

Minutes of the meeting of the Planning and Highways Committee held on Thursday 22nd May 2025 at Weston Turville Village Hall.

PRESENT: Councillors M Baylis, L Cook, S Dawkins, G Lait
Assistant Clerk: Francesca Beato
7 members of public

P25.30	APOLOGIES Apologies were received from Cllrs P Routledge and C Terry.	
P25.31	DECLARATIONS OF INTEREST There were no declarations of interest made.	
P25.32	OPEN FORUM FOR PARISHIONERS Concerns were raised by members of the public regarding: Application 25/01104/APP – Land off Barley Close, specifically citing the loss of green space, removal of trees, and the absence of dedicated parking within the proposal. Application 25/00889/APP – 15 Bates Lane, expressed concerns about loss of privacy and reduced daylight, referencing Policy H2 of the Neighbourhood Plan. Application 25/01418/AOP – Land North of Bye Green, Brook End, including the fact that: <ul style="list-style-type: none"> the development is located outside the settlement boundary loss of wildlife habitat highway safety issues positioning of the proposed bungalows, loss of privacy and daylight, doubts about the accuracy of the Transport Statement. increase in the number and type of dwellings compared to the previous application. the lack of adequate pavements in Bye Green loss of brownfield land, noting that the site was previously used as a chicken farm. 	
P25.33	MINUTES OF PREVIOUS MEETING The minutes of the meetings held on the 10 th April were agreed and signed by the Chairman.	
P25.34	25/01017/APP& 25/01018/ALB- 25A Brook End Listed building application for rear single storey extension. This application was considered, and it was agreed to raise NO OBJECTIONS subject to heritage officer being satisfied the works will not adversely affect the building.	
P25.35	25/00881/APP- Land Located South Of Old Rickyard Piece New Road Erection of 51 dwellings each with parking spaces and private gardens, along with new roads and landscaping. This application was considered, and it was agreed to OBJECT due to the following concerns- <ol style="list-style-type: none"> 1. Site was outside the settlement boundary defined in the neighbourhood plan 2. Strain on local infrastructure 3. Weston Turville parish has already experienced substantial housing growth with almost 4000 dwellings completed or committed. 4. Highways safety on New Road 	

	<ol style="list-style-type: none"> 5. Overdevelopment of the area 6. Inadequate provision of play and recreation space <p>It was also agreed that should the local planning authority be minded to approve the application the following mitigations and conditions need to be secured:</p> <ol style="list-style-type: none"> 1. Wider access road into the site 2. Speed limit reduction on New Road 3. Cycle and pedestrian path infrastructure to the village centre. 	
P25.36	<p>25/00889/APP- 15 Bates Lane</p> <p>Householder application for erection of rear and side extension. loft conversion and part garage conversion.</p> <p>This application was considered, and it was agreed to OBJECT due to concerns regarding the potential loss of privacy to adjacent and nearby residential properties. Additionally, it was noted that the proposed development does not appear to comply with Policy H2 of the Neighbourhood Plan.</p>	
P25.37	<p>25/00856/APP- Bye Green Cottage Brook End</p> <p>Householder application for erection of garage and store.</p> <p>This application was considered, and the Parish Council agreed to raise NO OBJECTIONS, subject to the use of brick option two as indicated in the plans.</p>	
P25.38	<p>25/00998/APP- 33 Worlds End Lane</p> <p>Householder application for alterations to front dormers, extend rear flat roof dormer, two new rooflights to side elevation.</p> <p>This application was considered, and it was agreed to OBJECT due to concerns that the proposed alterations to the front dormers do not comply with the design principles set out in the Vale of Aylesbury Local Plan (VALP) Design Supplementary Planning Document (SPD). The Committee was particularly concerned that the visual impact of the proposed changes were not in keeping with the character of the surrounding area.</p>	
P25.39	<p>25/01247/APP- 57 Old Rickyard Piece</p> <p>Householder application for construction of single storey rear extension with addition of 2 no. rooflights.</p> <p>This application was considered, and it was agreed to raise no objections, subject to the proposed height and location of the roof complying with Policy H2 of the Neighbourhood Plan.</p>	
P25.40	<p>25/01104/APP- Land Off Barley Close</p> <p>Additional off-street parking for 8 cars by converting the current grassed area to a permeable hard standing area for vehicles.</p> <p>This application was considered, and it was agreed to OBJECT on the following grounds:</p> <ol style="list-style-type: none"> 1. Loss of Green Space: There were significant concerns regarding the loss of green space and its vital contribution to local environmental quality, including the mitigation of air pollution and the support of local biodiversity. 2. Contravention of Policy H2: The proposed development was considered to be contrary to Policy H2 of the adopted Neighbourhood Plan, which seeks to protect and enhance open and green spaces within the parish, including important vistas for residents. The development would result in the permanent loss of a valued open view currently enjoyed by nearby residents. 3. Parking and Impact on Existing Residents: It was noted that most residents of the adjacent bungalows do not own cars, and the loss of green space to parking provision would disproportionately impact them. The proposed parking spaces may instead 	

	<p>serve residents from further down the road, increasing localised pressure and undermining the original intent of low impact living in this area.</p> <p>Should the application be approved by the Local Planning Authority, the Parish Council strongly recommended that any parking provision be allocated specifically to residents of the existing bungalows for residential use only, in order to minimise potential disruption and ensure fair use of limited space.</p>	
P25.41	<p>25/01418/AOP- Land North Of Bye Green Brook End</p> <p>Outline application for the proposed erection of 21 dwellings with associated access, open space, landscaping and infrastructure.</p> <p>This application was considered, and it was agreed to OBJECT due to the following concerns:</p> <ol style="list-style-type: none"> 1. Site was outside the settlement boundary 2. Strain on local infrastructure 3. Weston Turville parish has already experienced substantial housing growth with almost 4000 dwellings completed or committed. 4. Highway safety on Brook End 5. Overdevelopment of the area 6. Loss of wildlife habitat 7. Impact on key views – Ivinghoe Beacon Vista 8. Lack of public transport links <p>Concerns were raised regarding the accuracy of the submitted Transport Statement, which suggests there would be no more than approximately nine two-way vehicle trips during both the AM and PM peak periods. The Council considers this an underestimation and not reflective of likely vehicle movements.</p> <p>The Parish Council requests that a full and up-to-date ecological and environmental survey be undertaken to assess the true impact of the proposed development on the local area and its ecosystems.</p>	
P25.42	<p>PLANNING DECISIONS</p> <p>The following decisions were noted:</p> <ul style="list-style-type: none"> • 25/00516/APP, 30 School Lane – APPROVED • 25/00350/ALB & 25/00349/APP, The Manor House, Church Walk - APPROVED • 25/00789/APP, 24 Tamarisk Way – APPROVED • 24/01957/APP, Hampden Fields – APPROVED • 24/01878/APP, Hampden Feilds – APPROVED • 23/03195/ADP, Hampden Feilds – APPROVED 	
P25.43	<p>HIGHWAYS MATTERS</p> <p>Nothing raised under this item.</p>	
P25.44	<p>ANY OTHER MATTERS (FOR INFORMATION)</p> <p>Cllr Cook asked for an update on devolved services, The Clerk to provide an update on her return from annual leave.</p> <p>Cllr Lait requested a meeting with the Clerk to discuss issues in the Village and requested a printed map of the Parish.</p>	
P25.45	<p>DATE OF NEXT MEETING</p> <p>The next meeting was scheduled for Thursday 12th June 2025 at 7pm.</p>	

Signed: _____

Dated: 12th June 2025