

MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MONDAY 14th FEBRUARY 2005, AT 7.30PM AFTER THE INTERIM
COUNCIL MEETING

PRESENT: Councillors Mrs. P. Desorgher
R. Lehmann
G. Loftus
H. Mordue
Mrs. P. Stevens
P. Strain-Clark (Chairman)

Also Attending: Cllr. H. Cadd
D. Isham

For the Town Clerk Mrs K.W.McElligott

APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs J. Barnett, H. Lewis and R Stuchbury (Mayor).

4737 DECLARATIONS OF INTEREST

The following Councillors declared an interest in application 04/03504/APP as members of the Environment & Property Committee: Mrs. P. Desorgher, G. Loftus and H. Mordue. Cllr. R. Lehmann declared an interest in the same application as he had been involved in the negotiations over the Club's lease which included matters relating to the floodlighting.

4738 MINUTES OF THE PREVIOUS MEETING

The Minutes of the meeting held on 24th January 2005, to be placed before the Council on 7th March 2005, were accepted. There were no matters arising not otherwise listed on the agenda.

4739 PLANNING APPLICATIONS

The following planning applications were received and discussed. –

04/03204/APP **SUPPORT**
2 Edmonds Close
Two storey front extension

04/03431/APP **SUPPORT**
Land off Western Avenue
Erection of a new dwelling

04/03504/APP

DEFERRED

Tennis Courts, Chandos Park
10metre floodlighting

Only two Members present had not declared an interest in this application, therefore under Standing Orders the Chairman, Vice-Chairman and another Councillor (Cllr. Barnett) would meet to decide a response.

ACTION CLLRS. P. STRAIN-CLARK, STEVENS, BARNETT

05/00140/APP

SUPPORT

5 Treefields
Single storey front extension

It was noted that no yellow notice was displayed in Portfield Way, although some residents would be able to see the proposed extension.

05/00163/ATC

SUPPORT

Land at North End Court
Works to trees

Support was given subject to the arboriculturalist's report

The following application had not been received in time for the meeting:

05/00189/APP

6-7 Meadow Row
Change of use from office to A1

05/00218/APP

OPPOSE

Buckingham Filling Station, Stratford Road

Variation of condition 3 of planning permission 93/01687/APP to extend carwash operating times to 8am - 8pm Mondays to Saturdays and 9am - 5pm Sundays

Members noted that condition 3 had been imposed "In the interests of the amenities of the area" and the time limits set as 8am to 7pm Mondays – Saturdays, 9am to 1pm Sundays and Bank Holidays, when Mobil Oil had sought permission to replace the existing car wash machinery in 1993.

New, reportedly noisier, machinery had been installed during the recent renovations (04/02042/APP) and nearby residents had also noted water spray escaping from the building.

Though it was pointed out that working people may only be able to use the car wash facilities on Sunday afternoons, Members opposed the extension of the hours of operation as affecting the amenity of the residents and asked the Environmental Health Department to monitor the noise levels and excess spray generated by the mechanism.

05/00269/APP

SUPPORT

7 Cropredy Court
Conversion of garage to habitable room

Members noted that other properties in the cul-de-sac had already converted the garage to a room, and that sufficient parking was available on the drive.

05/00274/APP

SUPPORT

15 Hilltop Avenue
Erection of conservatory to rear

05/00277/APP

OPPOSE

20 Grenville Road

Two storey side extension and detached garage

Members felt that a 63% increase in the dwelling was overdevelopment of the site and the proposed extension, though subsidiary, filled in a significant gap and thus affected the street scene.

The following application had not been received in time for the meeting:

05/00311/APP

The Saleroom, Moreton Road

Conversion of saleroom to form 5 residential flats

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

04/03392/AAD Dillons Newsagents Erection of illuminated front fascia sign and projecting sign

Amendment shows details of projecting sign in colour (drawing omitted from original application)

Members asked whether the blue roller shutters had been part of this application; the Clerk had already checked with the Planning Officer, whose answer indicated that, as the shutter was an existing one repainted in Tesco colours, permission had not been required. It was felt that the colour was inappropriate within the Conservation Area, as was the window-sized advertisement currently displayed. The Planning Officer was to visit the site on 15th February.

03/03202/APP Land between Brookfield Lane and Chandos Road

Amendment shows slight realignment of the two garages flanking the proposed new Dark Alley at its junction with Brookfield Lane; slight movement of the garages away from the boundary wall; a proposed safety fence at the opening to prevent direct access to the Lane.

4740 PLANNING CONTROL

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

APPROVED

04/02988/APP 5 Kingfisher Rd.	Two storey side extension	Conditional support
04/03016/ALB 27 West Street	Conv.1 st floor & internal alteration to create flats	Oppose
04/03017/APP 27 West Street	Conv.1 st floor & internal alteration to create flats	Oppose
04/03253/APP 2-18 Homestall	Demol.3 industrial units;erect 2st.office extension	Support
04/03301/APP 102 Moreton Rd.	Ground and first floor rear extensions	Support
04/03309/AAD 17 Pitchford Walk	One internally illuminated fascia sign	Support
04/03338/APP 4 Stowe Close	Single storey side extension	Support

REFUSED

04/03305/APP 7 Kingfisher Rd.	Two storey side extension	Oppose
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REPORTS TO DEVELOPMENT CONTROL

Reports on the following applications had been received and were available in the office

04/02735/APP Land at Swan Business Pk.Erection of non-food retail warehouse (class A1)

04/02988/APP 5 Kingfisher Road Two storey side extension

04/03016/ALB The Bakery,27 West St. Conversion of first floor & internal alterations to create two flats
& **04/03017/APP**

4741 PLANNING - OTHER MATTERS

4741.1 AVDC's Planning Reference File

The file would be available in the office for loan and reference; a list of its contents had been circulated with the agenda.

4741.2 (4728.2) Report on the Consultation on PPS10

The Chairman reported that this was the national version of the local Waste Management Strategy the Town Council had already commented on. There were two options – to do nothing, or to adopt new policies based on a hierarchy of reduction/reuse via recycling/composting and energy recovery to disposal as last resort. The latter is in line with the Council's previous response and the Chairman proposed that a reply be sent to this effect. Members agreed. The Chairman's name and the date would be appended to the office copy of the report circulated to the Committee.

4741.3 Report on SEERA – SE Plan Consultation Draft

The Chairman regretted that due to illness and family commitments he was unable to report fully on this very extensive document and proposed that the latter part be divided into sections for the Committee to report on individually to the next Planning meeting on March 14th; the results would be collated and presented to the Interim meeting for ratification on 4th April in time for response to be made by the due date, 15th April. The Chairman's report on the introductory section is attached to these minutes.

The remaining sections were divided as follows:

Cllr. Stevens	Economy and Tourism; Countryside and Landscape Management
Cllr. Loftus	Communication & Transport
Cllr. Mordue	Management of Built and Historic Environment
Cllr. Strain-Clark	Housing; Sustainable Natural Resource Management; Milton Keynes and Aylesbury
Cllr. Lehmann	Town Centres
Cllr. Desorgher	Social, Cultural and Health Dimensions

Cllr. Cadd added, for information, that the minutes of the Local Committee meeting held on Thursday, February 10th, would be of use when preparing the reports. These would be available from Mr. Scate at BCC. The Chairman regretted that illness had prevented him from attending this meeting.

ACTION THE CLERK

4741.4 ODPM: Amendments to PPG3 (a) Supporting the Delivery of New Housing (b) Planning for Sustainable Communities in Rural Areas

Copies of these documents were available in the office.

4741.5 (4736.3) Meeting arranged with Mr. Byrne and Mr. Barker of AVDC

Members were advised that a meeting had been arranged on 23rd February 2005 to discuss planning administration matters; the Chairman, Vice-Chairman, Mayor and committee Clerk would attend. The Clerk would prepare a list of matters to be discussed and circulate it to all attendees.

4742 CORRESPONDENCE

4742.1 AVDC reasons for decision contrary to BTC response (04/02988/APP) 5 Kingfisher Road: Two storey side extension

Members had responded: *Members agreed to support the application if the extension was made clearly subsidiary.*

AVDC: It was queried whether this meant the forward projection and/or the ridge and it was made clear that the roof ridge was the main issue. Although it is often recommend that an extension should have a roofline set down, it was considered that the application would be acceptable as the resulting massing would not be excessive owing to the narrow width of the extension and the design detailing of the gabled forward projection. Overall it was considered that the proposed extension would respect the character of the dwelling and the character of the area in general.

4742.2 AVDC reasons for decision contrary to BTC response (04/03016/ALB and 03017/APP) The Bakery 27 West Street: Conversion of first floor and internal alteration to create flats

Members had responded: *Members considered that the previous application (04/02605/ALB) was to be preferred, with its hallway entry; this application proposed two flats on the first floor, one of which was entered via its kitchen. Members also remain concerned at the use of the old fire escape as a principal means of access to all the flats, and asked if the Fire Authority had been consulted about the general access and the entry via a kitchen, the most likely source of fire.*

AVDC: Although 'creeping changes' can result in unacceptable development, every case must be judged on its own merits.

(3016) A Listed Building application is assessed having regard to the special architectural and historic interest of the building and although the various alterations would impact upon the building it was considered by the Historic Buildings Officer not to have a significant detrimental impact on the overall listed building.

(3017) The scheme was considered, as a whole to be acceptable, and so even if the previous scheme was preferred there was not justification for refusing the application. In terms of the potential fire hazard, these issues are assessed at the Building Regulations stage of the development. If you wish to enquire further about these issues I suggest you contact the Building Control Division.

4742.3 (4736.4)Enforcement: Response from Chairman of Development Control

A copy of the response had been circulated with the agenda.

Members expressed themselves rather disappointed with the response, although many matters could also be dealt with at the meeting on the 23rd February (Min. 4741.5). The Chairman of Development Control had not mentioned the specific matter complained of, and enforcement action had still not been taken at Wharf Yard. If compliance with planning conditions could not be enforced by law, perhaps the section should be disbanded and the budget allocated to a more productive area. The Committee felt that the Chairman of DCC should instruct his officers to carry out enforcement promptly and effectively. A response to this effect would be sent.

ACTION THE CLERK

4743 CHAIRMAN'S ITEMS FOR INFORMATION

4743.1 The re-routing of Dark Alley and 03/03202/APP - proposed houses on land between Brookfield Lane and Chandos Road

The report to Development Control on this application had arrived after the agenda had been sent out and was recommending approval. The Chairman reported that the Town Council's comments on the new line of Dark Alley had been reported in full and echoed the report of the Crime Prevention Design Adviser who also felt that the straight line of the existing alley was to be preferred.

Members agreed that a response to the Minor Amended Plans displayed 'for information' at the meeting should nevertheless be made, reiterating the Town Council's view and pointing out to the District Council that it also owed a duty of care to town residents and should make positive efforts in the planning process to eliminate possible crime scenes.

Meeting closed at: 8.20pm.

CHAIRMAN DATE