

# PITSTONE PARISH COUNCIL

Minutes of the Planning Committee Meeting held on 14 April 2022  
held at Pitstone Pavilion commencing at 19.30.

## PC1/22 ATTENDANCE AND APOLOGIES

1. Council present:  
Cllr McCarthy, Cllr Hawkins, Cllr Heyman and Cllr Weber plus the Parish Clerk Mrs Eagling.
2. Apologies:  
Cllr Mrs Crutchfield, Cllr Blunt, Cllr Nicholls, Cllr Mitra and Cllr Saintey.
3. Absent:  
Cllr Kirk and Cllr Mrs Dragon.
4. Others present:  
5 members of the public (2 were the applicants for Cheddington Road, 1 was the applicant for Marsworth Road, 2 objecting to Marsworth Road).

## PC2/22 NOMINATION OF A CHAIR FOR THE MEETING

In the absence of the Chairman, it was **RESOLVED** that Cllr Weber would chair the meeting.

## PC3/22 DECLARATIONS OF INTEREST AND DISPENSATION REQUESTS

Written declaration and request received from Cllr Weber, as a resident of Cheddington Road, but not affected or close to the property on the agenda. It was **RESOLVED** to grant permission for Cllr Weber to speak relating to this matter.

Declaration received from Cllr Hawkins, who has family that are resident on both Marsworth Road and Rushendon Furlong, but who are not affected by either planning application. It was **RESOLVED** to grant permission for Cllr Hawkins to speak & vote in relation to this matter.

## PC4/22 QUESTIONS FROM MEMBERS OF THE PUBLIC AND PRESS

It was **RESOLVED** to accept comments from the public at the appropriate point in the agenda. No other questions were tabled.

## PC5/22 MINUTES OF THE MEETING held on 10/3/22

It was **RESOLVED** that the draft minutes of the Planning Committee Meeting held on 10 March 2022 were a true and accurate record. The Chairman was duly authorised to sign them on behalf of the council.

## PC6/22 CORRESPONDENCE

The correspondence received was noted.

## PC7/22 PLANNING APPLICATION CONSULTATIONS FROM BUCKINGHAMSHIRE COUNCIL

1. 78 Marsworth Road (affecting Orchard Way): 22/00915/AOP: Outline planning application with some matters reserved for the sub-division of the existing plot for 78 Marsworth Road and the erection of a detached 3-bedroom dwelling with off-road parking, private garden and bin storage.

It was **RESOLVED** to invite comments from both the applicant and the members of the public relating to these 2 applications. It was also noted that several written objections had been received and had appeared on the BC Planning Portal.

It was **RESOLVED** to advise Buckinghamshire Council that the Parish Council was opposed to this application:

- Whilst the application site is inside the settlement boundary, and the application is only an outline one, a 3-bedroomed property of the scale and size indicated within the application would nonetheless constitute an overdevelopment of this location and be overbearing for the surrounding chalet bungalows and the narrow gardens of nearby terraced properties.
- The application would similarly contravene policy 6i of the Pitstone Neighbourhood Plan which states "Development proposals will be supported provided: i. their scale, density, massing, height, landscape design, layout and materials, including alterations to existing buildings, reflect and enhance the character and scale of the surrounding buildings and of distinctive local landscape features; ..."

- We also ask Buckinghamshire Council to consider the new Chiltern Beechwoods Special Area of Conservation requirements to limit additional residential dwellings.

It was **RESOLVED** to advise Buckinghamshire Council that the Parish Council wished this application to be called-in to committee should BC be minded approving.

The 3 residents attending relating to Marsworth Road departed the meeting.

2. The Cottage, Cheddington Road, 22/01011/APP: Householder application for single storey side and rear extension.

It was **RESOLVED** to invite comments from the applicants relating to this application. It was noted that no objections had been received relating to this application.

It was **RESOLVED** (Cllr Weber not voting) to advise Buckinghamshire Council that the Parish Council wished to tender no objections to this application.

3. 16 Rushendon Furlong: 22/01007/APP: Householder application for single storey rear extension, first floor side/rear extension and new vehicle crossover.

It was noted that no objections had been received relating to this application.

It was **RESOLVED** to advise Buckinghamshire Council that the parish council had no objection to this application in principle, however, to request that BC give consideration to the impact/massing of the side elevation which immediately abuts the public footway to avoid the second storey becoming too imposing from a visual perspective and/or constituting a potential safety hazard.

#### **PC8/22 DECISIONS NOTIFIED BY BUCKINGHAMSHIRE COUNCIL**

None notified by Buckinghamshire Council.

#### **PC9/22 APPLICATIONS OUTSTANDING WITH BUCKINGHAMSHIRE COUNCIL**

Rear of the Bell (Haldi), 1 Beacon Court, Plot C on Westfield Road, Morton House at 9 Beacon Court, cricket practice nets on Pitstone Recreation Ground, 33 Chequers Lane, 50 Albion Road, Land to The South of Marsworth Road and The West of Vicarage Way (restaurant/pub site only), Land Adjacent to Allotment Gardens (nursery site only), 12 Williamson Way.

#### **PC10/22 ENFORCEMENT OUTSTANDING WITH BUCKINGHAMSHIRE COUNCIL**

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

#### **PC11/22 APPEALS**

27 Campbell Lane; Enforcement ref: 20/00443/CONB, Appeal ref: 21/00078/ENFNOT; Planning Inspectorate Ref: APP/J0405/C/21/3285648. Appeal to be determined by Planning Inspectorate (PI) relating to the issue of the enforcement notice.

Land to The South of Marsworth Road and The West of Vicarage Way (PDA both commercial areas): Appeal submitted to the Planning Inspectorate but not yet logged.

#### **PC12/22 CLOSURE OF MEETING**

There being no further business to be transacted, the Chairman thanked those present for their attendance and closed the meeting at 20.23.

Signed:

Date:

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Chairman