

MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MONDAY 17th OCTOBER 2005 AT 9.00PM
FOLLOWING THE INTERIM COUNCIL MEETING

PRESENT: Councillors J. Barnett
Mrs. P. Desorgher
H. Lewis (Chairman)
G.Loftus
H. Mordue
Mrs. P. Stevens
P. Strain-Clark
R Stuchbury

Also Attending: Cllr. D. Isham
Mr. Charles Norman PSL
Mr. Brian Stocker PSL

For the Town Clerk Mrs K.W. McElligott

APOLOGIES FOR ABSENCE

Apologies were received and accepted from Councillor R. Lehmann.

4810 DECLARATIONS OF INTEREST

Cllr. Lewis declared an interest in Item 6.3 (Min.4814.2) as Vice-Chairman of Gawcott-with-Lenborough Parish Council.

4811 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 26th September 2005 to be placed before Council on 7th November 2005 were received and accepted.
Members were notified that Application 05/02269 had had its suffix amended to AAD (from APP as listed).

Proposed by Cllr. Lewis, seconded by Cllr. Barnett, and AGREED to move item 6.1 to be taken at this point.

Proposed by Cllr. Lewis, seconded by Cllr. Stevens, to suspend Standing Orders to enable Mr. Norman to address the meeting.

4812 PROPOSAL FOR LAND BEHIND GANDERTON'S GARAGE

Mr. Norman described a proposal for a building to house Project Street Life on land behind Ganderton's Garage (the former Adventure Playground). The building would be approximately the same size as their current premises behind West Street. The proximity of the Skatepark was an advantage, and the idea had the support of the Police for this reason.

The emergency access would not be affected. SEEDA could be approached for funding. Members understood that the ownership of this land had passed to David Wilson Homes with the acquisition of the Newman site. A suggestion that the building could be put at the footbridge end of the skateboard park, though it had the merits of being the required 'leisure use', was unlikely to be realised as this was flood plain.

Members were concerned that the SEEDA funding would not cover on-going costs such as maintenance, lighting and security. It was suggested that PSL contact the landowners to see if they would consider the proposal, and then to discuss the actual design with Planning Officers.

The Committee agreed that they supported the idea in principle.

In answer to a question, Mr. Stocker said that use of the Community Centre was not feasible because of the equipment etc. that would need to be put out and put away every time. However they would look at using the Youth Centre, although this was not as conveniently situated, and commercially let much of the time.

Mr. Norman thanked Councillors for their support.

Mr. Norman and Mr. Stocker left the meeting

Proposed by Cllr. Lewis, seconded by Cllr. Strain-Clark, and AGREED that Standing Orders and agenda order be resumed.

4813 PLANNING APPLICATIONS

The following planning applications were received and discussed. –

05/02227/APP

39 Addington Road
Erection of porch

SUPPORT

05/02335/APP

Buckingham Filling Station, Stratford Road

Variation of condition 3 of 93/01687/APP to extend car wash operating times to 07.30hrs – 20.30hrs Monday – Saturday and 09.00hrs – 19.00hrs Sundays and Bank Holidays and installation of doors to car wash.

Members had asked for information on the current permitted hours: these are 08.00hrs – 19.00hrs Monday – Saturday and 09.00hrs – 13.00hrs Sundays and Bank Holidays

Members felt that the residential nature of the area had not changed since the original condition was imposed for reasons of amenity, but that the installation of the doors might make a difference to noise levels.

OPPOSE (HOURS)

SUPPORT (DOORS)

05/02337/ALB

4 – 5 Bridge Street

Internal alterations to ground floor and basement to create two separate units

Support was given subject to the recommendations of the Historic Buildings Officer;

Members also would like consideration to be given to access for the disabled.

SUPPORT

05/02409/APP**OPPOSE**7 Coxwell Close
Conservatory*Members were concerned that the proposed conservatory would affect the amenity of the neighbouring properties given the layout of the block with the set back end units, and the proportion of the garden to be covered.***05/02466/APP****SUPPORT**Forge Cottage, Market Hill
Ground floor rear extension**05/02480/APP****SUPPORT**6 Portfield Close
Conversion of garage to living accommodation and erection of first floor side extension**05/02483/APP****SUPPORT**48 Bourton Road
Insertion of front skylight and rear roof dormer**05/02484/APP****SUPPORT**Gwynfa, Stratford Road
Two storey rear extension, attached garage and single storey rear extension and conservatory*The following minor amended plans were posted for Members' information only:***05/02266/APP4** Naseby Court Two storey rear extension and first floor side extension
*Amended plan shows ridge of extension dropped to be clearly subsidiary***4814 PLANNING CONTROL**

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

APPROVED

05/01350/APP	37 Overn Ave.	Single storey rear extension	Support
05/01561/APP	13-16 Stratford Rd.	Erection of 2st.building compr.4 one bedroom flats	Oppose
05/01568/ACD	13-16 Stratford Rd.	Demolition of 13-16 Stratford Road	Oppose
05/01777/ALB	25-26 West St.	Conv.gnd fl.outbldg & 1 st fl.offices into 4 flats	Support
05/01976/APP	3 Brackley Road	Single storey rear extension	Support
05/02049/APP	4 Bostock Court	Conservatory	Support
05/02051/APP	77 Overn Ave.	Rear single storey extension	Support
05/02080/ATP	Holloway Spinney	Works to trees	Support
05/02101/APP	Highcroft	Single storey side and rear extension & front porch	Support
05/02018/ALB	flats over 28 West St.	Repair/rebuild stairs&windows, remove chimney	Support, except chimney

*In answer to a query, the Clerk reported that no mention had been made of the chimney on the decision sheet.***REFUSED**

05/01875/APP 3 Stowe Close Two storey side extension and conservatory Oppose

DECISION DEFERRED

05/01890/APP40 Highlands Rd. Single storey side and rear extension

Reason for deferral: site visit

REPORTS TO DEVELOPMENT CONTROL

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

05/01890/APP 40 Highlands Road Single storey rear and side extension Report of site visit

4815 PLANNING - OTHER MATTERS

4814.1 Planning Reference File

An updated copy of the file was available in the office. A copy would be made for each member of the Committee.

4814.2 04/01001/APP Burrows Field, Gawcott: planning appeal

Notice had been received that the applicant had lodged an appeal, but no date had been given for the hearing as yet.

4816 CORRESPONDENCE

4816.1 (4808.3) 05/00883/ACL Cobblers Cottage

The Enforcement Officer had reported that the building appeared to be used for domestic storage as indicated in the application.

4816.2 (05/02130/ATP) Land to the East of Bridge Street

Members had asked if there were any notable trees on the site.

The AVDC Tree Officer reported that there are notable trees along the river bank and the developers appear amenable to retaining the better trees on the site.

Unusual species include Thuja, Turkey Oak, Copper Beech, Red Horse Chestnut.

There are mature trees of large stature which are prominent when viewed from the London Road bridge and open space on the opposite bank. As a group they provide a striking mix of foliage colours.

The developer also seemed inclined to retain two conifers near the High Street end of the site. These appeared to be healthy and fairly prominent though the Tree Officer had some doubt about their retention so close to proposed dwellings.

Members asked that Mr. Hopcraft be thanked for his prompt and helpful response.

ACTION THE CLERK

4816.3 05/02101/APP: report from the Clerk

The Clerk reported that the decision had been made on this application on 23rd September – before the meeting on 26th September when the Town Council had considered it. A fax had been sent to Planning North on 2nd September on receipt of the application (and four others) indicating that the date of the next BTC Planning meeting was after the response date on each cover sheet, and confirming that the Committee's response would be sent by fax as soon as possible after the meeting, as usual. A letter had been sent to AVDC enclosing a copy of the fax sent, including the Sending Confirmation panel, and asking that

Planning North investigate; Mr. Barker had replied that no evidence had been found of the receipt of the fax.

4816.4 CPRE : The Future of Aylesbury

Members felt that the letter failed to consider the position of the rest of the Vale and that it provided views without supporting facts. A letter would be sent noting the content but expressing no opinion.

ACTION THE CLERK

4817 CHAIRMAN'S ITEMS

(4809.1) Brookfield Lane Site

The Chairman reported that he had spoken to the Case Officer at AVDC and an additional trellis was proposed for the fence behind Chandos Close which would provide some privacy. The residents were being kept informed.

Meeting closed at: 9.45pm

CHAIRMAN DATE