ASTON CLINTON PARISH COUNCIL

Parish Council Office, Aston Clinton Park, London Road HP22 5HL
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You are hereby summoned to attend a meeting of the **Planning Committee** of the Parish Council on **17th September 2026 at 6:30pm** in the Council Office, Aston Clinton Park, London Road, Aston Clinton HP22 5HL

H Stephens Assistant Clerk 11/09/2026

AGENDA

P26.31 Public Participation (limited to 15 minutes)
For members of the public to ask questions and raise any issues on items included on the agenda. Public Participation should be for a period of no longer than 15 minutes, each person shall not speak for more than 5 minutes. Points raised but not on the agenda will not be addressed at this meeting, nor start a debate on the question. The Chair may direct that a written or oral response is given, or that the item is added to a future agenda as appropriate.

P26.32 To Receive Apologies for Non-Attendance

P26.33 To Receive Declarations of Interests or Requests for Dispensations
In accordance with Sections 30-33 of the Localism Act 2011 and ACPC's Code of Conduct, councillors are requested to disclose personal and prejudicial interests on matters to be considered at the meeting.

P26.34 To Approve the Minutes of the Committee Meeting Held on 23rd July 2026 and Extraordinary Committee Meeting held on 29th July 2026

P26.35 To Note Recent Decisions & those at Variance with the Recommendations of this Committee
Thirteen applications were decided between 13th July 2026 and the 7th September 2026, 5 were of a different outcome.

i. **22/03712/APP Land Rear Of 9 London Road HP22 5HG**
Demolition of outbuildings and construction of two-storey detached dwellinghouse and garage / car port utilising access approved under application 20/01119/APP

ACPC: Objects - Aston Clinton Parish Council objects to this application. The objection comments made under our previous submission on this application are maintained. The changes to the dwelling design are noted, but there are no changes to our comments.

Buck Council: Approved – This application is considered to make a positive contribution to the Council's housing needs and supply. The proposal is located entirely within the settlement boundary of Aston Clinton, as defined by the neighbourhood plan. It is appreciated that given the current use of the site as residential gardens, there is no land allocation for the site. The site is located within walking distance to local services and facilities, including medical centres, public houses and convenience store; the site is also served by several regular bus links, and therefore considered to be in a sustainable location.
The latest scheme seeks to overcome the concerns of the previous application, of being a confused appearance and poorly integrated with surrounding dwellings. The dwelling remains detached, but the access gates have been removed. The design is now more traditional, featuring a pitched roof, symmetrical front gable projections, and proportionate openings. While the overall height has increased, the dwelling is no longer considered alien when

viewed alongside the adjacent new homes, achieving a more harmonious relationship with its surroundings. The relationship with neighbouring Plot 4 would be flank-to-flank, with a separation distance of 12m. Plot 5 would be approximately 23m away at a 90-degree angle. As there would be no direct line of sight into or out of windows, overlooking is considered acceptable. With appropriate boundary treatment and tree retention, the level of harm would also be acceptable, and the spacious plot means there would be no adverse overshadowing impact. The proposed dwelling would have a gross internal floor area of around 190sqm, meeting the Nationally Described Space Standard for a four-bedroom, eight-person dwelling. It would also have a large rear garden and, subject to appropriate boundary treatment, would meet future occupiers' needs. Comments on visual impact and private views are noted; however, there is no private right to a view, and even a significant change to a private view is not normally a planning reason for refusal. In the planning process, consideration of visual impacts of a proposed development is usually restricted to potential impacts on public visual amenity or in heritage contexts the impact upon heritage significance.

ii. **PL/26/04540/TP** **4 Dennis Close Aston Clinton Buckinghamshire HP22 5US**
G1 (Ash x3) - 2-3m crown reduction as signs of Ash die back and branches are shedding.

ACPC: No Objection

Buck Council: Refused - No details have been provided regarding the classification of Ash Dieback, nor is there any evidence of branch shedding.

iii. **21/04899/APP** **Land Rear Of 98 London Road HP22 5HS**
Demolition of existing garage and erection of single dwelling

ACPC: Objects - The proposed dwelling would provide an overbearing nature on the occupiers of No. 96 London Road. In such terms, it conflicts with policy HQD1 of the adopted Aston Clinton Parish Neighbourhood Plan which seeks to protect adequate standards of residential amenity. It is also noted that the drawings give a false representation of the proposed height of the building which would be considerably taller than the drawings present.

Buck Council: Approved - The site lies within the Aston Clinton settlement boundary and is in principle a sustainable location for limited small-scale development. There would be economic benefits in terms of the construction of the building itself. The scheme would deliver one additional dwelling thereby adding to the Aylesbury Area's housing supply.

iv. **PL/26/03805/FA** **31 Green End Street HP22 5JE**
Proposed loft conversion, including the erection of dormer window on the rear elevation and front rooflights

ACPC: Object - Work has commenced on this property contrary to the declaration provided. The viability of a dormer structurally attached to a shared chimney stack is strongly questioned. This necessitates a party wall agreement and assessment by a structural engineer. It is also questioned whether Bucks Council Planning and Building Control have visited to assess the property.

Buck Council: Approved - The hip-to-gable alteration would represent a proportionate addition to the existing dwelling and would integrate satisfactorily with the host property's roof form. Given the presence of similar

alterations to the adjoining property, the proposal is not incongruous or out of keeping within the street scene. The rear dormer would be positioned on the rear roof slope where it would have limited visibility from public viewpoints. Whilst of a flat-roofed design, it would not project above the existing ridge line and would be finished in Prefa aluminium cladding. As such, the dormer is not considered to appear overly dominant or result in a harmful visual impact. The proposed rooflights would be modest in scale and appropriately positioned within the front roof slope.

v. **PL/26/05350/TP 6 Dennis Close HP22 5US**

T1 - Ash - overall crown reduction by 3m on the tree to reduce excessive shading, pruning to be carried out to suitable growth points to retain the flowing lines of the canopy T2 - Field Maple - overall crown reduction by 3m on the tree to reduce excessive shading. Pruning to be carried out to suitable growth points to retain the flowing lines of the canopy

ACPC: No Objection

Buck Council: Refused consent - The stated justification for the proposed works, namely to "to reduce excessive shading", is vague and lacks any clearly defined objective or demonstrable arboricultural necessity. Trees are dynamic, self-optimising organisms that continually adapt their structure and growth patterns in response to environmental conditions. No evidence has been provided to demonstrate that the proposed pruning is required to improve the health, stability or longevity of the trees, nor that the existing crowns are structurally unbalanced.

P26.36 To Consider Planning Applications

i. **PL/25/6704/OA Land North Of Aylesbury Road**

Outline planning application for the demolition of existing structures. Erection of up to 68 dwellings, new vehicular access, LEAP, car parking, pedestrian routes, sustainable urban drainage, landscaping and accessible onsite open space ((matter to be considered at this stage: access) (amended information received 12th August 2026, description amended (quantum reduced), new parameter plan(s), illustrative masterplan, location plan, 3D views, new arboricultural information, ecology information, flood and drainage information, landscape and transport information)

Deadline for Comments: Thursday 17th September 2026

ii. **PL/26/06229/FA Buskers End Aston Hill Estate Aston Hill Chivery HP22 5NQ**

Demolition of existing 2 storey detached dwelling and construction of new replacement dwelling.

Deadline for Comments: Thursday 17th September 2026

iii. **PL/26/07046/FA 2 Hendrix Drive HP22 0AT**

Householder application for a garage extension with room above.

Deadline for Comments: Monday 28th September 2026

P26.37 To Note the Pre-Application Meeting with the Firethorn Trust Developer regarding the proposed Hampden Fields Employment Area

P26.38 To Note the updated National Planning Policy Framework from August 2026

P26.39 Neighbourhood Plan Review Working Group

i. To Receive a Report from the Neighbourhood Plan Review Working Group