



# LONG CRENDON PARISH COUNCIL

PO Box 1114, Aylesbury, Buckinghamshire, HP22 9QZ

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## Minutes of the Planning Committee meeting held in Sports Pavilion, Chearsley Road on Monday 19th February 2018 at 18.30 hrs.

### PRESENT

Barbara Smith (Cllr. and Chairman)  
Richard Moody (Cllr. and Vice Chairman)  
Richard Thurbon (Cllr.)  
Jenny Asher (Cllr.)  
Joe Bailey (Cllr.)  
Candy Cozens (Cllr.)  
Paul Davies (Cllr.)

Greg Lismore (Parish Clerk)  
Trevor Bullock (LC Preservation society)

12 Members of the public attended.

### 01/18 PUBLIC PARTICIPATION.

A representative of most of the residents of Nappins Close Long Crendon read out a prepared statement objecting to planning application 18/00172/APP.

A resident of Burns Close spoke concerning the situation with the site huts on the Spitfire development site on Chearsley Road and the extremely intrusive nature of current happenings causing un-necessary distress and dis-harmony.

### 02/18 APOLOGIES FOR ABSENCE.

Candy Cozens (Cllr.)  
Mike Hawkett (AVDC District Cllr.)

### 03/18 MINUTES OF THE PREVIOUS MEETING.

It was **RESOLVED** that the Chairman be authorised to sign the minutes of the meeting held on **18<sup>th</sup> December, 2017.**

### 04/18 DECLARATION OF INTEREST. None



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## 05/18 PLANNING APPLICATIONS.

The following applications were considered and the responses agreed.

		<b>Parish council opinion</b>	<b>Parish council comments.</b>
18/00353/ALB	<p><b>Removal of exterior paint in order to allow building to breathe and address substantial damp problems. Re-point stonework/brickwork as required. Replace/Repair any rotten timbers as required.</b></p> <p>26 High Street Long Crendon Buckinghamshire HP18 9AF Ref. No: 18/00353/ALB   Received: Wed 31 Jan 2018   Validated: Wed 31 Jan 2018   Status: Awaiting decision</p>	NO OBJECTION	Should be an improvement in the Conservation area.
17/04890/ALB	<p><b>Internal works to floor, walls, ceiling, lighting and beams.</b></p> <p>26 High Street Long Crendon Buckinghamshire HP18 9AF Ref. No: 17/04890/ALB   Received: Fri 29 Dec 2017   Validated: Wed 24 Jan 2018   Status: Awaiting decision</p>	No Objection	Should be an improvement in the Conservation Area
17/A1488/DIS	<p><b>Submission of details pursuant to Condition 2 (Construction Management Plan) and 3 (archaeological work) relating to Planning Permission 17/01488/ADP</b></p> <p>Land Off Wainwrights Long Crendon Buckinghamshire Ref. No: 17/A1488/DIS   Received: Fri 02 Feb 2018   Validated: Mon 05 Feb 2018   Status: Awaiting decision</p>	OBJECT	Insufficient information. the construction and Management Plan does not address all the matters set out by both Parish Council and Local Planning authority. Applicant appears to ignore council and residents needs. Not addressing valid and legitimate access concerns in Wainwrights nor holding area outside village.PC will attend planning committee meeting when scheduled.



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18/00408/AOP	<p><b>Erection of industrial building (use classes B1, B2 and B8) with parking and associated works</b>  Part Of Notley Farm Chearsley Road Long Crendon Buckinghamshire HP18 9ES  Ref. No: 18/00408/AOP   Received: Fri 02 Feb 2018   Validated: Wed 07 Feb 2018   Status: Awaiting decision</p>	No Objection	In line with Long Crendon Neighbourhood Plan. Contributes to sustaining and improving employment in the Parish.
18/00262/APP 18/00263/ALB	<p><b>Erection of 8'x10' garden shed with an extended roof for wood store and solar PV panels.</b>  48 High Street Long Crendon Buckinghamshire HP18 9AF  Ref. No: 18/00262/APP   Received: Tue 23 Jan 2018   Validated: Fri 02 Feb 2018   Status: Awaiting decision</p> <p><b>Erection of 8'x10' garden shed with an extended roof for wood store and solar PV panels.</b>  48 High Street Long Crendon Buckinghamshire HP18 9AF  Ref. No: 18/00263/ALB   Received: Tue 23 Jan 2018   Validated: Fri 02 Feb 2018   Status: Awaiting decision</p>	No Objection	As the shed and PV panels are already erected this appears to be a retrospective application.
18/00172/APP	<p><b>Formation of new access, construction of two storey rear extension and alternative roof, including 3 front dormer windows to No 11 Thame Road, construction of two detached dwellings to rear of No 11 and Clematis Cottage</b>  11 Thame Road Long Crendon Buckinghamshire HP18 9AS  Ref. No: 18/00172/APP   Received: Tue 16 Jan 2018   Validated: Thu 18 Jan 2018   Status: Awaiting decision</p>	OBJECT	Parish council believe the application as submitted is over development of a poorly accessible site / rear gardens. Proposed properties are too big. Poor vehicular and pedestrian access and turning arrangements from Main Thame to Bicester Road. Fails to meet minimum highway standards / vision splay. Over-optimistic turning displayed relying almost totally on no vehicle being parked on-site other



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			<p>than in proposed garages. Somewhat un-realistic. Site partially in conservation area being almost ignored. Oppressive proposal with respect to neighbours on all sides who were not consulted or informed in advance. Light deprivation to Nappins Close housing. Overbearing proposal. No detail on boundary treatment to adjacent properties. Overbearing. PC will attend Planning Committee meeting when scheduled .</p>
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## 06/18 DECISIONS from AVDC.

The cases referenced are

17/04642/APP	Madges Farm, Chearsley road.- Variation of condition 1 of planning approval.--to amendments to plots 14,15,16,17,23,24,and 25 and the material schedule condition number: 1condition(s) Removal: seeking amendments to 14,15,16,17.23.24and 25 and material schedule see attached covering letter. PC - No objection.
17/04773/APP 17/04774/ALB	17 High Street-Two storey rear extension, Demolition of existing conservatory. Single storey rear extension. Conversion of existing outbuilding. New roof lights to existing annex and landscaping. PC - No objection.
17/04816/APP	Coombe Cottage, 12 Chearsley Rd.--Erection of new ground floor single storey extension to the S W of the existing property .Including alterations to one external opening of the existing property and alterations to external terrace area. PC - No objection.
17/04139/ALB	Coombe Cottage.- Formation of a new internal staircase down to the existing basement of the property and associated minor internal alteration.



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PC - No objection.
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The AVDC decisions all agree with the Parish Council's recommendations.

It is noted application 17/04816/APP was subsequently withdrawn by the applicant.

## **07/18 CORRESPONDENCE.**

The reply from the National Planning Casework Unit dated 16 February 2018 in respect of Rectory Homes applications for planning permission for land at Wainwrights (application references 15/03650/AOP and 17/01488/ADP) was read out.

The Parish Council had written to the National Planning Casework Unit dated 9 February 2018 requesting that in light of the exposure of conflicted interests by a member of the Committee in AVDC that had resolved to grant approval for both the referenced applications that the case should be called in for determination by The Secretary of State of The Department for Communities and Local Government.

The reply received is reproduced below for the record.

## **START QUOTE**

*With regard to whether the Secretary of State can reconsider the decision of 6 December 2016 not to call-in the planning application, I am afraid that this is not possible. Application 15/03650 was granted consent on 21 December 2016 and 17/01488 was granted consent on 24 November 2017. The issue of call-in can only be considered prior to the grant of consent.*

*While I note your continuing concerns, the applications were properly for the council to decide, and there is no basis for the Secretary of State's involvement in this matter. The courts may consider quashing a planning permission through the judicial review process, but you would need to seek independent legal advice on how to proceed with a court case. Turning to the issues you have raised about a member of the planning committee, the Government is concerned that all local authorities should administer the planning system with the utmost propriety. However, local authorities act independently of central government. Ministers, even the Prime Minister, have no remit to intervene in the day to day affairs of local authorities, except where specific provision has been made in an Act of Parliament. Local authorities are accountable for their actions to their electorate and must act within their statutory powers. Therefore, I cannot comment on Aylesbury Vale's Strategic Planning Committee or their handling of this matter.*

## **END QUOTE**



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## 08/18 REPORTS

A) Trees in Thame Road: No progress. The contact person at County level will be chased by Cllr. Barbara Smith.

B) Transfer of land to Parish Council by Spitfire Home on Chearsley Road : Cllr. Richard Moody updated the Committee on details of the transfer documents and associated deeds of covenant. Parish Council are not satisfied with the details, the proposed terms, nor the associated layout. A local resident updated the meeting with details of issues arising (ground levels have been raised, 2 story site huts erected in wrong place, use of noisy generators close to private property, issues with overlooking and potential child safeguarding matters etc). IT was agreed that Cllr. Richard Moody would pursue a satisfactory resolution and report back to Council.

## 09/18 ANY OTHER BUSINESS.

It was noted that the access codes for the village defibrilators had been registered and distributed.

It was noted that potholes in Bonnersfield and at the roundabouts in the village had been patched.

The meeting closed at 19.55 hrs.

Signed: \_\_\_\_\_ Print Name: \_\_\_\_\_

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