

**MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON  
MONDAY 4<sup>th</sup> FEBRUARY 2008 AT 8.20pm following the Interim Council meeting**

**PRESENT:** Councillors T. Bloomfield  
H. Cadd  
Mrs. P. Desorgher  
P. Hirons  
A. Mahi  
H. Mordue (Mayor)  
M. Smith  
Mrs. P. Stevens  
R. Stuchbury  
M. Try  
W. Whyte (Chairman)

Also Attending: Cllr. D. Isham  
For the Town Clerk Mrs K.W. McElligott

**APOLOGIES FOR ABSENCE**

Apologies were received and accepted from Councillor G. Loftus.

**5147 RESIGNATION FROM COMMITTEE**

Cllr. Cadd asked that the Committee accept his resignation, to take effect immediately, due to a conflict under the new Code of Conduct. He felt the town's interests were better served by his remaining a member of the Development Control Committee.

The Chairman accepted the resignation, quoting the 'fettered interest' ruling that had caused it and pointing out the difficulty of fair representation on two related bodies.

Members thanked Cllr. Cadd for his service to the Committee.

*Cllr. Cadd left the table but remained at the meeting.*

**5148 DECLARATIONS OF INTEREST**

There were no declarations of interest.

**5149 MINUTES OF THE PREVIOUS MEETING**

The minutes of the meeting held on 14<sup>th</sup> January 2008 to be placed before the Council on 25<sup>th</sup> February 2008 were received. There were no matters arising. Members felt that draft minutes should be approved by the Committee before presentation at Full Council.

Proposed by Cllr. Stuchbury, seconded by Cllr. Smith, and **AGREED** that the minutes of the previous meeting be approved as a true record.

**5150 ACTION LIST**

The Action list had been circulated with the agenda.  
(5143.5) Matthew Taylor review. The Chairman reported that this was a very long call for evidence, so he would only answer points relevant to Buckingham.

**FULL COUNCIL AGENDA**

(5143.6) Osprey Walk drainage. Mr. Skedje was on leave until 11<sup>th</sup> February but would be pressed for a response for the next meeting.

**3<sup>RD</sup> MARCH AGENDA**

**5151 PLANNING APPLICATIONS**

The following planning applications were received and discussed. –

*The following two applications were considered together*

**07/03359/APP & 07/03360/ALB**

**SUPPORT**

10 Well Street

Single storey rear extension and internal alterations

*Support was given subject to the recommendations of the Historic Buildings Officer.*

**08/00010/ALB**

**SUPPORT**

Norton House, 1 Hunter Street

Repair of roof beam in room 10 to maintain remaining roof timbers and insertion of doorway access between two upper rooms to provide first floor access to whole property

*Support was given subject to the recommendations of the Historic Buildings Officer.*

**08/00039/APP**

**SUPPORT**

Esso Petrol Filling Station, Ring Road

Single storey rear extension to create accessible WC

*Members wished to point out that the road is a by-pass, not a ring road.*

**08/00054/ATP**

**SUPPORT**

20 Poplars Road

Fell No. 1 Robinia

*Support was given subject to the arboriculturalist's report.*

**08/00065/ATP**

**OPPOSE**

21 Beech Close

Works to No.1 Ash

*Members opposed as there was insufficient information on the application about the nature and extent of the works proposed.*

**08/00116/APP**

**SUPPORT**

16 Sandhurst Drive

Erection of a porch

*Members advocated imposing a condition requiring matching materials.*

**08/00130/ATC**

**OPPOSE**

10A West Street  
Works to trees

*Members noted there was a schedule of work but no plan to relate it to, so were unable to make a reasoned response. Members would also like to know if any of these trees are protected.*

**08/00138/ATC**

**OPPOSE**

Castle House, West Street  
Works to trees

*Members noted there was a schedule of work but no plan to relate it to, so were unable to make a reasoned response.*

*The following two applications were considered together*

**08/00157/ALB**

**SUPPORT**

Manor House/Walnut Yard, Church Street  
Removal of wall down to 1-2 courses

**08/00159/ALB**

**SUPPORT**

Manor House/Walnut Yard, Church Street  
Rebuild boundary wall

*Members commended the applicant on the detail supplied. A condition should be included requiring like materials if any new bricks were required.*

**08/00161/APP**

**SUPPORT**

1A Cornwalls Centre  
Change of use from B1 to D1 (Dental Surgery)

**08/00166/APP**

**SUPPORT**

7 Watlow Gardens

Single storey side extension and conversion of garage

*Members supported subject to there being adequate parking space within the curtilage.*

**08/00180/APP**

**OPPOSE**

23 Gilbert Scott Road  
Erection of log cabin to rear

*Members opposed this very large building on the grounds of overdevelopment.*

*The following two applications were considered together*

**08/00182/APP & 08/00187/ALB**

**SUPPORT**

3 Well Street

Change of use of garage to ground floor café/bar with first floor function room

*Support was given subject to the recommendations of the Historic Buildings Officer. Members noted that many of the previous reservations had been addressed, but advocated close scrutiny by the Historic Buildings Officer in respect of the ground floor windows and doors, and would also prefer efforts to be made to improve access to the first floor. Concerns were also expressed about the noise from smokers concentrated in the well at the rear and its impact on neighbours.*

*Cllr. Mordue left the meeting.*

## **5152 PLANNING CONTROL**

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

### **APPROVED**

07/03166/APP 14 Portfield Close	Erection of conservatory	Support
07/02959/ALB Manor House, Church St.	Installation of solar panels to rear roof	Support
07/03090/APP 35 Moreton Road	2-st.extension+erection of double garage	Support

### **WITHDRAWN**

07/02790/APP Sports Pavilion, Stratford Rd.	Demol. of existing sports pavilion and erection of new sports pavilion
07/03280/ALB Old Town Hall	Removal of ceiling tiles and internal asbestos

### **DECISION DEFERRED**

07/03079/APP Stratford Ho., High Street Alterations to building to create one first floor flat over carport and associated car parking

*Reason for deferral: subject to comments of Environment Agency and completion of legal agreement*

## **REPORTS TO DEVELOPMENT CONTROL**

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

07/03079/APP land behind Stratford House, High Street

Alterations to building to create one first floor flat over carport and associated car parking

## **5153 PLANNING - OTHER MATTERS**

### **5153.1 (5140) Update on topics for discussion with Mr. Hopcraft**

The Chairman indicated that he had asked Mr. Hopcraft to keep his presentation to about 15 minutes, to leave time for Members' questions.

He had agreed that Mr Hopcraft talk about TPOs and trees in the Conservation Area; Planning Conditions; BS 3998 and 5837; local species suitable for replacement planting; and the poor – or lacking – drawings accompanying tree works applications.

Members suggested that a representative of Maids Moreton Parish Council be invited to attend.

### **ACTION THE CLERK**

### **5153.2 (5143.5) Update on the launch of the Buckingham Plan**

The Chairman had circulated a new overview document at the meeting.

AVDC would be starting work on the Rural Areas section of the LDF in November 2008, so the Town Plan work should be done during the Spring for collating over the Summer, preferably by a single person for consistency. He suggested a workshop on Key Town Issues for interested Councillors in February, followed by a general meeting of interested parties in March, before the Annual Town Meeting on the 26<sup>th</sup>. He noted the Access Group should be included in the list supplied.

Members suggested the Partnership be involved (next meeting 6<sup>th</sup> March).

A letter would be sent to all lead agencies asking that their relevant departments be notified.

Good maps needed to be sourced, of the town and of the surrounding area.  
The meeting was agreed as 18<sup>th</sup> February at 7pm in the Chamber.  
Cllr. Stevens and the Committee Clerk apologised for not being able to attend.

#### 5153.3 BCC Minerals & Waste Briefings

The Chairman regretted that he could not attend due to another engagement. Cllr Mahi would attend the event on 14<sup>th</sup> February, 6.30pm – 8.30pm, at Aylesbury Civic Centre.

#### 5153.4 To discuss the siting of the bins at Prezzo

The Chairman had received complaints about the three red skip bins parked outside the building. However these had now been removed, so the problem appeared to have been solved.

#### 5153.5 To receive for information the interim planning statistics for 2007

Members noted the breakdown of application types and correlation between BTC response and AVDC decision.

## **5154 CORRESPONDENCE**

#### 5154.1 07/02691/APP 33 Bourton Road: Two storey side extension and single storey rear extension; Reasons for AVDC contrary decision

Members had **OPPOSED**: *Members opposed on the grounds of overdevelopment of the site, exceeding the criteria for extensions (84% more habitable space) and detrimental impact on the street scene.*

AVDC has **APPROVED**: "It is acknowledged that the proposal would result in significant additions to the original dwelling, however the proposal was considered to be modest in scale and would not dominate or overwhelm the scale of the original property. The design of the proposal would reduce the bulk of the extension and would retain some of the characteristics of the original dwelling. The impact of the extension on the street scene was considered to be acceptable given the set back from the highway, the design, the retention of a gap to the side boundary, and the existing planting on the south and eastern boundaries."

#### 5154.2 (5125.4, 5140) Response from AVDC Tree Officer

The letter had been dealt with at 5153.1.

#### 5154.3 (5134.3) J. Cannell re Dark Alley/Waglands Garden and other comments

Dark Alley: Members asked for a progress report from BCC Legal Dept. and the update on discharge of conditions prepared by the Case Officer.

Tree applications: Standing Orders permit the Chairman + 2 Councillors to make response to urgent applications, but Members pointed out this was of little use if the trees or the work proposed could not be identified due to inadequate detail in the application. There were two Planning meetings in each seven-week cycle so it should be possible to deal with tree applications (with their six-week time period) in the normal meetings, providing the documents were received in time. [The particular application complained of was received on Thursday 29<sup>th</sup> November for response by Wednesday 5<sup>th</sup> December; fortunately there was a meeting on 3<sup>rd</sup> December]. Members felt that a tree application should not be validated if it lacked

a schedule and proper plan, sufficient for each tree to be identified. A letter would be sent to Mr. Cannell.

**ACTION THE CLERK**

**5155 NEWS RELEASES**

None agreed.

**5156 CHAIRMAN'S ITEMS**

5156.1 07/02991/APP land adj. Verdun, Western Avenue. Erection of three dwellings

The Officer's report to Development Control advocated approval. Members noted that a previous application, for one dwelling, had been refused. A letter of concern would be sent to all 4 District Councillors and the CEO.

**ACTION THE CLERK**

5156.2 (5144.4) Street Naming – land at Moreton Road

The developers had agreed the names and the notices had been posted at the site. The public had 21 days from 29<sup>th</sup> January to object.

5156.3 Tree Preservation Orders: Improving Procedures – consultation

This document had been downloaded from the CLG website: Members agreed that the Chairman and Clerk should respond.

**ACTION THE CHAIRMAN/THE CLERK**

5156.4 AVDC Partnership for Growth meeting, 3<sup>rd</sup> March.

The Chairman wished to attend, but the meeting was scheduled for 5pm – 7pm. Members agreed that the 3<sup>rd</sup> March Committee meeting would start at 7.30pm for the convenience of the Chairman.

5156.5 Badgers Way

A resident had pointed out that the link road from the bypass to Badgers Way had no name, which made it difficult when directing visitors. The road had no properties fronting it. Members asked that information be sought from AVDC and the matter placed on the agenda for the next meeting.

**ACTION THE CLERK**

5156.6 07/03266/APP 2 Primrose Way

Members had opposed at the January meeting due to inadequate parking space and the risk of on-street parking at a junction. Minor Amended plans had been received on 31<sup>st</sup> January indicating the applicant proposed to pave the front garden to provide enough space. The Clerk asked whether this changed Members' response, in case the Case Officer contacted the office before writing the report. Members decided their original response stood, as the risk remained.

Meeting closed at: 9.55pm

CHAIRMAN ..... DATE .....