

## THORNBOROUGH PARISH COUNCIL

### MINUTES of PLANNING MEETING

**Monday 21st August 2017 at 7.00p.m.**

**Present:** Cllr Stuart Mitchell, (Chair), Cllr Charlotte Moore, Cllr Melanie Staff, Cllr Mary Taylor, Cllr Ray Goodger, Cllr Deborah Hosein, Maggie Beach (Clerk),

**Public:** 4 members of the public

Item	Minute	Action
1.	<b>Apologies:</b> Cllr Andy Spurr, BCC Cllr Warren Whyte, AVDC Cllr Sir Billy Stanier.	
2	<b>Declaration of interest in items on the agenda:</b> none	
3	<p><b>Planning:</b>  <u>Ref. 17/02680/APP</u> - Old Kilns, Back Street, Thornborough, B MK18 2DH - Demolition of redundant building and erection of one dwelling with detached outbuilding. Proposed Cllr MT, seconded Cllr MS that Thornborough Parish Council OBJECT to this application on the following grounds:</p> <p><u>Curtilage Issues.</u>                      In accordance with Thornborough Parish Council's response to the application 16/00973/COUAR for the barn, we do not wish to see the envelope of the village extended. Thornborough Parish Council is concerned that although the Council made no objection to the previous COUAR application, the granting of a new build outside the village envelope in the open countryside would set a precedent for future applications for new builds. Thornborough Parish Council believe that the re-development of a dilapidated farm building that is currently an eyesore as a house is very different situation to the development of a new build in the countryside. Thornborough Parish Council also believe that the position of the proposed house could allow a possibility of infilling with further new houses built in the resulting extended area of the village.</p> <p><u>Design</u>                      The design for the new building submitted is not in keeping with the surrounding environment. It does not conform to the Adopted Aylesbury Vale District Local Plan (AVDLP), essentially GP 35 -The design of new development proposals, and also RA1, RA2, RA3, RA13 and RA14. The proposed development is over-bearing, out-of-scale and out of character in terms of its appearance compared with existing development in the vicinity and therefore not in conformance with AVDC's design guidelines 'New Buildings in the Countryside' 3.01, 3.06, 4.06, 7.04 and 9.02</p> <p><u>Traffic on Back Street</u>                      Thornborough Parish Council are concerned that this application, given the size of the house and the space allocated for the parking of a minimum of 5 cars, could give rise to much increased traffic in Back Street, and that if a precedent was set and more houses were built as infill, this would greatly exacerbate the problem. Back Street is already deteriorating at a faster rate than Buckinghamshire County Council Highways can maintain it, as a lane that is in many places only one vehicle wide it cannot support increased traffic.</p> <p><u>Moving the Footpath</u>                      Thornborough Parish Council appreciate that this is not something that Aylesbury Vale District Council can give permission for but would like to register a future objection should a separate application to move the footpath be made to Buckinghamshire County Council. The proposal to move Right of Way THB/12 which has been established over 100s of years and is still widely used by many local people is wholly unacceptable. Thornborough Parish Council can see no</p>	

	<p>good reason for its re-siting. There are many houses and farms in the village and surrounding countryside that are situated immediately adjacent to Rights of Way, or even have a Right of Way go through their property, and security has never been cited by other householders as an issue, Thornborough Parish Council believe that local history is often delineated by the footpath network and that for historical reasons footpaths and Rights of Way should not be moved unless there is a very good reason and this application does not present one. Thornborough Parish Council also understand that the owners of the land across which the new position of the footpath is proposed, who attended this meeting, do not give permission for this re-siting.</p> <p>Agreed by 5 for, 1 abstention, none against.</p> <p>Therefore Thornborough Parish Council object to the proposal and for these reasons ask that Aylesbury Vale District Council refuse this application.</p>	<p><b>Clerk to make response</b></p>
	<p><b>The meeting finished at 8.00p.m.</b></p>	