

PITSTONE PARISH COUNCIL

Minutes of the Planning Committee Meeting held on 21 October 2021
held at Pitstone Pavilion commencing at 19.30.

PC22/21 ATTENDANCE AND APOLOGIES

1. Council present:

Cllr Nicholls (Chair), Cllr Blunt, Cllr McCarthy, Cllr Mitra, Cllr Heyman and Cllr Weber plus the Parish Clerk Mrs Eagling.

2. Apologies:

Cllr Mrs Crutchfield, Cllr Saintey and Cllr Hawkins.

3. Absent:

Cllr Kirk.

PC23/21 DECLARATIONS OF INTEREST AND DISPENSATION REQUESTS

It was **RESOLVED** to grant the dispensation request to permit Cllr Weber to speak, but not vote, relating to the planning appeal for the land off Cheddington Road.

No other declarations or dispensations were received.

PC24/21 QUESTIONS FROM MEMBERS OF THE PUBLIC AND PRESS

No public or press present, so no questions tabled.

PC25/21 MINUTES OF THE MEETING held on 15/7/2021

It was **RESOLVED** that the draft minutes of the Planning Committee Meeting held on 15 July 2021 were a true and accurate record. The Chairman was duly authorised to sign them on behalf of the council.

PC26/21 CORRESPONDENCE

The correspondence received was noted.

PC27/21 PLANNING APPLICATION CONSULTATIONS FROM BUCKINGHAMSHIRE COUNCIL

Land off Church Road, Ivinghoe: 21/03577/APP; Provision of 72 C3 residential dwellings, including provision of vehicular and pedestrian access, highways improvements to the B488 / B489 junction, green and blue infrastructure provision and management with associated infrastructure and landscaping. (Consulted as a Neighbouring Parish). It was **RESOLVED** to advise Buckinghamshire Council that the parish council wished to oppose this application on the following grounds:

- We do not believe that the Cala application fully complies with the conditions of the Pitstone Neighbourhood Development Plan, the Ivinghoe Neighbourhood Development Plan nor the Vale of Aylesbury Local Plan. Pitstone Parish Council would like to support all the objections raised within the documents submitted by both the Chiltern Conservation Board and Ivinghoe Parish Council. We also raise the following additional objections on behalf of the residents of Pitstone:
- The residential dwellings abut the Pitstone Parish boundary and therefore give rise to an ability for greater coalescence between the villages & precedent for enclosure of one of our rural aspects.
- Pitstone residents will be adversely affected by primary school capacity issues arising from the additional volume of children, because if/when the school has to reintroduce a 'distance from school' entrance rule, the residents in Castlemead will be geographically furthest away and thus less likely to secure a place than those residing in this new development. Buckinghamshire Council has previously stated that the whole local cluster of primary schools are operating at capacity. Buckinghamshire Council should ensure that there is sufficient primary school capacity for all local demand to attend their local primary school prior to approving any proposals for additional residential homes.
- The windmill and agricultural fields adjacent to this development lie within Pitstone, and therefore this development will adversely affect the views from and to Pitstone parish. Its siting is incompatible with the aspirations of our neighbourhood plan.
- Whilst it is recognised that changes to the T-junction are designed to direct through traffic away from Ivinghoe High Street, there will still be increased traffic and parking difficulties generated by the new residents accessing the shops, school, surgeries plus

sport and leisure facilities in both Ivinghoe and Pitstone. Some of our residents already experience difficulties accessing the pharmacy due to parking constraints & lack of pedestrian crossings in Ivinghoe and we feel that this situation will only get worse. Therefore, if Buckinghamshire Council is minded to approve the application, the developer should work with BC to bring highway and parking improvements to this area.

PC28/21 DECISIONS NOTIFIED BY BUCKINGHAMSHIRE COUNCIL

None notified by Buckinghamshire Council.

PC29/21 APPLICATIONS OUTSTANDING WITH BUCKINGHAMSHIRE COUNCIL

Rear of the Bell (Haldi), Portland House on Westfield Road, Land off Cheddington Road (opposite 61/63), Mill View on Groomsby Drive, 31 Marsworth Road, Land to The South of Marsworth Road & The West Of Vicarage Way (PDA commercial areas) and Walnut Barn on Cheddington Road.

PC30/21 ENFORCEMENT OUTSTANDING WITH BUCKINGHAMSHIRE COUNCIL

27 Campbell Lane (20/00443/CONB) – Enforcement notice issued. Must be restored to original conditions by 1/2/22.

PC31/21 APPEALS

Land off Cheddington Road, Pitstone; 21/00908/APP; Appeal Ref: 21/00064/NONDET; Planning Inspectorate Ref: APP/J0405/W/21/3276552. Appeal lodged with Planning Inspectorate (PI) for non-determination. It was **RESOLVED** to submit the following additional comments to the Planning Inspectorate:

Pitstone Parish Council is aware that the Planning Inspector will be in receipt of our previous comments relating to this application. Since submission of the above, Buckinghamshire Council has adopted the Vale of Aylesbury Local Plan (VALP). We consider that the Pitstone Neighbourhood Development Plan remains consistent with the now adopted VALP, which reinforces our previous objections. Pitstone has already exceeded its housing development requirement and as of September 2020 there are 5.2 years of land supply in Buckinghamshire.

PC32/21 CLOSURE OF MEETING

There being no further business to be transacted, the Chairman thanked the members for their attendance and closed the meeting at 20.24.

Signed: *D Nicholls*

Date: 10/3/22

Chairman