the Parish Clerk Mrs Eagling.

2. Others present:

13 members of the public.

3. Apologies:

Cllr Mitra.

4. Absent:

Cllr Weber and Cllr Dr Frearson.

PC23/20 DECLARATIONS OF INTEREST AND DISPENSATION REQUESTS

No written declarations had been received and no other declarations were made.

PC24/20 QUESTIONS FROM MEMBERS OF THE PUBLIC AND PRESS

The members of the public were invited to address the council. No members of the public wished to speak or make comment relating to the consultations under consideration.

PC25/20 MINUTES OF THE MEETING held on 17/11/2020.

It was **RESOLVED** that the draft minutes of the Planning Committee Meeting held on 17 November 2020 were a true and accurate record. The Chairman was duly authorised to sign them on behalf of the council.

PC26/20 CORRESPONDENCE

The consultation details had been circulated to all members, as well as advertised to the public. Council had received no objections in relation to either application consultation from members of the public. It was noted that one objection to the Portland House application had been uploaded to the BC planning portal.

PC27/20 PLANNING APPLICATION CONSULTATIONS

- 5 Crispin Field, 20/04010/APP, Single storey front and rear extensions, garage conversion and internal alterations. No objections were received from members of the public. It was noted that BC Highways had already uploaded consultation feedback to the portal and were not opposing the loss of a garage space. It was **RESOLVED** to advise Buckinghamshire Council that the parish council wished to tender No Objections to this application.
- Portland House, Westfield Road, 20/04139/APP, four industrial starter units and a retail unit (shown as a co-op), together with associated works. No objections were received from members of the public. It was noted that 1 objection had been uploaded to the planning portal. It was noted that the application site fell within Policy 4 of the Pitstone Neighbourhood Plan, categorising the land for business use (B1, 2 and 8). It was noted that the government changes to the Use Classes Order in September 2020 had merged several previous use classifications into a new category E, which included both business and retail. Therefore, the application met the previously defined conditions, and it was **RESOLVED** to advise Buckinghamshire Council that the parish council wished to submit no objections to the main proposals. However, concerns were raised about both pedestrian and vehicle safety as the application site sits very close the junction with Marsworth Road (main B-road through Pitstone & Ivinghoe and 40mph), and mVAS data shows that Westfield Road itself is the road within Pitstone that suffers from the highest percentage of speeding traffic. It was felt the access location may not be conducive to pedestrian or vehicle safety. The Parish Council urges Buckinghamshire Council to require a condition that a pedestrian crossing is provided across Westfield Road to ensure that residents can safely access the retail unit (the site lies at the far end of the village and everyone accessing the site by foot would need to cross Westfield Road). Council also refers Buckinghamshire Council to the Pitstone Safety Scheme initiative which relates to the junction of Westfield Road and Marsworth Road and would urge Buckinghamshire Council to take this into consideration to identify if the junction should be reconfigured due to the increased

traffic to the retail unit and potential queuing of traffic if vehicles have stopped at the pedestrian crossing (due to the proximity to the junction) and/or whether this adjacent section of Marsworth Road could be lowered to 30mph to assist with safety. It was noted that several trees in the vicinity were subject to TPOs therefore Buckinghamshire Council should ensure that these are protected.

PC28/20 DECISIONS NOTIFIED BY BUCKINGHAMSHIRE COUNCIL

4 The Pightle, 20/02682/APP, erection of a 1.8m wooden fence (retrospective): BC refused.

PC29/20 APPLICATIONS OUTSTANDING WITH BUCKINGHAMSHIRE COUNCIL

The Rear of the Bell/Haldi, Land adjacent to the Duke of Wellington PH, Land at 140 Vicarage Road, 11 The Pightle, 36 Albion Road, Walnut Barn on Cheddington Road, 6 Castle Close and 93 Windsor Road.

PC30/20 ENFORCEMENT ENQUIRIES OUTSTANDING WITH BUCKINGHAMSHIRE COUNCIL

Driveway by Land to the Rear of 140 Vicarage Road (20/00179/CON3) & fence at 27 Campbell Lane (20/00443/CONB).

PC31/20 BUCKINGHAMSHIRE COUNCIL PLANNING AND ENFORCEMENT MEETING 15/20/20

Cllr Crutchfield provided feedback from the BC meeting which had discussed BC planning committee structures, the issue of a monthly planning newsletter, an update on VALP and BC's aspirations for more permanent planning staff by next year.

It was **RESOLVED** to enquire with BC Councillor D Town regarding the applications that had now been pending decision for some time.

PC32/20 CLOSURE OF MEETING

There being no further business to be transacted, the Chairman thanked the members for their attendance and closed the meeting at 20.05.

Signed:

Date:

Chairman