

**MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON  
MONDAY 18<sup>th</sup> AUGUST 2008 AT 9.06 FOLLOWING THE INTERIM COUNCIL MEETING**

**PRESENT:** Councillors Mrs. P. Desorgher  
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 Councillors T. Bloomfield and P. Hirons.

**5226 DECLARATIONS OF INTEREST**

All Members declared a prejudicial interest in application 08/01894/APP.

**5227 MINUTES OF THE PREVIOUS MEETING**

The minutes of the meeting held on 28th July 2008 to be placed before the Council on 8<sup>th</sup> September 2008 were received. There were no matters arising.

*Cllr. Mordue left the meeting during the following item.*

**5228 ACTION LIST**

The Action list had been circulated with the agenda.

**5224** – The Chairman reported that an item had appeared in the *Buckingham & Winslow Advertiser* of 15<sup>th</sup> August 2008.

Application **08/01663/APP** – The Planning Officer had responded (31/7/08) to Members' query on the alterations:

"I can confirm that I have been advised by the applicant that the doorway that has been cut into the northwest flank wall facing Wharf View is a temporary measure to allow access during renovation work to the building. The opening is to be bricked up upon completion of these works as indicated on the submitted drawings". Seth Williams, Planning Officer.

Application **08/01681/APP** – decision deferred from last meeting pending site meeting:

Members voted unanimously to **OPPOSE** and the response was faxed and posted on 4<sup>th</sup> August 2008.

"Members felt the proposal was too large in size and height for the garden; that it was too large to be suitable for the conservation area and its proximity to listed buildings, especially from Victoria Row where the existing buildings enjoy the rural setting of the Prebend End conservation area, and that it does not offer any 'enhancement' to the conservation area; that there was a loss of amenity to the immediate neighbours owing to the potential for overlooking from side windows within the roof and also from the full height windows from the two-storey 'front elevation', and the loss of existing vegetation; that this was an additional full size dwelling located in a mature garden, not subservient or an annexe, together with the extra cars associated with it.

Members also expressed concern on the impact on Well Street with the odd vision splay angle to the new 'lean-to', and that there were no safeguards that this new dwelling would be used by the applicants".

## **5229 PLANNING APPLICATIONS**

The following planning applications were received and discussed. –

*The first three applications were considered together:*

15 – 16 Market Hill

**08/01845/ALB** Repainting of shop front, installation of fascia sign and installation of No 2 air condenser units and satellite dish

**08/01847/APP** Installation of No 2 air condenser units and satellite dish

**08/01848/AAD** Installation of new fascia

**Shopfront and signage** – Members **OPPOSED**; quoting para.3.1.26 of the Conservation Area Review document "...Nos 15 and 16...elevation has suffered the insertion of an unsympathetic modern shop front" and noting the Enhancement Opportunities on p14 of the same document "Encourage owners to maintain and repair their properties using traditional materials.....and repaint ...using historic paint colours"; "Encourage an improvement in the design and quality of shop fronts. Encourage the replacement of inappropriate modern shop fronts with more traditional style painted wooden shop fronts ..."; and "Encourage the replacement of inappropriate modern shop signs with more traditional signs painted in historic colours". Members felt that the proposal met none of these aims.

**Air condensers and satellite dish** – Members expressed concern that noise pollution from the condenser plant would affect the amenity of residents in the dwellings above and behind the premises; though they recognised the need for the dish for this type of business, the building was in the Conservation Area and that more care to conceal the dish could be taken, especially as when the land behind Market Hill was redeveloped the plant and dish would no longer be hidden from general view. Members **OPPOSED** this aspect of the applications but asked that – should the Authority be minded to approve – the plant be enclosed and the dish be painted an appropriate colour to blend in with the building.

*Cllr. Stuchbury joined the meeting.*

*Having declared a prejudicial interest in the following application, no comment was recorded*

**08/01894/APP**

Land adjacent 9 Cornwalls Centre

Extension of retail building to form small retail unit

*Members did express concern over the encroachment into a public amenity space.*

**08/01930/APP**

**OPPOSE**

10 Lenborough Road

Two storey side extension

*Members opposed on the grounds of overdevelopment of the site, both as currently proposed and cumulatively; it was noted that the drawing did not contain any detail of additional access arrangements.*

**08/01934/APP**

**SUPPORT**

24 Bourton Road

Erection of conservatory

*Members noted that work had already started on the conservatory.*

**08/01950/ATP**

**SUPPORT**

5 Bostock Court, West Street

Crown balance one sycamore and one ash

*Members supported subject to the tree officer's recommendations.*

**08/01956/ATP**

**OPPOSE**

15 Moreton Drive

Fell one sycamore, remove limbs and crown lift one beech and crown thin one oak by 15%

*Members opposed this work unless the tree officer was satisfied the work could be carried out without long term damage to the trees.*

**08/02005/APP**

**SUPPORT**

43 Woodlands Crescent

Erection of bay window and first floor rear dormer windows and front velux windows

**5230 PLANNING CONTROL**

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

**APPROVED**

08/01230/APP	1 Cornwalls Mdw.Ch.use from A1/A2 to sui generis for art classes	Support
08/01364/APP	11 Primrose Way Conv.garage to form dining room & bathroom	Oppose
08/01587/APP	5 Treefields Demol. conservatory & erect new conservatory	Support
08/01603/ATC	land at Cornwalls Meadow Works to trees	Support
08/01663/APP	1 Wharf View Single storey rear extension	Support
08/01703/ATC	1 The Limes Works to 9 Spruce trees	Support

**WITHDRAWN**

08/01460/APP 43 Woodlands Cres. Erect. front extension & rear roof extension

## **5231 PLANNING - OTHER MATTERS**

### 5231.1 (5222.1) Update on the Buckingham Plan

The Chairman reported on the recent workshop meeting, which had been small but given rise to useful discussion and thanked Cllr. Bloomfield for his help on the night. He would attempt to have a draft available before his September holiday, and would contact AVDC to agree the best format for presentation. The existing Vision and Design Guide may be of use for 'vision' points, but the Plan was not intended to be concerned with design details.

**ACTION THE CHAIRMAN**

### 5231.2 (5222.3) SEERA Sustainability Framework document

Cllr. Smith had circulated a report before the meeting; the document may be of use for reference but no response was required.

### 5231.3 (5225.1) PPS6 proposed changes

Cllr. Smith had circulated a report before the meeting; parts may be of use when formulating the Plan document, but the proposals were broad and anodyne and no response was necessary, though a questionnaire was included.

### 5231.4 (5225.2) Taylor Review – Market Towns

In the absence of Cllr. Hiron this item was postponed; he would be asked to provide a written account for the next meeting.

**ACTION CLLR. HIRONS**

### 5231.5 GOSE: Spatial Strategy for the SE; Secretary of State's Changes

The Chairman had circulated a report at the meeting with his comments:

- Aylesbury, Milton Keynes and Oxford had been upgraded to 'centres of significant change';
- LPAs should aim to strengthen rural towns;
- Tourism should be promoted (but not at the expense of agricultural production and the Buckingham/Stowe/ Silverstone area included as a priority); (*Members felt that it would be better to support smaller areas before large, and mentioned also the Ouse Valley*);
- links between market towns and their hinterlands should be strengthened with integrated sustainable transport etc (*Members added promotion of locally produced foods, crafts, etc*);
- Care should be taken that North Bucks. is included in investment plans and infrastructure provision;
- MKAV1: between 2006 and 2026 28,890 new dwellings are proposed – 5390 SW of Milton Keynes, 16,800 in and around Aylesbury and 4700 in the rural area of the Vale. *Concern was expressed at the historic lack of infrastructure provision and the effect of additional housing on this deficit*;
- MKAV3: an average building rate of 235/dwellings per annum in the rural area. *Members were opposed to this expansion without prior infrastructure investment and proper attention to sustainability in transport (and other fields) so that the new housing did not become commuter dormitories.*

These comments would be submitted electronically to GOSE as response to the consultation.

**ACTION THE CLERK**

5231.6 To discuss and agree response to a request from David Coles Architects Ltd. to address the Committee on their proposals for Lenborough Road/Station Terrace site

Members agreed.

**ACTION THE CLERK**

5231.7 (5220 & 5222.4) Validation; Parking Guidelines: to receive the response from AVDC and discuss and agree whether to participate in the pilot electronic scheme described

This item was postponed to the next meeting due to time constraints. The Chairman noted that AVDC's current system was incompatible with Apple Mac machines, and that there would be a problem with public access.

**SEPTEMBER AGENDA**

5231.8 (5220) To discuss and agree a policy on contact with AVDC Officers

This item was postponed to the next meeting.

**SEPTEMBER AGENDA**

5231.9 (5223.8) To discuss and agree a policy on planning notices

This item was postponed to the next meeting.

**SEPTEMBER AGENDA**

5231.10 To note receipt of Vale Trends #4

This had been circulated with the agenda. The LDF core strategy consultation would run from 31<sup>st</sup> October to 12<sup>th</sup> December 2008.

5231.11 To note AVDC quarterly performance review (April – June 2008)

This had been circulated with the agenda.

## **5232 CORRESPONDENCE**

5232.1 (08/01196/APP; 21 Plover Close, Single storey rear extension and first floor extension over garage) AVDC reasons for decision contrary to BTC response

Members had **SUPPORTED**

AVDC had **REFUSED**: "The main issues determining the application were the impact of the extension on the appearance of the original dwelling and street scene, and the impact on the amenities of the neighbouring residential properties. Buckingham Town Council supported the application although no reasons were stated.

The Design Guide on Residential Extensions states that the Council will not normally grant permission for a two storey side extension which is within 1m of a shared boundary. The proposal was to build above the existing pitched roof garage, building up to two storey level on the boundary of the property without leaving a gap. It was considered that the extension would harm the open character of the street and would be detrimental to the visual amenities of the area. The proposal was considered to be contrary to the Design Guide on Residential Extensions and policy GP35 of the AVDLP."

Discussion was postponed to the next meeting.

**SEPTEMBER AGENDA**

5232.2 (5223.5) Highways advice; response from AVDC

This item was postponed to the next meeting.

**SEPTEMBER AGENDA**

5232.3 (5223.6) Local Council Communication Group

An acknowledgement had been received in the absence of the officer addressed, which noted that the next meeting is scheduled for **23<sup>rd</sup> October 2008** at AVDC's Gateway office, at 6.30pm. The Chairman would be available to attend.

Discussion was postponed to the next meeting.

**SEPTEMBER AGENDA**

**5233 NEWS RELEASES**

None were agreed.

**5234 CHAIRMAN'S ITEMS**

There were no Chairman's items.

Meeting closed at: 10.02pm

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