ASTON CLINTON PARISH COUNCIL

Parish Council Office, Aston Clinton Park, London Road HP22 5HL
Tel: **01296 631269** Email:**assistantclerk@astonclinton-pc.gov.uk**

You are hereby summoned to attend a meeting of the **Planning Committee** of the Parish Council on **28th May 2026 at 6:30pm** in the Council Office, Aston Clinton Park, London Road, Aston Clinton HP22 5HL

H Stephens Assistant Clerk 21/05/2026

AGENDA

P26.01 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.

P26.02 To Receive Apologies for Non-Attendance

P26.03 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.

P26.04 To Approve the Minutes of the Committee Meeting Held on 30th April 2026

P26.05 To Note Recent Decisions & those at Variance with the Recommendations of this Committee
Two application was decided between 20th April 2026 and the 18th May 2026, and one was of a different outcome.

i. PL/25/6542/FA 41 Aylesbury Road HP22 5AQ
Septic tank for garden room (retrospective)

ACPC: Object - The application form states that the septic tank was installed on 01/06/2021, but photographic evidence shows the tank being installed in July 2025, therefore the form is incorrect. The septic tank size at 2800L is more than sufficient for a small toilet/shower in a Garden room and is more capable of servicing a 3-Bed sized building. Assurances are required that the Garden Room is not intended to be used as a dwelling.

Bucks Council: Conditional Permission - Another concern which has been raised within the Parish Council response was around whether the existing Garden Room is being used a dwelling. This is a separate matter as the proposal is for the retrospective use of the septic tank. In the future if there is a change of use from the Garden Room to a respective dwelling then the appropriate planning permission would need to be sought. It is worth noting that it was confirmed in an email from the applicant's agent that the installation of the septic tank was in July 2025 and not 2021 as mentioned in the application form. The existing septic tank is considered not to be harmful to the character and appearance of the area given the location and nature of the septic tank being predominately underground. The proposal does not lead to detrimental effects on the surrounding area.

P26.06 To Consider Planning Applications

ii. **PL/26/03079/FA 6C New Road HP22 5JD**
Single storey side extensions
Deadline for Comments: Tuesday 26th May 2026

iii. **PL/26/02427/FA 56 Long Plough HP22 5HB**
Porch extension
Deadline for Comments: Tuesday 26th May 2026

iv. **PL/26/02951/TP Woodside Cottage Park View HP22 5JL**
Lift crown of Yew tree (T2) in front garden to approx 2m from ground and reduce remaining crown by 1-2m all over to create a smaller, balanced crown, lift crown of Walnut tree (T3) in front garden to approx 2m from ground, reduce height by approx 1m to reshape and lateral spread by 1- 2.5m (2.5m will only be required on 2x over extended lateral limbs) to create a smaller, balanced crown and minimising the risk of limb failure while retaining a natural profile and reduce lateral growth of neighbouring Yew tree (T4) to clear flue /chimney by approx 2m.
Deadline for Comments: Tuesday 26th May 2026

v. **PL/26/03202/TP 2 Dennis Close HP22 5US**
Ash tree Labelled No. 1 in the plan The one low large bough is causing concern. It leans out a very long way and the tree itself is already leaning towards our house. We would like approval to have it removed.
Deadline for Comments: Monday 1st June 2026

vi. **PL/26/03397/FA Shotley House 15 Upper Icknield Way HP22 5NF**
Single storey rear infill extension, removal of the existing French doors and side lights to the current Dining Room and replacement with a set of powder coated aluminium bi-folding doors, removal of the existing white painted dash render and re rendering with smooth Monocouch render K Rend
Deadline for Comments: Wednesday 3rd June 2026

vii. **PL/26/03812/TP 3 Birch Close HP22 5TP**
Removal to ground level of the 2x remaining Ash. Both trees are diseased and overhang a public car park (original aplication 23/02895/ATP).
Deadline for Comments: Thursday 4th June 2026

viii. **PL/25/3732/OA Land at Weston Road HP22 5EJ**
Outline planning application for the development of up to 65 new homes (including affordable housing), new vehicular access, associated parking and landscaping (all matters reserved except for access)
Deadline for Comments: Thursday 18th June 2026

P26.07 To Receive an Update on Public Consultation Responses

P26.08 Neighbourhood Plan Review Working Group

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