

MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MONDAY 23rd FEBRUARY 2004 at 7.15pm

PRESENT: Councillors J. Barnett
Mrs P Desorgher
R C Lehmann
G P Loftus
H Mordue
P. Strain-Clark
R Stuchbury (Mayor)

Also Attending: Cllr. D. Isham

For the Town Clerk Mrs K.W.McElligott

In the absence of the Chairman, Cllr. Strain-Clark took the meeting.

APOLOGIES FOR ABSENCE

Apologies were received and accepted from Councillor Mrs. P. Stevens (Chairman).

4623 DECLARATIONS OF INTEREST

Cllr. Lehmann declared a personal interest in application 04/00186/ATC.

Cllr. Strain-Clark declared a personal interest in applications 03/03061/APP and 04/00186/ATC.

4624 MINUTES OF THE PREVIOUS MEETING

Members accepted the Minutes of the 2nd February meeting which were ratified on 16th February 2004.

4625 PLANNING APPLICATIONS

The following planning applications were received and discussed. –

03/02703/APP **SUPPORT**
19 Kestrel Way
Single storey front and rear extensions and alterations to existing access

03/03061/APP **OPPOSE/SUPPORT**
Baileys Solicitors, 18 West Street
Change of use of ground floor from retail to take away food and first floor from office to residential

Members felt that takeaway use would lead to illegal parking.

*Proposed by Cllr. Stuchbury, seconded by Cllr. Desorgher, and **AGREED** that this Council oppose the change of use of the ground floor to takeaway use.*

*Proposed by Cllr. Lehmann, seconded by Cllr. Stuchbury, and **AGREED** that this Council support the change of use of the first floor to residential use.*

04/00180/APP **SUPPORT**
Braeside, Lenborough Road
Conservatory to rear

04/00186/ATC **SUPPORT**
Well House, 35 High Street
Fell 1 yew tree and shape 1 yew tree
Members were informed that the application was in fact to shape two trees and fell one. Concern was expressed that the shaping be done properly to maintain an attractive appearance, and gave support subject to the arboriculturalist's report.

04/00197/APP **SUPPORT**
5 Chandos Road
Rear conservatory

04/00199/APP **OPPOSE**
6 Kestrel Way
Part two storey and part first floor extension
Members expressed concern that the extension was not clearly subsidiary to the existing building, and thus affected the street scene, giving the appearance of a terrace block.

Cllr. Desorgher expressed a personal interest in the following application.

04/00252/APP **OPPOSE**
6 Portfield Way
Single storey side and rear extension
The Chairman reported a verbal objection from a neighbour: the proposed extension extended beyond the house and overlooked his garden. Members criticised the piecemeal design of the extension and the pitched roof with the ridge at right angles to the road, which was at variance with the general street scene. Overall the extension to the footprint of the property seemed excessive.

04/00253/ALB **SUPPORT**
Buckingham Lodge, Stowe Avenue
Reinstatement of parapet balustrade (including dismantling and rebuilding; repair of stonework to principal elevations of 1790s lodges; joinery repairs; replacement of lead weatherings; limewashing of stonework, decoration of joinery; decoration of modern additions; reinstatement of missing enrichments to balustrade)
Support was given subject to the comments of the Historic Buildings Officer.

04/00323/APP **OPPOSE**
29 Overn Avenue
Two storey side extension and rear conservatory and loft conversion
Members felt that the extension turned a single fronted house into a double fronted house with no appearance of the new build being subsidiary to the existing.

The following minor amended plans were posted for members' information only:

03/02897/APP Pine Lodge, Avenue Road
Demolition of existing bungalow and erection of 4 dwellings
Minor amendment showed line of protective fencing for trees during construction work

4626 PLANNING CONTROL

The following planning decisions were received from Aylesbury Vale District Council;

APPROVED

03/01402/AOP Former Railway Station Renewal 00/01426/AOP –	erect.hall for administration+parking	Support
03/02305/APP Little Chef, bypass	Erection of 40 bed hotel + extn to car park	Support
03/02611/APP 6 Church Street	Erection of outbuilding (retrospective)	Oppose
03/03120/APP 8 Cromwell Court	Rear single st.extn + conv. garage to room	Support
03/03125/AAD 23 Market Hill	2 non-illum.+1 projecting sign (Nationwide)	Support
03/03180/ATP Holloway Spinney	Fell 1 Ash	Support
03/03245/APP 57 Moreton Road	Two storey rear and side extension	Support

REFUSED

03/01728/AOP Land to rear 23 Church St. Site for one dwelling		Oppose
03/03129/APP 29 Clover End	Detached garage to front of dwelling	Oppose

WITHDRAWN

03/03187/APP Buck.Community Centre Rovacabin for Shopmobility		Oppose
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REPORT TO DEVELOPMENT CONTROL

A report on the following application had been received and was available in the office

03/02871/APP Thrift House, Stowe Avenue Two storey side and rear extension

4627 PLANNING - OTHER MATTERS

4627.1 (4622.2) Sign at entrance to Industrial Park

The sign had been criticised as being dated: it was erected in 1995. The application had been made by BBDC, but it appeared that ownership of the sign had been passed to AVDC as they owned the land on which it stood.

Members asked that AVDC be approached to improve the sign.

ACTION THE CLERK

4627.2 (4620.3) Membership of the NBPPC

The Constitution of the North Bucks. Parishes Planning Consortium had been circulated to Members. After some discussion Members voted unanimously (the Chairman abstaining) to join the consortium for the forthcoming year at a cost of £20 for membership.

ACTION THE CLERK

4627.3 (4620.4) Bollards in School Lane

One letter advocating bollards at the Nelson St. end of School Lane had been received and one telephone message against the proposal. The County Council had forwarded letters from the original complainants. No other written comment had been received to date, although Members reported verbal comments as being mainly against the bollards.

Proposed by Cllr. Barnett, seconded by Cllr. Stuchbury, and **AGREED** that the Town Council write to the County Council asking them not to install the bollards, but to monitor the situation and to consider lowering the speed limit along School Lane which would alert drivers to the possible dangers.

ACTION THE CLERK

4627.4 (4621.4) TPOs for the Pine Lodge site

The two non-Councillor Tree Wardens had each inspected the site and produced reports on the trees which they considered worthy of protection. The other Tree Wardens would now meet and consider their reports and put forward suggestions to be relayed to AVDC.

ACTION CLLRS. P.STRAIN-CLARK/STUCHBURY/NEWELL
Mrs. Robinson and Mr. Osborne would be thanked for their prompt response.

ACTION THE CLERK

4627.5 Draft Policy Statement 6 – Planning for Town Centres

The Chairman outlined the contents of PPS6 and the options which could be summarised as follows:

1. There should be no change and PPG6 would continue in force, although it was ambiguous in places.
2. PPG6 would be replaced by PPS6 with its principles of resisting drift towards larger towns from smaller, and towards suburbs instead of town centres, and requiring Planning Authorities to draw up plans reflecting these principles and apply them when considering applications.
3. Town Centre planning should be deregulated and left to market forces and court decisions.

Members discussed the summary produced by Cllr. Strain-Clark and decided option 2 would give the optimum benefit to the community. This will be relayed to the ODPM.

ACTION CLLR.STRAIN-CLARK/THE CLERK

Cllr. Strain-Clark was thanked for his efforts in digesting the document for the benefit of the Committee.

4627.6 Bucks. Mineral and Waste Local Plan 2004-2016 Deposit Draft

The Chairman had summarised the considerable mass of the draft document, highlighting the areas relevant to Buckingham. Members discussed the 35 policies, agreeing with the aims of most but pointing up the following:

No. 13 (Recycling/Composting). Composting should be subject to the same restraints and regulations as silage-making, especially with respect to nitrate levels and water course contamination.

No. 23 (Protection of Important Sites) The Ouse Valley should be included in the list.

Cllr. Strain-Clark was thanked for his work on the draft.

ACTION CLLR.STRAIN-CLARK/THE CLERK

4628 CORRESPONDENCE

4628.1 (4535.4) Green Waste Composting Site, College Farm, Maids Moreton.

BCC had asked for the Council's response to an application to vary the conditions of the permission granted in 2003 for this site. The applicant wished to raise the number of permitted traffic movements per day from one to five in the interests of efficiency.

Members agreed that more traffic movements would not cause problems, as the vehicles would be using the by-pass; however the increased amount of green waste generated and spread on the land should be considered with respect to leaching and run-off into live watercourses and eventually the river. Members asked that the County Council consider the environmental effect of increased use of the site.

ACTION THE CLERK

4628.2 (03/02611/APP) 6 Church Street/Erection of outbuilding (retrospective): reasons for AVDC decision contrary to BTC response

BTC response was: *OPPOSE Members felt that the size of the outbuilding was large in proportion to the dwelling it served and that the nature of the use of the building was not clear, and voted unanimously to oppose, two councillors having declared an interest and the Chairman abstaining.*

Members also oppose retrospective applications in principle.

AVDC approved: "The Committee decided that it would be appropriate to control the use of the building by restricting its use to remain ancillary to the main residential property and that the development preserved the character of the conservation area, the street scene in general and the amenities of the nearby residential properties."

4628.3 (4620.2) AVDC Information on developer contributions

Members had noted the figure of £1.28m quoted by AVDC in the Bulletin as the amount negotiated in financial contributions from developers and asked how this was distributed over the Vale area.

Mr. Byrne had replied that £1.19m related to transport improvement in Aylesbury and the immediate surrounding area and the remainder was for open space provision, community facilities and affordable housing.

4629 CHAIRMAN'S ITEMS

4629.1 02/02462/AOP Aerodex-Floyd: appeal against refusal of planning permission

Members felt that the Council's objections to this application should be reiterated to the Planning Appeal Inspector.

ACTION THE CLERK

4629.2 T-Mobile survey of planning policy in respect of mobile phone masts

Members pointed out that each mast is considered on its merits; there is no overall Council policy.

Members voted 5:2 to so reply to the letter.

4629.3 03/03202/APP Brookfield Lane/Chandos Road site

The Chairman drew Members' attention to the amended plans received late the previous week; these would be considered at the next meeting, but were already posted in the Chamber. Some criticisms made in the previous response had been attended to but the overall scheme had not changed materially.

4629.4 CPRE meeting

Members had been circulated with notice of the CPRE Buckinghamshire Branch AGM on 20th March 2004 at which the speaker would be the Chairman of BCC on "Will new government housing plans ruin rural Buckinghamshire?"

Meeting closed at: 8.40pm

CHAIRMAN DATE

W. P: -2004-02-23-planning.doc

08/10/2008

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RATIFIED 29TH MARCH 2004