



Minutes of the meeting of the Planning Committee held on Thursday 4th May 2017 at the Village Hall, School Approach, Weston Turville.

PRESENT: Cllrs M Simons, J Paterson, M Conolly, R Eastaugh, N Treacher, M Jarvis (part of meeting)
 AVDC Planning Officer – Neil Button

P17.43	APOLOGIES Apologies were accepted from Cllr Hillier, Cllr Simons chaired the meeting in his absence.	
P17.44	DECLARATIONS OF INTEREST There were no declarations of interest.	
P17.45	OPEN FORUM FOR PARISHIONERS There were no parishioners present.	
P17.46	MINUTES OF PREVIOUS MEETING The minutes of the meeting held on 6 th April were agreed as correct and signed by the Chairman.	
P17.47	<p>16/03548/APP – LAND AT WORLDS END LANE</p> <p>The Planning Committee noted the Highways Authority’s comments regarding the unsuitability of the site for a mini roundabout and, whilst disappointed by this, accepted the expertise of the highways officer.</p> <p>Worlds End Lane was a very wide, straight road and speed surveys demonstrate that speeding was an issue in this 30mph residential area. The Council noted that a traffic calming scheme was proposed for Weston Turville village to be funded by developer contributions from several applications via a s106 agreement. The Committee remained concerned about road safety should this scheme go ahead before other developments were required to provide their contribution. The Council felt that the two speed cushions proposed for Worlds End Lane were insufficient as speeding occurred along the whole stretch of this road from the start of housing through to the roundabout junction with the Marroway, by the time traffic reaches the location of the proposed speed cushions it is already slowing for the roundabout.</p> <p>After extensive discussion it was agreed that the Council would withdraw its objections provided:</p> <ol style="list-style-type: none"> 1. The developer was required to fund a feasibility study for traffic calming from the start of the extended 30mph limit through to the junction with the Marroway and that this study be completed before the development started. 2. The developer was required to pay a contribution towards speed cushions or other traffic calming recommended by the study and that these should be installed prior to the occupation of properties on the site. <p>Should the District Council be minded to approve the application, the Parish Council would welcome a discussion with AVDC and the developer regarding the ongoing maintenance of communal/public areas within the development and may be willing to</p>	

	<p>take on responsibility for these subject to the commuted sum for ongoing maintenance being made available to the Parish Council.</p> <p><i>Cllr Jarvis arrived.</i></p>	
P17.48	<p>16/00424/AOP – HAMPDEN FIELDS</p> <p>The Committee welcomed the traffic calming scheme proposed for Weston Turville village but AGREED to maintain its objection to the application.</p> <p>Councillors raised serious concerns that the link roads proposed by this and the Woodlands development would not ease the traffic congestion in the area, particularly in view of the lack of commitment to extend the link road any further at this time. The addition of 3000 houses would only compound the congestion experienced by local residents and commuters.</p> <p>Should the District Council approve the application the Parish Council would welcome a discussion with AVDC and the developer regarding the ongoing maintenance of communal/public areas within the development and may be willing to take on responsibility for these subject to the commuted sum for ongoing maintenance being made available to the Parish Council.</p> <p><i>Cllr Jarvis left the meeting.</i></p>	
P17.49	<p>16/01040/AOP – WOODLANDS, COLLEGE ROAD NORTH</p> <p>The additional transport information and maps were considered and it was agreed to respond that while the Council welcomed the traffic calming scheme proposed for Weston Turville village but it maintained its objection to the application.</p>	
P17.50	<p>17/01126/POA – LAND ADJ TO ASTON CLINTON ROAD</p> <p>Discharge of planning obligation relating to outline planning permission reference 13/01488/AOP in respect of change to affordable housing trigger and open space triggers</p> <p>This application was considered and it was agreed to raise NO OBJECTIONS.</p>	
P17.51	<p>17/01219/APP – 166 WENDOVER ROAD</p> <p>Single storey side and rear extension and insertion of dormers to side & rear</p> <p>This application was considered and it was agreed to raise NO OBJECTIONS.</p>	
P17.52	<p>17/01175/APP – 33 Worlds End Lane</p> <p>Single storey rear extensions and new hipped roofs over existing flat roof dormers to front and side</p> <p>This application was considered and it was agreed to raise NO OBJECTIONS.</p>	
P17.53	<p>APPEAL - 16/03542/AOP – LAND SOUTH OF MARROWAY</p> <p>It was noted that the developer had submitted an appeal against the non determination of their planning application for up to 50 new dwellings, the Committee had no further representation to make further to their original objection.</p>	
P17.54	<p>APPEAL – 16/01017/AOP – LAND AT WORLDS END LANE / HALTON LANE</p> <p>It was noted that the developer had submitted additional information and a revised site layout for their appeal against the non determination of their planning application for up to 175 new dwellings, the Committee had no further representation to make further to their original objection.</p>	
P17.55	<p>POLICY FOR PRE-APPLICATION MEETINGS WITH DEVELOPERS</p> <p>The Committee reviewed the draft policy and agreed to recommend it to the Parish Council for adoption with no amendments.</p>	

P17.56	<p>DECISIONS ON PLANNING APPLICATIONS</p> <p>The following applications had been approved:</p> <ul style="list-style-type: none"> • 17/00558/APP – 26 Brookside - Two storey and single storey side and rear extension and pitched roof over garage • 17/00892/APP – 4 Church Lane - Alterations to create low energy dwelling 	
P17.51	<p>ANY OTHER MATTERS (FOR INFORMATION)</p> <ul style="list-style-type: none"> • No matters were raised under this item. 	
P17.52	<p>DATE OF NEXT MEETING</p> <p>The next meeting would be held on 1st June 2017 at 6pm.</p>	

Signed: _____ Dated: 1st June 2017