

Planning meeting of Akeley Parish Council Monday 17th April 2023

Draft Minutes

24/23 Public Open Forum; Three Members of the public were present

25/23 Attendance and apologies; In attendance were Councillors Holland (Chair), Hockley (Vice Chair), Goodger, Jones, George and Eastwood. Clerk Helen Butcher
Apologies received from County Councillor Howard Mordue

26/23 Members Interests; Members are invited to declare disclosable pecuniary interests and other interests in items on the agenda as required by the Akeley Parish Council Code of Conduct for Members and by the Localism Act 2011.

Councillor George declared an interest in the Vine Cottage planning application

Councillor Jones declared an interest in the Leys Field development site

27/23 Approval of Minutes; Council **RESOLVED** to agree the minutes from the general meeting held at Akeley Village Hall on Monday 13th March and the minutes were signed at the meeting

28/23 PLANNING;

a. New Planning applications –

Demolition of garage and outbuildings, erection of dwelling, alteration of vehicular access and blocking up one first floor window at Vine Cottage.

Vine Cottage Chapel Lane Akeley Buckinghamshire MK18 5HU

Ref. No: 23/00966/APP | Received: Thu 23 Mar 2023 | Validated: Thu 23 Mar 2023 | Status:

Pending Consideration

Council **RESOLVED** to oppose this planning application on the grounds detailed below

b. Appeals

Appeal against (1) the material change of use of the Land from agriculture to a mixed use of agriculture and residential by the siting of 6 touring caravans, the laying of hardstanding and the construction of an earth bund and (2) the laying of hardstanding and construction of an earth bund

Lodge Fields Akeley Wood Lodge Road Akeley Buckinghamshire Ref. No:

22/00154/ENFNOT | Received: Fri 30 Sep 2022 | Status: **Appeal In Progress**

Noted still in progress

c. Update on current applications

-APC 03/2223-Outline application for demolition of garage/store and erection of one dwelling (including details of access, layout and scale for approval at outline stage). Maple Tree Cottage Chapel Lane Akeley Buckinghamshire MK18 5HU Ref. No: 22/03762/AOP | Received: Tue 08 Nov 2022 | Validated: Wed 16 Nov 2022 | Status: **Awaiting decision. No update**

-22/04319/VRC | Variation of Condition 18 (footpath material) relating to 20/02433/APP (Erection of five detached dwellings, and associated garaging, parking and amenity space, served off two new private drives, a replacement access for existing stabling/paddocks and the widening of Leckhampstead Road to also incorporate a new footpath (Revised re-submission of 18/03471/APP and APP/J0405/W/19/3237395). Land Adjacent To Leckhampstead Road Akeley Buckinghamshire;
pending consideration

Council noted that the surfacing of the footpath has already been done despite this application not being approved. The Clerk reported that the County Council are aware of this and have stated it has been done at the developers risk and if permission is not granted the developer will have to remove it. Councillors also noted that the footpath leading from the site onto Church Hill adjacent to 15 church Hill is very steep now that it has been surfaced with tarmac. There is no barrier where the footpath comes out onto Church Hill despite this having been asked for by the parish council and no edging to the tarmac path despite this being detailed in the planning conditions. At best the paths would be difficult to use with pushchairs or for wheelchair users at worse they would be inaccessible or dangerous. Councillors also raised concern about the run off surface water from the site coming down these paths and then freezing during winter months which would increase the danger of these paths. Council **RESOLVED** for the clerk to raise their concerns with the planning department. It was noted that an email had been received on the day of the meeting detailing an application made by the developer to divert part of the current footpath No 6 across the site. This was not able to be discussed at the meeting so arrangements are underway to arrange a separate meeting in which the application can be discussed as closing date for comments is before the next planned meeting.

d. Decisions made by Bucks CC Planning Dept

- Construction of a new structure and landscaped area within the footprint of a ruined church within the burial ground Akeley Burial Ground The Square Akeley Buckinghamshire Ref. No: 22/03452/APP | Received: Mon 10 Oct 2022 | Validated: Wed 19 Oct 2022 | Status: **Approved**

Council noted this planning has been approved however Councillor Hockley stated that raising funds for the building is proving to be an issue but the Church Council are hopeful that having obtained the planning permission approval might help

- Outline planning application for up to 4no. dwellings, with some matters reserved Land Off Leckhampstead Road Akeley Buckinghamshire MK18 5HRef. No: 22/03877/AOP | Received: Thu 17 Nov 2022 | Validated: Fri 09 Dec 2022 | Status: **Refused**

e. Other planning Consultations

Update on Planning Enforcement reports

- a) Clerk informed the Council that further evidence has been submitted to Planning Enforcement of alleged infringements made by the construction workers at the Leys Field development. Also, of the continued issues of surface water running off the site onto the highway after any significant rainfall
- b) Clerk informed the Council that concern has been raised by members of the public regarding a caravan at the hay barn site in Akeley Lodge Road which had been reported to the Planning Enforcement Team along with concerns about the amount of straw being deposited along the highway by the transport lorries. This has also been reported to Planning Enforcement as well as on Fix My Street

c)

Maids Moreton Neighbourhood Development Plan Under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012, Maids Moreton Parish Council has submitted their Neighbourhood Development Plan to Buckinghamshire Council.

The Plan and supporting documents are available to view via the following weblink:

<https://yourvoicebucks.citizenspace.com/planning/maids-moreton-neighbourhood-plan>

Akeley Parish Council **RESOLVED** that it supports this very detailed Neighbourhood Plan and congratulates Maids Moreton Parish Council on compiling such a detailed plan.

29/23 Date and time of next meeting; Monday 15th May 2023 at 7.30pm - Date to be confirmed

Pursuant to the 1960 Public Bodies Act (amended), the Chairman advises that the participants & proceedings of this meeting may be reported upon (filmed, recorded, photographed, blogged, tweeted or streamed) but verbal reporting may not take place whilst in session. Non-participating attendees not wishing to be subject to such media should indicate this by sitting to one side.

Demolition of garage and outbuildings, erection of dwelling, alteration of vehicular access and blocking up one first floor window at Vine Cottage. Vine Cottage Chapel Lane Akeley Buckinghamshire MK18 5HU Ref. No: 23/00966/APP Akeley Parish Council opposes this planning application on the following grounds The proposed site in Chapel Lane is on a side of the road which is significantly higher than the opposite side. A large house on this higher land will dominate and overlook the row of cottages opposite. Chapel Lane is a narrow road and the height of the land the proposed building would sit on is much higher than the opposite side of the road, therefore, creating a corridor effect. This will also impact the daylight and sunlight going into the cottages, particularly during the winter months and take away their outlook towards the open land from the first floor windows. There would also be a loss of privacy due to the imposing building at different levels. As the gardens at the back of the cottages are very small and shielded from the sun, many residents use their small front gardens to sit out in during the summer months. Currently neighbouring houses and the cottages opposite look out over the land to the wildlife area behind the village hall. This outlook would be obscured by the house. As the land behind this site is a protected area, the site itself will be a wildlife haven. It is noted that some concessions are being proposed in the plans to mitigate the impact of a building but this cannot replace the open space. Drainage of surface water is a considerable problem in Akeley which has already been worsened with other building projects elsewhere in the village. Currently heavy rainfall runs off this proposed site onto Chapel Lane causing pooling of water on the road until it drains towards the pump station further down the lane. However Anglian Water cannot currently handle the surface water draining in the village during periods of heavy rain so currently hourly, throughout the day and night, there are tankers going to & from the pump station in Chapel Lane to take away excess water and ease the problem. Therefore more building and hard surfacing will worsen this problem that is already overwhelming the current drain system, especially so close to the pump station itself. As the ground levels are higher on this proposed site any loss of open ground will contribute more to this. There is also a considerable drop to the neighbouring property which could direct surface water in their direction. The cottages opposite the site have no off road parking and so have to park in the road which makes Chapel Lane effectively a single track road at this point. The parking area with turning circle is well designed however there is concern that the car lights will shine through windows of the neighbouring and opposite houses. Support is given to residents requests for screening and safety fences on the boundary with Old Cobblers should the plans go ahead. In our settlement review Akeley Parish Council stated that if there were to be any further developments within the village preference would be for smaller houses not more large properties. This would encourage/enable families and young people to stay in the village and grow the community. With this in mind Akeley Parish Council would prefer two semi detached houses rather than one large detached house if the development of this land was to go ahead. This would also be more in keeping with the cottages opposite in this part of Chapel Lane On the whole the Parish Council is keen to preserve the Conservation Area as it is and has concerns for the effects of this proposal on the row of cottages opposite were it to go ahead. The impact on them should be protected by the conservation area as they have been in situ for so many years with an open aspect to the front. As stated the current issues with surface water drainage in the village need to be addressed before any further development is considered