

MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MONDAY 9th JUNE 2008 AT 7.00pm

PRESENT: Councillors Mrs. P. Desorgher
P. Hirons
G. Loftus
A. Mahi
H. Mordue (Mayor)
M. Smith
Mrs. P. Stevens
R. Stuchbury
W. Whyte (Chairman)

For the Town Clerk Mrs K.W. McElligott

APOLOGIES FOR ABSENCE

Apologies were received and accepted from Councillors T. Bloomfield and M. Try.

5198 DECLARATIONS OF INTEREST

Cllr. Hirons declared a personal interest in application 08/01442/ATP.
Cllr. Mordue declared a personal interest in applications 08/01230/APP,
08/01297/APP and 08/01442/ATP.
Cllr. Whyte declared an interest in application 08/01086/APP as minuted.

5199 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 12th May 2008 ratified on 2nd June 2008 were received and agreed. There were no matters arising.

5200 ACTION LIST

The Action list had been circulated with the agenda.

5200.1 (5144.2) Bus shelter, Stratford Road

As no response had been received from J.C.Decaux, it was suggested that the Aylesbury Vale Transport Users Group be approached.

ACTION THE CLERK

5200.2 (5178) Dark Alley/Waglands Garden

It appeared that the management company had exceeded its remit in sending the letter.

The Clerk reported that an email had been received that morning indicating that BCC had no timetable for the establishment of the alternative path as a Right of Way: Members agreed that the consultation periods at least could be established, and that the two County Councillors should be copied in to the correspondence.

ACTION THE CLERK

5200.3 (5196) Buckingham Plan news release

An article had appeared in the *Buckingham Advertiser* of 16th May 2008.

5201 PLANNING APPLICATIONS

The following planning applications were received and discussed. –

Cllr. Whyte declared a personal interest in the following application.

08/01086/APP

NOTED

Waitrose, 14 Meadow Walk

Erection of generator & enclosure, new shop front, ATM, bike shed and louvre

Minor Amended drawings had also been received for this application as follows:

- 1. swapping the positions of the ATM and bicycle parks*
- 2. doubling the size of the louvre to 1200 x 600*
- 3. removal of the generator and enclosure from the proposals*
- 4. (new) alterations to existing Service Yard concertina shutter by enlarging the existing opening to 3000 x 3200*

Members followed their usual practice of 'noting' a retrospective application. They were disappointed that all the work on the store had been carried out without approval.

Concern was expressed at the proposed siting of the ATM exterior to the store; Members felt that for security reasons the ATM should be in the wall or within the store, and queried the need for another ATM in the town. The freestanding machine would collect litter and be a target for vandals.

It was also noted that only five cycle racks, not six, had been installed.

The shopping trolleys were not fitted with locks, and while staff were available during the day to collect trolleys from the car park this was not so in the evening. It was felt that this could lead to a rise in the number of trolleys dumped in the river, and Members discussed briefly whether a charge could be made for retrieval. The matter would be referred to the Environment Committee.

ACTION E&P COMMITTEE

08/01156/ALB

SUPPORT

10 Well Street

Replace existing windows to rear, insertion of French windows and window to rear and side and internal alterations

08/01192/APP

SUPPORT

21 Hilltop Avenue

Erection of conservatory

08/01196/APP

SUPPORT

21 Plover Close

Single storey rear extension and first floor extension over garage

08/01229/APP

SUPPORT

63 Meadway

Single storey rear conservatory

08/01230/APP

SUPPORT IN PRINCIPLE

1 Cornwalls Centre

Change of use from (Commercial) A1/A2 to Sui Generis use for art classes and art parties for adults and children

Support was given subject to clarification of the site; two different areas had been marked on the application documents. The Clerk had asked for this on 15th May but no response or amended plans had been received, although the address on the website entry had been altered to 8b High Street.

08/01247/APP

SUPPORT

8 Greenway Walk

Erection of conservatory

08/01256/APP

SUPPORT

10 Greenway Walk

Rear conservatory

The following two applications were considered together:

Bright Lights, 3 West Street

08/01286/APP

OPPOSE

Creation of ground floor retail and basement storage with 10 n^o apartments with dormer windows

08/01287/ALB

OPPOSE

Creation of ground floor retail and basement storage with 10 n^o apartments with dormer windows, alterations to windows and internal alterations

Members were glad that the property was to be brought back into use, but expressed concern that the proposed flats were small with little storage space; that there was no provision for waste and recycling bins or cycles; that the parking facilities were inadequate; and that there was no detail of the proposed shopfront (Members also assumed that a separate signage application would be made).

08/01288/APP

OPPOSE

Barclays Bank, 11 Market Square

Construction of red brick enclosure to screen airconditioning plant on front elevation of building

Members were concerned that the hot air produced would be very close to pedestrians and felt that the plant would be better sited on the roof of the building.

08/01297/APP

SUPPORT

10 Swan Business Centre, Osier Way

Erection of 3.5m high earth bund and 2.4m fence

08/01322/APP

SUPPORT

Corner House, 16A West Street

Single storey outbuilding

Members assumed that the use of the building would be ancillary to the dwelling.

08/01364/APP

OPPOSE

11 Primrose Way

Conversion of garage to form dining room and downstairs bathroom and provision of No.2 parking spaces in front garden (retrospective)

Members expressed doubt on the retrospective nature of the application, and opposed because the additional parking space did not appear to be accessible.

08/01442/ATP

OPPOSE

19 Waglands Garden

20 – 25% crown reduction to No.1 Lime

Members noted that this development was only recently occupied so the applicant would have been aware of the size of the tree, and that it was protected, on purchase; criticism was also made of the very inadequate detail on the application.

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

08/00668/APP 9 Castle St. Conversion of dwelling to 4 flats Amendment: internal cupboard door indicated

08/00767/APP 46 Embleton Wy Conversion of garage to habitable room and enclosure of land for residential use. Amendment shows plans for 3 parking spaces to front of house

08/00926/APP 7 Foxglove Cl. Erection of single storey side extension and repositioning of garden wall

Amendment shows position of existing and proposed boundary wall

08/00994/APP Waitrose Erection of freestanding, totem and various signage

Amendments:

1. sign ref 06 (delivery bay sign – Waitrose delivery vehicles only) omitted from proposal

2. sign ref 10 (cycle racks) – they say 6 Plantlocks will accommodate 12 cycles & they are 'immoveable' as they weigh over 75kg when planted up.

3. sign ref 20 (dog stop) –rings to tie a dog to; now between the trolley park and the ATM as another minor amendment (08/01086/APP) moved the cycle racks

08/01034/APP Waitrose Replacement of No.2 condenser units, installation of new handrail to plant area and new companion way ladder and secure enclosure

Amendment: removal of ladder and secure enclosure: now to be installed inside the building. Background noise assessment and plant noise assessment also included.

08/01086/APP Waitrose Erection of generator & enclosure, new shop front. ATM, bike shed and louvre

These amended drawings were substituted for the originals on display and considered with the application above.

5202 PLANNING CONTROL

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

APPROVED

08/00527/ALB	19 Castle Street	Internal alts. to create 4 flats	Support
08/00641/ALB	Stoneleigh Ho.	Single storey rear extension	Support
08/00642/APP	Stonleigh Ho.	Single storey rear extension	Support
08/00644/APP	Kingston, Stowe Cl.	Single storey and two storey extensions	Support
08/00668/APP	19 Castle Street	Conversion of dwelling to 4 residential flats	Support
08/00719/APP	Villiers Hotel	Conv/alts to form 3 accessible bedrooms	Support

08/00721/ALB Villiers Hotel	Conv/alts to form 3 accessible bedrooms	Support
08/00767/APP 46 Embleton Way	Conversion of garage to habitable room	Support
08/00808/APP Manor Beeches Cott.	New roof & garage, single st. front ext'n	Support
08/00888/APP 36 Chandos Rd.	Single storey front extension	Support
08/01032/APP 38 Mallard Drive	Erection of Conservatory	Support

REFUSED

08/00515/APP Bourton Mill Farmhouse	Two storey detached dwelling	Oppose
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REPORTS TO DEVELOPMENT CONTROL

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

07/03500/APP 95 Burleigh Piece	Conversion of garage to residential use
08/00180/APP 23 Gilbert Scott Road	Erection of log cabin to rear
08/00179/APP 24 Page Hill Avenue	Change of use of garage to dining room
08/00356/APP 124 Moreton Road	Demolition of existing structure and erection of two storey side extension and creation of additional access
08/00643/APP Sports Pavilion, Stratford Rd	Replace external cladding and alteration to flat roof to pitched roof to sports pavilion

5203 PLANNING - OTHER MATTERS

5203.1 (5194.1) Buckingham Plan

1.1 Notes of the meeting held on 21st May 2008:

The notes had been circulated with the agenda. Amendments suggested by Mr. Dalby were circulated at the meeting.

1.2 To receive a report on the public launch on 25th May 2008:

The Chairman noted that the gazebo had been useful on such a wet day and thanked the Councillors who had taken it down and put it away after use. A good range of people had been interested, though few completed a questionnaire. The next public exhibition was set for Tuesday 10th June: Cllrs. Whyte, Smith and Hiron would be available.

1.3 To receive an update on progress and discuss future plans

Based on the completed questionnaires from those mailed out the Chairman suggested two Working Groups would be enough. He would organise workshops; Cllr. Smith suggested the Old Gaol courtyard as a possible venue, Cllr. Hiron the Church. Evenings at 7pm would be best. Cllr. Smith noted that he would not be available at the beginning of July and Cllr. Stevens also apologised for not attending as she would be away end of June/beginning of July.

ACTION CHAIRMAN

AVDC would be supplying 2 x A0 maps and some A3 size for working on. Another meeting with AVDC and BCC officers would be arranged in August to discuss progress.

Members were pleased that the other authorities were co-operating to such an extent.

5203.2 Request from Mr. A. Birch of Hallam Land Management to give a presentation on their proposals for the A421 site by the Little Chef

Members agreed to invite the developers to the next meeting on June 30th. Notification of the public exhibition to be held at the Villiers on Friday 13th & Saturday 14th June was circulated at the meeting.

The Standing Order that governed non-Councillor participation in meetings was discussed at length, regret having been expressed that the Chairman was only able to invite speakers in special circumstances, Committee approval otherwise being necessary which caused delay. Members felt that the time constraint – making the presentation to the Council before the public exhibition – constituted special circumstances. An agenda item “To agree to hear a presentation...” which the Committee voted on at the meeting could lead to the presenters making a journey in vain if it was not agreed. The Mayor offered to put the matter on the next Full Council agenda.

FULL COUNCIL AGENDA 21ST JULY 2008

Cllr. Mordue left the meeting

5203.3 (5194.5) AVDC Design Award 2008

Information from the 4th June Bulletin was circulated at the meeting.

A proposal by Cllr. Hiron, seconded by Cllr. Stuchbury, to nominate the Coopers Wharf flats as being a practical scheme on a constricted site was defeated by a majority of 6 votes to 2.

No other suggestion was put forward.

5203.4 SEERA Review of Sub-Regional Allocation of Primary Land-won Aggregates in the South East: To appoint a Councillor to review the document and report to the next meeting (response date 8th August)

Cllr. Hiron offered to review the document for relevance to the north of the County.

ACTION CLLR. HIRONS

5203.5 (5195) 2 Primrose Way

Photographs of the property and an aerial photograph overlay were circulated with the agenda. Members felt that the space allocated for additional parking was small and asked whether the Highway Authority’s views had been sought. The roadways were very narrow and the likelihood was that cars would park partly on the footway obstructing pedestrian traffic. Emergency vehicle access was also a matter of concern with on-road parking.

ACTION THE CLERK

5203.6 The interpretation of ‘applicant’ on planning application forms

The Clerk had noted several applications on behalf of companies and other corporate entities where the applicant was listed as the employee completing the form. Members felt that this was misleading and the applicant should be listed as the company. A letter would be sent to Mr. Cannell.

ACTION THE CLERK

5204 CORRESPONDENCE

5204.1 08/00316/APP 11 Beaver Close; single storey and two storey rear extension
Members had **OPPOSED** (3/3/08): *It was noted there was no plan of the site showing parking and access.* Minor Amended plans were received showing the parking layout, which were displayed for the 21/4/08 meeting.

AVDC had **APPROVED** (14/4/08): The Council's parking guidelines state that three off street spaces should be provided within the curtilage for a dwelling with four or more bedrooms. The proposal would increase the number of bedrooms from four to five and therefore there was no additional requirement for parking spaces beyond the three already provided within the curtilage.

Members discussed the provision and size of parking spaces; the Chairman stated that the standard dimensions were 2.4m x 4.8m and had been so for many years; many domestic garages were built to this minimum which was no longer a usable size, leading to a number of garage conversion applications. It was suggested that a more up-to-date standard be set when the SPG was incorporated into the LDF.

ACTION THE CLERK

5204.2 (5183.6) Tesco re shutter

Tesco had indicated that the shutter had been repaired although it was not always being raised during shop hours.

Members queried the presence of three flags on the pavement outside the Market Hill shop, and asked whether these should have Advertisement approval as it was in the Conservation Area. They were also a hazard for the visually disabled.

ACTION THE CLERK

5204.3 AVDC re Local Council Communication Group

An invitation had been received on 15th May to a meeting of this group on 4th June; Cllr. Hirons had volunteered to attend. The meeting was subsequently cancelled for lack of support. Members felt that the notice given was too short, and that 6.30pm was too early for working people to attend, who but that the group could be a useful forum and if a new meeting date was set the Chairman and Vice Chairman would like to attend.

ACTION THE CLERK

Cllr. Loftus left the meeting during the following item, before the Recommendation was mooted.

5204.4 (5194.2) AVDC re LDF documents

Members felt strongly that paper copies should be provided as not all interested persons had access to a computer to enable the documents to be downloaded. Some documents were very long and time-consuming to print off and expensive to buy.

The Chairman pointed out that some of the 20 documents referred to were too old to be relevant to the Buckingham Plan; only newer ones need be obtained. A list would be drawn up and costed.

ACTION THE CHAIRMAN

Members felt that the AVDC documents should be made available to the Council (as the BCC ones had been) free of charge so that the most informed document

possible could be drawn up for submission as part of the LDF. However, in case the charges were insisted upon:

Proposed by Cllr. Stuchbury, seconded by Cllr. Whyte, and **RECOMMENDED** that this Council allocate a budget of £500 for planning publications relevant to the production of the Buckingham Plan for submission as part of the Rural Areas document of the Local Development Framework.

Thanks would be conveyed to Cllr. Mills for his prompt offer of help in this matter.

ACTION THE CLERK

5205 NEWS RELEASES

None were agreed.

5206 CHAIRMAN'S ITEMS

5206.1 Wharf Yard

Cllr. Stevens reported that she had been contacted by two residents, one complaining that work in the Yard was starting too early with the beeping of reversing forklifts disturbing neighbours, the other concerned that the additional vehicle operated by Paragon Hire was being parked inside the gate on the left, causing delivery lorries to use the righthand side of the opening. The resident's car had been damaged. Large lorries were continuing to turn into the Yard from the northern Stratford Road instead of using the bus station to turn for a straight-in access, and lorries turning right out of the Yard frequently over-rode the kerb in order to make the turn.

ACTION: THE CLERK TO CHECK THE CONDITIONS ON HOURS OF WORKING

CLLR. STEVENS TO REDIRECT THE COMPLAINANTS TO THE BUCKINGHAM CENTRE

5206.2 Aylesbury Vale Local Strategic Partnership

The Chairman announced that he had been elected Chairman of this body. Members congratulated him, noting that this gave a voice to the rural areas of the Vale.

Meeting closed at: 9.38pm

CHAIRMAN DATE