

## Minutes of Meeting of Newton Longville Parish Council 18th July 2017

**Present:** Cllr Gausden (Chair), Arnold, Chamberlain, Collinge, Norris, and Whipp.  
Mike Galloway, Clerk to the Council also in attendance.  
16 members of public. District Cllrs N Blake and Everitt.

**Apologies:** Cllrs Coeshall, Ward

### **60/17 Disclosures of interest**

Cllr Gausden declared an interest in item on planning application 17/02309/APP and withdrew from the meeting for the item. Cllr Norris declared interests in planning applications 17/02176/ALB and 17/02394/APP and withdrew from the meeting for those items.

### **61/17 Public Questions**

Districts Cllr N Blake and Everitt gave a verbal updates on AVDC matters. John Browning introduced himself and that he would be attending parish council meetings to represent the Community Association.

Questions asked and answered about hedges, water supply, street lighting, email lists and defibrillators.

### **62/17 Minutes**

Resolved that the minutes of the special meeting held on 27<sup>th</sup> June be signed as a correct records by Cllr Gausden.

### **Planning**

### **63/17 Planning application 17/02482/APP**

**For: Single storey side extension.**

**At: 16 Warners Road.**

Resolved to make no objection to application.

Cllr Gausden withdrew from the meeting. Cllr Whipp took the chair.

### **64/17 Planning application 15/00195/APP**

**For: Erection of agricultural building.**

**At: Land to the rear of Yew Tree Close/Westbrook End.**

Resolved that whilst supporting the principle of the development, more information is required before it is determined and conditions should be imposed. That the clerk be delegated to submit a representation on the application by the closing date in line with the clerk's report, taking account of any points raised, neighbour comments and from external consultees.

Cllr Gausden returned to the meeting and took the chair.

Cllr Norris withdrew from the meeting.

### **65/17 Listed Building application 17/02176/ALB**

**For: Replacement of windows and doors with the exception of three historic metal casements in timber frames and bricking up of one window opening.**

**At: Hollybush Farm, 30 - 32 Westbrook End,**

Resolved to support the application.

66/17

**Planning application 17/02394/APP**

**For: Erection of four detached dwellings with new access from Stoke Road**

**At: St Annes Grange, 1 Drayton Road, MK17 0BH**

Noted that the principle of residential development has been agreed by the approval of the earlier application for three dwellings.

Points made by neighbours in writing and at meeting considered, including in particular on the proposed parking arrangements and conservation. It was felt that whilst the original application struck a reasonable balance, the changes made in the current application to fit in four dwellings results in too cramped a development, an unacceptable loss of trees, that there may be an increased risk flooding issues, that tandem parking is likely to result in inappropriate on-road parking, there is no provision for visitor parking and lack of safe pedestrian crossing of Stoke Road or footway to connect to the one at the crossroads. AVDC should seek further specialist advice on wildlife, ecology and flood risk.

Resolved that the clerk be delegated to submit an objection to the application by the closing date, taking account of points raised and neighbour comments and from external consultees.

Proposed Cllr Gausden, seconded Cllr Whipp. Unanimously agreed.

Cllr Norris returned to the meeting.

67/17

**Planning application 17/02157/AOP**

**For: Outline application with all matters reserved for erection of one dwelling**

**At: Land to rear of 38 Westbrook End, MK17 0DF**

Considered to be an isolated building which breaks the building line and so amounts to unacceptable intrusion into the open countryside and contrary to AVDC policy GP35. As there were no detailed plans for access there are concerns as to whether the proposed access arrangements would provide safe access to the proposed dwelling as well as parking and turning.

Resolved that the clerk be delegated to submit an objection to the application by the closing date, taking account of any points made and any subsequent neighbour comments and from external consultees.

Proposed Cllr Gausden, seconded Cllr Whipp. Unanimously agreed.

68/17

**Planning application 17/02417/AOP**

**For: Outline application with access to be considered and all other matters reserved for the erection of up to 50 dwellings and associated works.**

**(Resubmitted scheme following refusal of previous application on 13/1/17)**

**At: Land north of Whaddon Road, Newton Longville (Hammond Farm)**

This is a repeat of the previous application with little changed. There has been some more traffic information provided but nothing new. The applicants have attempted to use data submitted by Taylor Wimpey for the site opposite and extrapolate the data. There is a noise report which considers noise from the other uses on Hammond Farm site, but noise from Longville Hall and Hammond Park.

Given its location, the site is seen as fundamentally unacceptable as a site for housing and would result in unsustainable development contrary to the NPPF.

Were the application to be approved it could mean six separate access points to Whaddon Road within a short distance.

It may be there will be a need to seek external consultancy input and surveys such as traffic and LVIA, however it is thought that at this point an objection can be submitted without this, but further consideration should be given should there be any changes such as an indication AVDC support the application.

Resolved that the clerk be delegated to submit an objection to the application by the closing date, taking account of points made and neighbour comments and from external consultees. The response should also detail potential conditions and section 106 requirements should the application be approved.

**69/17**

**Planning application 17/01107/AOP**

**For: Outline application with access to be considered and all other matters reserved for a residential development of up to 17 dwellings including a new access point off Whaddon Road.**

**At: Land off Whaddon Road, Newton Longville**

This is for part of the front of the Taylor Wimpey application for 44 dwellings, which was assessed as being unsuitable for development as there was high value grassland. Whilst this has since been ploughed up there has been no further detailed appraisal as to the current status of the land. The Taylor Wimpey application has yet to be determined even though submitted in January 2015.

The Transport Statement provided is considered insufficient and does not contain current data. Whilst part of the larger site may at some point be allocated for development within the Aylesbury Vale Local Plan (VALP) or the Neighbourhood Plan, neither plan is sufficiently advanced at this point that any significant weight may be given to it. As the site is not for the whole of the front of the larger site it would result in a significant gap between it and the current housing.

Were the application to be approved it could mean six separate access points to Whaddon Road within a short distance.

It may be there will be a need to seek external consultancy input and surveys such as traffic and LVIA, however it is thought that at this point an objection can be submitted without this, but further consideration should be given should there be any changes such as an indication AVDC support the application.

Resolved that the clerk be delegated to submit an objection to the application by the closing date, taking account of points made and neighbour comments and from external consultees. The response should also detail potential conditions and section 106 requirements should the application be approved.

**70/17**

**To note any updates on other outstanding planning applications.**

None

**71/17**

**Neighbourhood Plan – To receive verbal update and make any necessary decisions.**

Verbal update given on progress

**72/17**

**East West Rail consultation – To consider any response the parish council may wish to make.**

Resolved that the clerk be delegated to submit a response by the closing date.

**Land Usage**

73/17

**Allotments - To receive verbal update following meeting with allotment tenants and make any necessary decisions.**

Update given on meeting with allotment holders which was felt to be successful. Clerk to organise a meeting at which there is speaker from an allotment society elsewhere to discuss how association can run and the benefits of them.

Resolved that the council should join National Allotment Society.

**Resources**

74/17

**To agree payments in line with presentation of invoices for payment and any payments made between meetings.**

Payments of all invoices as listed on schedule agreed.

There being no further business the Chair closed the meeting at 22:15.

Signed: \_\_\_\_\_

Date: \_\_\_\_\_