

## THORNBOROUGH PARISH COUNCIL

### MINUTES OF PLANNING MEETING

**Monday 3rd December 2018 at 7.00p.m.**

**Present:** Cllr Melanie Staff, (Chair), Cllr Charlotte Moore, Cllr Andy Spurr, Cllr Steve Tribe, Cllr Ray Goodger, AVDC Cllr Billy Stanier Maggie Beach (Clerk),

**Public:** 36

Item	Minute	Action
1.	<b>Apologies:</b> Cllr Mary Taylor, Cllr Deborah Hosein, BCC Cllr Warren Whyte,	
2	<b>Declaration of interest in items on the agenda:</b> - none	
3	<p><b>Planning</b>  <u>Ref 18/03988/PIP</u> - Land At Brevitts Farm, Back Street, Thornborough, MK18 2DH - Permission in Principle - Redevelopment of the site to provide up to five dwellings - The Council accepted several comments from parishioners including a written statement of objections. After discussion it was agreed to OBJECT to this application on the following reasons:</p> <p>1). The Aylesbury Vale District Council HELAA version 4 lists this site as unsuitable for development. It is agricultural land, not brownfield, windfall or residential and therefore a PIP is not applicable. It is part of the 'green tongue' of open countryside into the village from the north of Back Street through to the High Street which is also a Conservation View from the High Street, as detailed most recently by Aylesbury Vale District Council in the refusal for planning permission for 17/03371/APP, the proposed development of Land adjacent to New Inn, High Street, Thornborough which was refused on the following grounds:                      'It would, by reason of its design and location, fail to respect and complement the character and pattern of built development in this part of the village by introducing a dwelling onto land that forms part of an important open gap between three distinct parts of the village. The development would intrude into this gap and establish an unfortunate precedent for further similar development as well causing harm to the setting of the Thornborough Conservation Area. In addition, by reason of its visual enclosure, the development would harm the enjoyment of users of the public footpath which is an important village facility. The failure to comply with the core planning principles of the National Planning Policy Framework and the harm caused significantly outweighs any benefits of the proposed development. The proposal would be contrary to policies GP35 and GP53 of the Aylesbury Vale District Local Plan, Design Guidance and the National Planning Policy Framework.'</p> <p>Thornborough Parish Council believes the same applies to this planning application.</p> <p>2). There are several inaccuracies in the planning application:</p> <ul style="list-style-type: none"> <li>• The site is not predominantly surrounded by residential development, it mainly has developments to the North East and the South East. The development to the South east is minimal, and only adjacent to the Eastern corner of the site</li> <li>• Back St is not characterised by larger detached properties set in extensive plots.</li> </ul>	<p><b>Clerk to write a response and circulate to Councillors for agreement before submitting.</b></p>

	<ul style="list-style-type: none"> <li>• Thornborough is a 'small' village as listed in the Aylesbury Vale District Council HELAA version 4, not a medium village.</li> <li>• Facilities to support this major development within the village are considerably more limited than expressed in the planning application. There is only a 2-hour weekly Post Office facility in the Village Hall and only 1 bus to and from Thornborough per day. There are no shops in the village. The shops at Buckingham referred to in the application are at least 3.2 miles away (Tesco which is the nearest) and mostly further and not as the application states only some 2.2 miles away. The link onto the only sustainable transport route via the country lanes to A413 (cycle path) is 4.25 miles to Tesco.</li> <li>• The application states that the proposal would give Thornborough much needed additional dwellings, but Thornborough is currently already up to its target for new homes.</li> </ul> <p>3). Back Street is a single track road with no ability to take any further traffic. This was recognised by Aylesbury Vale District Council in the response to 16/04114/COUAR Land Rear of High Street Thornborough. The refusal states,          'The proposal would generate additional traffic on Back Street/High Street, which is substandard in respect of its width and would result in an increased risk of collisions to road users. The development is contrary to the National Planning Policy Framework and the aims of Buckinghamshire's Local Transport Plan 4.'</p> <p>The site is next to the stream and access would be onto the road beside a Ford. Turning out of the site would be very limited because of the width and configuration of the road.</p> <p>4) The site is a designated flood plain that is prone to flooding. The ford, which is immediately adjacent to the site, has flooded in the past with water coming up to the proposed site entrance been higher than the footpath on the south side of Back St. Back St is also prone to flooding at Lower End resulting in the length of Back St becoming impassable to vehicles.</p> <p>The Illustrative Layout in the application appears to suggest that the proposed dwellings would be at road level. There is therefore concern that any reduction of the levels on the site will lead to more extensive flooding of Back Street. Building on this site will cause drainage problems with storm water runoff, the storm water ditch is already inadequate to take any more runoff from adjacent fields.</p> <p>For all these reasons Thornborough Parish Council believes that this Permission in Principal application should not be allowed and asks Aylesbury Vale District Council to refuse the application.</p>	
	<p><b>The meeting closed at 7.50.</b></p>	