

STEEPLE CLAYDON PARISH COUNCIL  
Minutes to the Extra Ordinary Parish Council Meeting  
on Monday 14<sup>th</sup> August 2017

Present:

Cllrs Firth (Chair), Barrett, Mahon, Price, Weingart, Spencer and 10 Parishoners  
Representatives from Strutt and Parker to provide further details re planning  
application 17/02635/AOP Queen Catherine Road – as below.

Apologies: Cllr Smith and Hodges

**1. The Parish Council considered its responses to Planning Applications whose due date is before the next scheduled monthly Parish Council Meeting**

**Single Storey Side and two Storey Rear Extension**

Planning Application

Greenacre 30 North End Road Steeple Claydon Buckinghamshire MK18 2PG

Ref. No: 17/02603/APP |

Cllr Weingart withdrew from any discussion or vote as she is a near neighbor to the owners of this property.

The Parish Council had no objection to the planning application – proposed Cllr Firth, seconded Cllr Barrett – Unanimous.

**Removal of front bay and erection of first floor extension.**

Planning Application

The Corner House 5 Shinfield Close Steeple Claydon Buckinghamshire MK18 2HJ

Ref. No: 17/02553/APP |

The Parish Council could see nothing significantly different to previous application for this property and objected for the reasons previously stated. Proposed Cllr Barrett, seconded Cllr Mahon – abstention Cllr Price otherwise unanimous.

**Outline application with access to be considered and all other matters reserved for the erection of up to 8 dwellings with associated landscaping.**

Planning Application

Land At Queen Catherine Road Steeple Claydon Buckinghamshire

Ref. No: 17/02635/AOP

Cllr Firth explained that this piece of land was identified as a potential development site within the Neighbourhood Plan which was currently with the examiner. The NP had already identified a preference for single storey later life homes. Representatives of Strutt and Parker present, Estelle Hutchinson – Graduate Planner outlined the application on behalf of the land owner Claydon estates. There was a discussion about the site and the proposed houses. The make up of the site was 3x 2 beds, 3 x 3 beds and 2 x 4 beds. The Parish Council subsequently submitted the following response to AVDC Planning Department which had been proposed by Cllr Firth and seconded by Cllr Barrett and was unanimously approved.

The Parish Council agreed that it has no objection in principle to the proposed scheme and that the site is recognised as a site for potential development in the emerging Neighbourhood Plan under policy SC5.

The Council has some concerns that the proposed scheme is not entirely in keeping with the draft policy in that there are no single storey units. It is recognised that the proposals include a commitment that the houses are developed to Lifetime Homes standards which is acceptable.

The main concern relates to properties 1 and 2 on the site layout which are not in keeping with point iii of the policy requiring that the properties should be set back from the site frontage to respect the character of the buildings adjacent and opposite. There is also concern that one of these properties has a proposed drive access directly onto Queen Catherine Road very close to the proposed new road position.

The Council also wishes to draw to the attention of AVDC that at times of high church attendance the stretch of road from the church to Buckingham Road is used for parking on the side of the road of the proposed development. Whilst it is not anticipated that the new development will have a negative impact on this situation the Council would like consideration

being given to improving the whole provision of parking along this section of Queen Catherine Road. These improvements could be included within the S106 agreement.

**Extension to steel portal frame agricultural building.**

Planning Application

Stone Court Farm West Street Steeple Claydon Buckinghamshire MK18 2LJ

Ref. No: 17/01589/AGN

The Parish Council has no objection to this application. Proposed Cllr Firth, seconded Cllr Mahon. Unanimous.

**2.The Parish Council to discuss Allotment proposals and the Neighbourhood Plan**

Frank Mahon spoke as Chair of the Allotment society. (As he is also a Parish Councillor he then retired from discussion and took no further part in the meeting and did not vote on subsequent proposal.)

Mr Mahon said that the Claydon Estates ( the land owners) had agreed to the use of allotments without formal consent in 1947. They now wished to review the situation.

A 25 year lease would be offered. Within the agreement if the owners chose to develop either plot equal size land would be provided as an alternative within ¼ mile distance of the original site. 1 year notice would be given, but new land would be allocated within 1 month. There has been no rent increase since 1977 – rent £231 per annum for both plots – next rent review September 2020.

Cllr Firth thanked Mr Mahon for the information. He summarized the situation that if the Parish council through its Neighbourhood Plan continued to nominate the 2 allotment plots as green space then the sites would be protected from development. However Claydon Estates could evict the Horticultural Society from either site if there is no agreement in place.

Members of the audience were given the opportunity to pass comment.

Cllr Firth proposed that the Parish Council through its Neighbourhood Plan should remove the green space nomination on both allotments provided that the Horticultural Society achieves a satisfactory (to them) agreement with Claydon Estates. This proposal was seconded by Cllr Barrett. Vote Unanimous.

.....signed .....date