

PITSTONE PARISH COUNCIL

Minutes of the Planning Committee Meeting held on 6 June 2024 at Pitstone Pavilion commencing at 19.30.

Prior to the commencement of the meeting Cllr Nicholls, the Chair of the Council, announced the recent sad passing of Cllr Anil Mitra and one minute of quiet reflection was held in his memory.

PC1/24 ATTENDANCE AND APOLOGIES

1. Council present:

Cllr Weber (Chairman), Cllr Saintey, Cllr Mrs Crutchfield, Cllr Mrs Nash, Cllr R McCarthy, Cllr Dr Fearson, Cllr Nicholls and Cllr Blunt plus the Parish Clerk Mrs Eagling.

2. Apologies:

Cllr Hawkins was absent.

3. Others present:

6 members of the public.

PC2/24 DECLARATIONS OF INTEREST AND DISPENSATION REQUESTS

Cllr Blunt declared two interests (1) his property was close to the rear of, but not an immediate neighbour to, the application site for Icknield and (2) his property was close to the enforcement notification re 35 Old Farm. Neither posed a pecuniary interest nor precluded participation in the meeting.

No other interests were declared.

PC3/24 QUESTIONS FROM MEMBERS OF THE PUBLIC AND PRESS

All residents were in attendance in relation to a planning application consultation appearing on the agenda and it was **RESOLVED** to take comments relating to each location at the appropriate point during the meeting.

PC4/24 MINUTES OF THE MEETING held on 8/2/24

It was **RESOLVED** that the minutes of the Planning Committee Meeting held on 8 February 2024 were a true and accurate record. The Chairman was duly authorised to sign them on behalf of the council.

PC5/24 CORRESPONDENCE

The correspondence received was noted.

PC6/24 PLANNING APPLICATION CONSULTATIONS FROM BUCKINGHAMSHIRE COUNCIL

- Icknield House, The Green; 24/01460/APP; Householder application for conversion of existing double garage building into a habitable space. The applicant and a neighbour were invited to speak. It was **RESOLVED** to advise Buckinghamshire Council that the parish council had no objection to the principle of the proposed development but to ask the LPA to:
 - Add a condition to ensure that usage of the building remains ancillary to the main dwelling (and reflected in the provision of electricity, water and other services to it) and can't be rented or sold as a separate dwelling.
 - Ensure that the necessary conservation and heritage impacts are considered as the property is Grade II listed.
 - Consider any impact on the ability of neighbouring properties to manoeuvre their vehicles.

Two members of the public then departed the meeting.

- Plot C, Westfield Road; 24/01437/VRC; Variation of condition 3, 7, 8 and 9 (plans) attached to 03/A2081/NON relating to application 03/02081/ADP (Erection of office and production facilities - approval of reserved matters pursuant to 01/02241/AOP). It was **RESOLVED** to advise Buckinghamshire Council that the parish council had no objection to the principle of the proposed development (and that Policy 4 of the Pitstone Neighbourhood Plan supports the bringing-forward of proposals falling within use classes B2, B8 and what was formerly B1) but to ask the LPA to:

- Ensure that a greater degree of landscaping & tree planting is created to the frontage with Westfield Road to providing suitable screening and noise abatement for the properties along Lancaster Way facing this development.
 - Ensure adequate consideration is given to the requirements for Biodiversity Net Gain and nature conservation, as if this were a fresh application not revival of an old one.
 - Consider if any further assessments need to be undertaken or requirements set down, as there has been such a long gap between the original grant of planning and this request for variations.
- Land to the rear of 12 Queen Street; 23/03386/APP; Demolition of existing outbuildings, erection of three dwellinghouses with associated landscaping, bin store, cycle stores and access. The applicant was invited to speak in support of their application. It was **RESOLVED** to advise Buckinghamshire Council that the parish council had no objection to the principle of the proposed development but to ask the LPA to:
 - Consider if the development was to cramped - the reduction in dwelling numbers from 4 to 3 was welcomed, but those properties occupy the same footprint as previously as the built land has also reduced by a quarter.
 - Consider the impact on foul drainage and whether any improvements are required to the infrastructure.
 - It was felt that the proposed bin storage and collection arrangements required review, as it was unlikely that the residents would use the designated rear bin store and it is understood that BC would be likely to require the bin collection point to be located at the front of the driveway adjacent to Queen Street as the positioning currently shown was too far from the road.
 - Consider the situation at both ground and eaves level when assessing the useable space of the access road to ensure that the overhang on both properties is protected from vehicular damage.
 - Ensure too that high enough curb edgings are provided along both sides of the access road where it runs between numbers 10 and 12 Queen Street to protect the flank walls and rooves of both properties.
 - Consider the likelihood of parking 'overspill' onto Queen Street and any adjustments required to limit this.
 - It was noted that the LPA had previously requested the replacement of the orchard trees and that the amended application showed a proposal, but it was felt that as the proposed planting may in fact be too dense to enable the long term life and growth of the proposed trees this should be assessed by the BC tree officer.

Four members of the public then departed the meeting.

PC7/24 DECISIONS NOTIFIED BY BUCKINGHAMSHIRE COUNCIL

None.

PC8/24 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 87 Marsworth Road (5 dwellings) and Portland House on Westfield Road (6 industrial starter units).

PC9/24 OTHER

It was noted that Buckinghamshire Council had advised that their planning enforcement investigation re 35 Old Farm had now concluded and a breach of planning control had been identified, however it had been determined that formal action is warranted as there is not sufficient planning harm arising as a result of the identified breach.

PC10/24 CLOSURE OF MEETING

There being no further business to be transacted, the Chairman thanked those present for their attendance and closed the meeting at 20.25.

Signed:

Date:

Chairman

DRAFT