

MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MONDAY 12th JANUARY 2009 AT 7.00pm

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

Also Attending: Cllr. H. Cadd.
Cllr. D. Isham

For the Town Clerk Mrs K.W. McElligott

APOLOGIES FOR ABSENCE

Apologies were received and accepted from Councillor M. Try.

5283 DECLARATIONS OF INTEREST

Cllr. Whyte declared an interest in agenda #7.2 as Chairman of the organisation which generated the consultation.
The Clerk declared an interest in application #3 as owner of the neighbouring property, the proposal being along the common boundary.
Cllr. Mordue declared a personal interest as indicated below.

5284 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 22nd December 2008 to be put before the Council on 2nd February 2009 were approved. There were no matters arising not listed elsewhere on the agenda.

5285 ACTION LIST

The Action list had been circulated with the agenda.

5144.2 Bus shelter

A prompt would be sent to the Aylesbury Vale Transport Users Group

5244.2 Bridge Street site traffic

This could be deleted as the site had ceased work for the time being.

5280.1 08/02131/APP (Pizza 2U)

An acknowledgment had been received that day thanking the Council for its comments. Members noted that the business included a takeaway element and signage at the Industrial Estate entrance confirmed this. A response, including photograph, would be sent and enforcement action requested.

ACTION THE CLERK

Members also asked for an update from Andrew Grant, CEO of AVDC who had promised to look into the matter of Dark Alley at the last Partnership meeting.

ACTION THE CLERK

Cllr. Mordue arrived during the discussion of the first application

5286 PLANNING APPLICATIONS

The following planning applications were received and discussed. –

08/02842/APP

SUPPORT

7 High Street

Change of use from A1 retail to D1 (Dental Practice)

Members noted that no details were given of signage, ventilation or refuse disposal.

08/02845/APP

OPPOSE

1 Mallard Drive

Reroof with 55° pitch with two front dormers

Members criticised the quality of the documents supplied: not all were scaled, there was no indication of whether the hardstanding was permeable, there were not enough parking spaces according to guidelines and the window detail was not related to the room plan. Members were not minded to support the proposal in its present form.

08/02899/APP

SUPPORT

3 de Clare Court

Single storey rear extension

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

08/02914/ATC

OPPOSE

Old Latin House, Market Hill

Felling No.1 Yew Tree

The Tree SubCommittee had met to consider this application due to the short timescale allowed for response, and the Tree Officer had been asked to consider applying for a TPO as a result.

The Tree Officer's opinion had been that a TPO was not warranted due to the work already done on the tree, its size and its distance from the highway.

Members noted that a considerable amount of work had been done without permission already; opinions differed on whether the tree should therefore be felled and a suitable replacement planted, or left to regenerate itself. The Yew was an appropriate species for proximity to an old chapel, was slow growing and not invasive.

Members called for a recorded vote, Cllrs. Whyte and Mordue abstaining:

SUPPORT the felling, and replacement planting of another yew: Cllrs. Hirons, Smith, Mahi
OPPOSE the felling: Cllrs. Stevens, Desorgher, Bloomfield, Stuchbury

08/02957/APP

SUPPORT

Hilltop, Gawcott Road
Single storey side extension and porch to ancillary building

5287 PLANNING CONTROL

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

APPROVED

08/02264/ALB	Gardeners Hut, University Conversion into security facility	Support
08/02435/APP	Gardeners Hut, University Conversion into security facility	Support
08/02463/APP	21 Plover Close Two storey rear extension	Oppose
08/02627/APP	54 Bourton Road 2st. side extn + single st. side & rear extns	Support
08/02500/APP	Waitrose New escape stairs+infill gates with wall/doors	Support
08/02612/APP	12 Redshaw Cl. Erection of conservatory	Support
08/02660/APP	Andelain, Brookfield Lane Alteration to pitched roof	Support

REFUSED

08/02490/APP	2 Catherine Ct. Part 2st/part 1 st fl. front extn.+single st. side & rear extns	Oppose
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WITHDRAWN

08/02420/APP	rear of Brewery Ct, Market Sq. Erection of 2 twostorey dwellings	Oppose
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REPORTS TO DEVELOPMENT CONTROL

A report on the following application had been received and was available in the office
08/02206/APP 54 Well Street Ch/use of adj. land to incl. within residential curtilage

APPEAL DECISION

07/00206/APP 12 Adams Close Rear single storey cat-run (retrospective)
BTC opposed, AVDC refused; the applicant appealed & the Inspector has upheld the appeal.

5288 PLANNING - OTHER MATTERS

5288.1 Buckingham Plan – email response from Forward Plans

Mr. Barton's comments had been circulated with the agenda; Mr. Dalby had suggested a meeting in the near future to discuss the Plan.

Members asked for a meeting at lunchtime on 22nd January 2009 to be held at Verney Close to be arranged. Cllrs. Smith, Hirons and Stuchbury offered to accompany the Chairman to the meeting, other commitments permitting.

Concern was expressed that Town Council decisions on matters not in its remit were being expected especially in transport and other infrastructure matters, and some indication of the numbers of new houses without basic information being

supplied. These would be discussed at the meeting, as also the possibility of maps being made available.

ACTION THE CLERK

5288.2 (5279.2) To receive Cllr. Hirons' report on the Sustainable Community Strategy consultation.

Cllr. Hirons' detailed report had been circulated with the agenda. He had taken issue with certain broad statements and pointed out some important services missing from the document. Each District Council had a separate insert to the County Council sheet; it would be useful for comparative purposes to have sight of another DC document – Wycombe's was reported to deal with its major towns separately.

Members **AGREED** the content of the report as this Council's response with the additional notes that (1) AVDC's section concentrated on Aylesbury to the exclusion of the rest of the Vale (2) the infrastructure needs of the south of the county were significantly different from those in the north and centre.

ACTION THE CLERK

5288.3 To discuss and appoint a Councillor to review the draft PPS Eco-Towns consultation (response date 6th March 2009)

The policy deals with new towns, not extensions of existing settlements, so would not apply, for example, to the proposal for the land south of the bypass. The Chairman offered to review the document and draft a response to the consultation; document subsequently to be passed to Cllr. Smith.

Members raised the question of the new town proposed to the north of Winslow for which plans had recently been submitted, and asked for the plans and the developers' brochure to be acquired.

ACTION THE CLERK/THE CHAIRMAN

5288.4 To receive recent information from AVDC on Planning Enforcement

Members discussed the information taken from AVDC's website; its objectives were admirable but effort was needed to implement them.

A link to the AVDC's planning pages from the BTC website was thought useful.

ACTION CLLR. TRY/THE CLERK

5288.5 To receive information on where to access AVDC's Annual Monitoring Report (which is 138pp long)

Members wondered if Mr. Dalby could bring a copy to the meeting; if it was of use a copy could be purchased.

5289 CORRESPONDENCE

5289.1 08/01681/APP:Land to rear of 23 Church Street; erection of dwelling with associated access and parking

Members had **OPPOSED**: "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".

Members had not added to this view in response to various Minor Amended plans.

AVDC had **APPROVED**: "This application was considered by Members of the Development Control Committee on the 9th October 2008, at which time members deferred making a decision on the application to enable them to undertake a site visit, accompanied by the Council's Highway Engineer. The application was considered again at the meeting held on the 30th October 2008 at which time Members again deferred making a decision on the application, to enable officers to seek further clarification from the District Engineer on the proposed highway and access arrangements.

At the meeting on 20th November 2008, Members concluded that having regard for the detailed highway comments (a copy of the report included on the 20th November 2008 will have been sent directly to the Town Council) and taking into account the Inspectors detailed report on the previous appeal (planning reference 06/00385/APP) that the proposed development on balance was considered acceptable and overcame those objections raised by the Inspector."

Members expressed concern that the decision had taken into account the Inspector's report on the previous application, which had highlighted the highway problems. These had been considered insurmountable and the remaining aspects of the application not therefore deliberated. No part of the decision appeared to take into consideration the site's position in the heart of the Conservation Area, and the decision set a precedent for new buildings applications in the CA.

Proposed by Cllr. Stuchbury, seconded by Cllr. Smith, and **AGREED** that the Chairman & Vice Chairman meet the Planning Officer/ Conservation Area Officer to discuss these points further.

5289.2 Naming Bridge Street Development

AVDC had rejected Bridge Street Mews, our suggestion with which the developer concurred, as it could be confusing for the postal and emergency services.

AVDC had no problem with Ostlers Mews, our second suggestion. We have not received the developer's views on this name.

The developer had also suggested Riverside Mews, Villiers Close (already used), Riverside Court (also considered confusing) and Stafford Court (the first Duke of Buckingham was a Stafford (1444) taking over from 3 generations of Stafford Earls of Buckingham).

Members reiterated their support for Ostlers Mews as having site-specific connection.

ACTION THE CLERK

5290 NEWS RELEASES

None were agreed.

5291 CHAIRMAN'S ITEMS

5291.1 Bridge Street site.

A letter had been received expressing concern at the dangers of the temporarily abandoned site.

A response would be sent enclosing a copy of the Town Council minutes and other information requested. The Award the design had received had been a National scheme and nothing to do with this Council or AVDC.

The letter and response would be copied to AVDC for information.

ACTION THE CLERK

The developers had informed the Council that work would be resumed in 6 – 9 months.

5291.2 Planning Liaison Group

The next meeting would be on 21st January at 6.30pm at The Gateway; Cllr. Hirons would attend. The Chairman had another commitment.

Meeting closed at: 8.42pm

CHAIRMAN DATE