



**Great Horwood
Parish Council**

Great Horwood Parish Council

PLANNING COMMITTEE

Minutes of meeting held on 11th October 2010 at 7.00pm in the Village Hall, Great Horwood.

Present: Cllr Rod Moulding (Chairman), Cllr John Gilbey, Cllr Michael Brocklehurst, Cllr Ian Lamberton, Mr Jeremy West, Karen Francis (Clerk)

1. To receive apologies for absence
All members being present, there were none.
2. To confirm the Minutes of the Meeting held on 13th September 2010
There being no corrections, the minutes were signed by the Chairman as a true and correct record.
3. Declaration of Interest
None received.
4. Matters arising from the Minutes of the last meeting
Mr Jeremy West reported back from his investigations into the planned incinerator at Edgcott and recommended that the project is given serious consideration by the Council. BCC received a planning application from WRG on 4th October which is being considered and will be sent to AVDC in the normal way. As Great Horwood is in the potential plume zone it is recommended that the Planning Committee should consider opposing the application once the public consultation opens. The situation will continue to be monitored and will be added to the agenda for the next meeting.

The Clerk confirmed a response was sent to Buckingham Town Council stating that the Parish Council had no comment to make on their Local Governance consultation.

The Clerk also confirmed that letters of support had been sent to the protest group against the Wingrave Wind Farm and to Wingrave with Rowsham Parish Council. Acknowledgements have been received for both letters.

5. Public Participation Period
No members of the public were present.
6. To ratify and minute the comments made to AVDC by the committee since the previous meeting.
No comments have been submitted since the last meeting so there was no need to ratify the planning report. However as the comments have changed it was requested that the Planning Committee commend the report to the Parish Council meeting. This was agreed unanimously.

A new application has been received for a new dwelling at Roddimore Farm. Concerns have been raised by various members of the Committee as to the validity of the application. After debate, it was agreed that the Planning Committee should respond with comments and Cllr Moulding would provide the wording for these comments.

7. Update on application 10/00680/APP (Nash Road, Great Horwood)
Cllr Moulding updated the Council on the Gypsy site in Nash Road. BCC have recommended refusal in view of road speeds and poor access visibility. Some responses to AVDC's request for additional information have been made by the applicants but these are not in the public domain.

The application is currently scheduled to go before the Development Control Committee on 4th November and Cllr Moulding will arrange to attend and comment as discussed previously.

8. Letting of house at Nash Road (possible agricultural condition)
Cllr Gilbey circulated information before the meeting that this house has been up for rental despite an agricultural tie being on the property. AVDC have been informed and the case has been given a priority 3 rating meaning they will advise within 6 weeks whether a breach has occurred.

9. Land sale at Singleborough

A resident has spoken to Cllr Moulding regarding a plot of land which is for sale in Singleborough. He was concerned that it would be purchased by persons who might repeat the Nash Road incursion and wanted the Parish Council to write to the owner to express concern. However it was agreed that this was outside the PC's remit and therefore no action would be taken.

10. Participation in AVDC Strategy Consultation as a pilot

Cllr Moulding noted that AVDC Forward Plans Group has also offered Great Horwood (through the Planning Committee and the Parish Plan Steering Committee) participation as a pilot parish in the development of consultation for AVDC's replacement for the Core Strategy. This would provide early access to additional information and would help in getting our community's views accepted. Cllr Brocklehurst proposed that this was accepted, Cllr Gilbey seconded it and the motion was carried unanimously.

11. LCPLG Meeting held on 21st September

Cllrs Gilbey and Moulding attended this meeting. The main topic of discussion at this meeting was what the new planning system would be and what would happen now that AVDC have withdrawn the Core Strategy. The key question is "What do you want?" not "What don't you want?". There was also debate over how Parish and Town councils would be included in the plans and setup for the new system.

Other matters raised included the issue of Wind Farms in the area. Although the sensitivities of the impact of the turbines was appreciated, AVDC couldn't have a 'no wind farms' policy. It was also explained that any objections made by Parish Councils to wind farm applications would need to be specific and couldn't just rely on the fact that the turbines are highly visible.

12. Any other business

No additional business was raised.

13. Items for the next meeting

It was requested that the Wingrave Wind Farm and Edgcott Incinerator draft proposals should be added to the agenda for the next meeting.

14. Confirmation of date and time of the next meeting

The next meeting will be held on Monday 8th November 2010 at 7.00pm in the Village Hall.

The meeting closed at 7.33 pm

Signed _____ **Draft** _____ Date _____

Great Horwood Parish Council
Planning Committee Report
for Ordinary Meeting on 11 October 2010

1. The customary listing of current and recent Planning Applications follows. No responses have been submitted to AVDC on behalf of the Council since the last meeting, so none require ratification:

CURRENT PLANNING APPLICATIONS

Date Received	Application Number	Applicant	Site Address	Details of Application	Parish Council Response	AVDC Decision
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Determined

20.08.10	10/01684/APP	Prof Graham Mayger	Hillside Cottage, 15 Nash Road, Gt Horwood	Extend time limit on application 07/00403/APP – new parking area. Supported by PC in 2007.	No objection	Householder Approval
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Pending

16.10.09	09/01900/AGN	Mrs Pat Crawford	Laurel Farm, Singleborough	Remove existing barn & erect replacement barn	No objection	Still seeking clarification of agricultural use
10.04.10	10/00680/APP	Mrs Carmel Whilliams	Land opposite Causter Farm, Nash Road, Gt Horwood	Change of use of land from agricultural use to use as a residential caravan site by stationing on the land of 11 mobile homes in residential use, 11 touring caravans, 11 utility dayrooms & associated roadways, hardstanding and drainage works	Object. See note below	
23.09.10	10/01856/APP	Mr & Mrs Rose	Roddimore Farm, Winslow Road, Gt Horwood	Erection of one detached dwelling & garage		

2. As noted previously in connection with the Nash Road caravan site application, AVDC has requested much additional information from the applicants and their agent, including medical information and reasons for requiring a site at that particular location. Limited responses have been received, but are not in the public domain. BCC has recommended refusal in view of road speeds and poor access visibility. The application will not be heard by AVDC's Development Control Committee until at least 4 November. This Council should be represented at the hearing, as previously agreed. Communication with Nash PC continues, and other comparable applications are being monitored.
3. A number of issues have been raised in connection with the Roddimore Farm application and will be discussed at the 11 October 2010 Planning Committee meeting.
4. Concern has been expressed about the new house at the junction of Nash Road and Bletchley Road being offered for rental without the agricultural occupancy condition that was part of the planning consent for the building.
5. A parishioner approached the Chairman of the Planning Committee about the sale of land at Singleborough adjoining his own, concerned that it might fall into the hands of persons who might repeat the Nash Road actions. He wished the Parish Council to write to the vendor to

warn of this, but after consultation the suggestion was declined as being outside the powers of the Parish Council.

6. Members will be aware that the draft Core Strategy underpinning AVDC's Local Development Framework has been withdrawn by permission of the Secretary of State together with the Salden Chase DPD and the widely-derided proposals for extensive housing development in and near Aylesbury (the "Eastern Arc").
7. AVDC will have to replace the draft Core Strategy with other strategy statements, and has undertaken to consult extensively on these. Through Great Horwood PC and Great Horwood Parish Plan Steering Committee, Great Horwood has been invited by AVDC Forward Plans Group to act as a pilot parish for this process. Among other benefits, this would give us early access to much additional information and would put us in pole position for getting our community's views accepted. It is far from clear how the process would work or what the time-scales might be; however, the Parish Plan Steering Committee is keen to participate and has recommended that the Parish Council agrees to do so.
8. Affordable Housing has also been discussed with AVDC Forward Plans Group. Great Horwood should be able to be clear about whether there really is any demand for such housing. We cannot afford another Housing Survey fiasco like the last one, and are pressing for the rules to be changed to allow Housing Surveys to be combined with Community Led Plan consultations. We are hopeful of achieving this but await the outcome. If successful, the Parish Council and Community Impact Bucks would co-operate with the Parish Plan Steering Committee to create a single effective village consultation mechanism that would allow proper consideration of affordable housing issues.

Rod Moulding
Chairman, Planning Committee