

**MINUTES OF THE PLANNING COMMITTEE MEETING**  
**HELD ON TUESDAY 1<sup>st</sup> JUNE 2010 AT 7.23pm following the Interim Council Meeting.**

**PRESENT:** Councillors            P. Hirons  
    A. Mahi  
    M. Smith                            (Town Mayor)  
    R. Stuchbury  
    M. Try  
    W. Whyte  
    Mrs. H. Hill                        (co-opted member)  
    For the Town Clerk Mrs. K. McElligott

**114/10            Apologies for absence**

Apologies were received and accepted from Councillors Loftus and Mrs. P. Stevens, and Cllr. Mahi for late arrival.

**115/10            Declarations of interest**

Cllrs. Whyte & Hirons declared a personal interest in application 7 (10/1015/APP) as members of the Parish Church Council.

**116/10            Minutes**

The minutes of the Planning Committee Meeting held on Monday 10<sup>th</sup> May 2010 to be put before the Council on 21<sup>st</sup> June had been circulated separately.

**41/10** Members asked for clarification on the lottery method.

**ACTION THE CLERK**

Application **10/00767**: Mrs. Hill informed the Committee that the family had not been consulted, but that they had viewed the application and made comment.

*Cllr. Try arrived.*

**117/10            Action Reports**

The action report had been circulated with the agenda.

**118/10            Planning Applications**

To consider planning applications received from AVDC and other applications

**10/00835/APP**

**SUPPORT**

Wisteria Cottage, 126 Moreton Road

Raising of roof for two dormer windows and front porch

*Members noted that the application also included a full width rear extension, not included in the description.*

*The following two applications were considered together:*

**10/00849/APP & 10/00850/ALB**

**SUPPORT**

12 Church Street

Insertion of rear bay window, new toilet area, and insertion of stair lift

*The following two applications were considered together:*

**10/00977/APP 10/00998/ALB**

**SUPPORT**

Extension of time condition of 07/00670/APP: demolish sections of Units 6 & 8, construction of stairwell rear of Old Latin House and creation of 3 flats over and alter ground floor kitchen

**10/01000/APP**

**SUPPORT**

39 Fox Way

Erection of conservatory

**10/1015/APP**

**SUPPORT**

8 Aris Way

Conversion of garage into study

**10/01049**

**SUPPORT**

2 Foxglove Close

Single storey rear conservatory

**10/01050**

**SUPPORT IN PRINCIPLE**

Tesco Express, 8 Market Hill

Replacement fascia sign and window vinyls

*Members felt that the letter size on the opening times panel was overlarge for a fascia in the Conservation Area but otherwise the application was acceptable. Members hoped that the shutter could be repaired and painted as part of the works.*

## **AMENDED PLANS**

**09/02155/APP**

**OPPOSE**

Development of 38 Apartments, 24 dwellings, 244 m<sup>2</sup> of commercial floorspace, 113 parking spaces; improved vehicular access to Moreton Road and creation of footpath links and refurbishment and change of use of summerhouse to cycle store.

*Members were pleased to see the better parking solution. However they expressed concern that the possible effects of changing the drainage patterns on the site on the foundations of adjacent old and listed buildings had still not been considered. They also felt that the proposed fencing was excessive, particularly in the way it affected the setting of the Listed summerhouse, and that it gave an impression of a 'gated compound'. Members would like to see the Rights of Way across the site confirmed and maintained, possibly with an s106 agreement; some indication of the proposed lighting; information on the access for refuse and recycling wagons – a single collection point on the perimeter would be unsightly and an obstruction, but there seemed to be little manoeuvring space for large vehicles.*

*The context of the site is complicated and sloping and a Site Visit was requested.*

*The applicant's covering letter indicated that the amendments responded to comments made by key stakeholders, but there had been no inclusion of the Town Council in this, and the document gave the impression that the developer had little direct knowledge of the town – for example referring to the 'former Woolworths store', when the premises have been occupied for nearly a year by M&Co and the delivery access road to be shared by the development does not serve WHSmith's at all.*

## **119/10 Planning Decisions**

To receive for information details of planning decisions made by AVDC as per 'Bulletin' and other decisions.

### **Approved**

10/00272/APP 53 Meadway Erect 2 st. dwelling & partial demol. of No.53	Support
10/00409/APP Plots at Moreton Rd.Erect 16 dwellings, etc (amended)	Support
10/00427/APP 4 Partridge Close First floor side extension	Support
10/00449/APP 5 Eider Close Conv.garage to home office + link corridor	Support
10/00492/APP 28 Kingfisher Rd.Single storey and first floor side extension	Support
10/00643/ATC Forge Cottage Re-pollard 1 sycamore	No objection
10/00681/APP 4 Villiers Close Single st. Extension & 1 <sup>st</sup> floor extension	Support

### **Appeal launched (22/4/10): Fast track procedure**

6 Orchard Dene Creation of decked area to rear of property

*Cllr. Mahi arrived during the following discussion.*

## **120/10 AVA projects**

### **120.1 Vision and Design Statement**

The Chairman reported that Mr. Ruston was no longer with AVA; however he had arranged for the draft report from Halcrow to be sent. This had been circulated to Members.

The report was criticised as not addressing the brief of updating the V&D Statement, providing much irrelevant information, and containing some inaccuracies. It rehashed existing policies and directly contradicted some of those in the Buckingham Plan. Members agreed that AVA should not release the funds until Halcrow provided a satisfactory report which met the brief.

### **120.2 Parking and town centre access studies**

It was felt that the Parking study should be delayed until charges had been in operation for a couple of months, as the initial period was unlikely to be typical; however a desk study of access problems including the lack of cycle paths and stands could be started. Members pointed out that the delay was not of the Town Council's making; comment was also made that the District Council was still making no information available on parking charges and provision either to residents or to Town Councillors and that a progress report in the *Advertiser* would be to their advantage.

A letter to Mr. Harrington at AVA would be sent, including a request for a new contact.

**ACTION THE CLERK**

**121/10 Enforcement**

The Clerk gave a verbal report derived from an email received that day:

4 West Street: the officer had not yet visited the site

8 Meadow Walk: photographs confirming café use had been sent to AVDC, who would now take action

Grand Junction: had been referred to Mr. Dales. The Chairman noted that the Conservation Area Officer had been surprised to learn of the changes made to the building; she had not been notified by Enforcement.

The Chairman reported that the satellite dishes on Barham Lodge had been removed.

It was also reported that the Otters Brook building may have been demolished.

The Lockmeadow Farm report would be added, and AVDC chased for an acknowledgement of the report.

Members discussed the delays in enforcement action, given that they had been requested to monitor such matters and report possible breaches, and also in relation to the Conservation Area Study currently being carried out. Members **AGREED** unanimously that a letter should be sent to the Cabinet Members for Planning, the Chairman of Development Control and Mr. Byrne, copied to the District Councillors, asking if enforcement was part of Strategic Development and what the department's policy was in this respect; monitoring and maintaining the Conservation Area would be very difficult if prompt action was never taken.

**ACTION THE CLERK**

**122/10 Conservation Area Study**

A report from the Conservation Area Officer was circulated at the meeting.

The Mayor reported that of the 6 areas, 1 was complete and 5 well advanced; the shopfront and street furniture surveys remained to be done. Another two weekends should see these completed.

All the volunteers would be emailed for a report on progress and likely finish date.

Members expressed their thanks to all concerned.

**ACTION THE CLERK**

**123/10 Any other planning matters**

123.1 (43.2) To receive a report on the Informal appeal hearing into the application for erection of 13 flats behind Station Terrace – Cllrs. Hirons & Mahi.

The hearing had been attended by representatives of the developer, architect, planner and landscape architect, the case officer, and residents. The developer had used the case officer's report to highlight his case (the case officer had recommended approval, the Committee had refused permission). The hearing had been followed by a site visit and the inspector had considered not just the site but the sightlines from outside the boundary. 40 objections had been received from residents.

The format had been similar to the Core Strategy hearings without the legal representatives.

The inspector's decision was awaited, and would be binding.

The Councillors were thanked for attending.

123.2 To receive a verbal report on the Planning Liaison Group meeting held on 20<sup>th</sup> May 2010 – Chairman/Vice Chairman

The meeting had been held while the Coalition was being arranged and the future of the SE Plan and SEEDA was uncertain. There was no further news on what is to happen locally; if the Core Strategy is found to be sound, then the DPDPD would follow in the autumn. Members expressed concern that if the Core Strategy was found to be unsound and needed to be re-written developers would have free rein in the interim.

AVDC had gone to court to have Aylesbury decreed separate to the Rest of District in the landbank calculation which should offer some protection to the rural areas.

A leaflet had been issued on Local Distinctiveness – a downloaded copy had been circulated to Members – but it was not all relevant to the whole district and related more to village buildings than town styles.

123.3 To receive and discuss a response to the draft agreement dedicating Dark Alley as a Public Footpath.

Members were pleased to see a conclusion being reached after such a long time and were happy to support the agreement.

It was pointed out that one of the barriers (D on the plan) was not yet installed, and it was agreed to monitor whether it was installed after the agreement was finalised.

## **124/10 News releases**

124.1 Dark Alley – to await signature of the agreement.

124.2 Conservation Area Survey – to thank all participants, note what remained undone and appeal for any new volunteers.

124.3 Market Hill development – to note that the Committee still has concerns about drainage, refuse collection and a gated community in the town centre.

## **125/10 Chairman's items for information**

The Chairman had no information items, but invited the Vice Chairman to report on a meeting of SAVI (Stop the Aylesbury Vale Incinerator) – a "Parish Council Summit" – held at Waddesdon on

The meeting had been attended by Mr. Bercow and there were well-presented reasons for not siting the incinerator in the Vale. North Bucks. does not produce sufficient waste for economic running of an incinerator, so it would have to import from other areas contrary to guidelines that disposal should be close to source and leading to perhaps 100 truckloads per day, using a new road following the old railway line linking the A41 with Verney Junction. SAVI were looking into turning this land into a Village Green to protect it from such development. No methods other

than incineration had been examined. The proposed high speed line was mentioned but not treated in depth. AVDC was close to the bottom of the table (265<sup>th</sup>) of Local Authorities in percentage refuse recycled.

**126/10**      **Date of the next meeting:** Monday 28<sup>th</sup> June 2010 at 7pm

Meeting closed at: 9.27pm

CHAIRMAN .....      DATE .....