

PITSTONE PARISH COUNCIL

Minutes of the Planning Committee Meeting held on 8 February 2024
at Pitstone Pavilion commencing at 19.30.

PC1/23 ATTENDANCE AND APOLOGIES

1. Council present:

Cllr Weber (Chairman), Cllr Saintey, Cllr Mrs Crutchfield, Cllr Mrs Nash and Cllr Blunt plus the Parish Clerk Mrs Eagling.

2. Apologies:

Cllr R McCarthy, Cllr Dr Frearson, Cllr A Mitra and Cllr D Nicholls. Cllr Hawkins was absent.

3. Others present:

5 members of the public regarding the planning application for 87 Marsworth Road.

PC2/23 DECLARATIONS OF INTEREST AND DISPENSATION REQUESTS

No declarations of interest were expressed.

PC3/23 QUESTIONS FROM MEMBERS OF THE PUBLIC AND PRESS

it was **RESOLVED** to take comments relating to 87 Marsworth Road at the appropriate point in the meeting.

PC4/23 MINUTES OF THE MEETING held on 9/3/23

It was **RESOLVED** that the draft minutes of the Planning Committee Meeting held on 9 March 2023 were a true and accurate record. The Chairman was duly authorised to sign them on behalf of the council.

PC5/23 CORRESPONDENCE

The correspondence received was noted.

PC6/23 PLANNING APPLICATION CONSULTATIONS FROM BUCKINGHAMSHIRE COUNCIL

- Revised submission for 23/00757/APP, Land to the Rear of 87 Marsworth Road, demolition of existing structures and erection of 5 dwellings including access and all ancillary works.

One resident raised concerns regarding a shared ownership tree located at the boundary between the application site and their property. Two pairs of residents raised objections in relation to various aspects of the application.

It was unanimously **RESOLVED** to advise Buckinghamshire Council that the parish council wished to tender objection to the application. It was noted that concerns around parking for 87 Marsworth Road itself had been addressed. The following material considerations were however raised in relation to the original application and have not been resolved within the revised submission:

- the felling of existing trees, shortly before the application was made;
- access, traffic and congestion; and
- over-development of a small site.

The following points also continue to need to be addressed, should the Planning Authority be minded approving the application:

- the assessment and calculation of mitigation for the arboricultural impact of the aforementioned fellings
- the absence of any mitigation proposals such as required by Natural England due to the close proximity of the application site to the Chilterns Beechwoods SAC

Council also wished to raise the following new concerns with the revised application:

- an inappropriate Construction Management Plan;
- inadequate groundwater drainage proposals and inadequate tree root protection measures;

- shared ownership issues in relation to a beech tree located on the boundary with Brook Lane; and
- the lack of affordable housing.

PC7/23 DECISIONS NOTIFIED BY BUCKINGHAMSHIRE COUNCIL

- 89 Crispin Field, 23/03768/APP, Householder application for demolition of rear conservatory and erection of single storey rear and front extensions with alterations to existing roof and garage conversion into habitable space: Approved by Buckinghamshire Council.
- Land adjacent to allotment gardens, Marsworth Road: 23/01534/VRC: Variation of Condition 2 (approved MUGA plan) relating to application 17/01871/APP (residential development comprising 74 dwellings, creation of two new accesses, car parking, leisure facilities, landscaping and associated works) (retrospective): Refused by Buckinghamshire Council.

PC8/23 APPLICATIONS OUTSTANDING WITH BUCKINGHAMSHIRE COUNCIL

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), land to the rear of 12 Marsworth Road (1 dwelling), Land to the rear of 12 Queen Street (4 dwellings), 1 Treachers Close, 6 Hever Close and 1 Windsor Road.

PC9/23 APPEALS DISMISSED BY THE PLANNING INSPECTORATE

Land To the South of Marsworth Road And The West Of Vicarage Way (the first application to turn the 2 x PDA commercial areas into residential). Planning Inspectorate Ref: APP/J0405/W/22/3292202; Appeal Ref: 22/00058/NONDET; original planning application ref: 21/02999/APP; Construction 21 no. dwellings (8 flats and 13 houses), including associated works, car parking and landscaping, Appeal grounds - non determination. Planning Inspectorate Decision: appeal allowed, and planning granted. Subsequently subject to Judicial Review CO/1805/2023 - Buckinghamshire Council -v- (1) SSLUHC & Ors: quashed and referred back to the Planning Inspectorate. 6/2/24 Appeal dismissed on grounds of non-compliance with SANG/SAC.

PC10/23 OTHER

The updated guidance on the National Planning Policy Framework was considered. It was **RESOLVED** that there were no immediate actions arising for the parish council.

It was noted that a potential breach of planning in Old Farm had been raised to the parish council, consideration of which will be added to the full council agenda for 29/2/24.

PC11/23 CLOSURE OF MEETING

There being no further business to be transacted, the Chairman thanked those present for their attendance and closed the meeting at 20.06.

Signed:

Date:

Chairman