

Minutes of the **PLANNING COMMITTEE** meeting held on 7<sup>th</sup> February 2011 at 8.15pm following the Interim Council meeting in room MB1, Masons Building, University of Buckingham.

**Present:** Cllr. P. Hirons (Vice Chairman)  
 Cllr. A. Mahi  
 Cllr. M. Smith (Mayor)  
 Cllr. R. Stuchbury  
 Cllr. M. Try  
 Cllr. W. Whyte (Chairman)

**Also present:** Cllr. D. Isham  
 Mrs. C. Cumming for Mrs. H. Hill (co-opted member)

**For the Town Clerk:** Mrs. K. McElligott

#### 751/10 Apologies for absence

Apologies were received and accepted from Cllr. Mrs. P. Stevens.

#### 752/10 Declarations of interest

There were no declarations of interest.

#### 753/10 Minutes

The minutes of the Planning Committee Meeting held on Monday on Monday 10<sup>th</sup> January 2011 to be put before the Full Council on 28<sup>th</sup> February 2011 were received and accepted. There were no matters arising.

#### 754/10 Action Reports

Members agreed the following:

754.1 (894.2) BCC Freight consultation - item can be deleted

754.2 (894.3) Transport Users Group - postpone action until the consequences of budget cuts on the services are known.

The Clerk reported that the Aylesbury TUG had been planning a 'bus surgery' day on Tuesday March 15<sup>th</sup> but were revising the date due to the Road Closure for the Halton Parade. Councillors would be advised when the new date was settled.

754.3 (935) Parking Policy review - item can be deleted.

754.4 (690/10) Moreton Road zebra crossing – acknowledgement of receipt received. BCC would be reminded that parts of the estate were now occupied and this and other s106 conditions should be actioned, especially that for Addington Road.

#### 755/10 Planning Applications

The following application was reconsidered in light of further information; *[Members had **opposed** at the last meeting, noting that the application also included a new porch and further that the drawings had no scale bar or dimensions so it was impossible to tell whether the room created in the roof was > 50m<sup>3</sup> or not.]*

*The officer had since emailed that the new roof space would be 34.94m<sup>3</sup>.*

*Minor amended plans had also been received for this application; the porch roof has been amended to flat from pitched so that it is less than the 3m which would require permission.*

*A resident had commented that the proposal was overwhelming and not in keeping with the other neighbouring properties.*

**10/02526/ACL****NO COMMENT**

18 Woodlands Crescent

Certificate of proposed lawful development for insertion of dormer window

*Members noted that the application was now within permitted development.**It was also agreed to write to AVDC to highlight the fact that the ACL was validated without sufficient detail for proper consideration.*

New applications:

**10/02579/APP****OPPOSE**

Little Barn, 6c West Street [was ToCH building]

Change of use from office to residential dwelling

*Members opposed the loss of another small office premises in the town centre.***10/02653/APP****SUPPORT**

28 Mitre Street

Two storey side extension, porch canopy and single storey rear extension

**11/00003/APP****OPPOSE**

1 Lincoln

Erection of conservatory

*Members felt that the proposal was very large in proportion to the house and garden, and would therefore have an enclosing effect on the neighbouring courtyard garden..*

Responses to the following two applications had already been sent:

**11/00016/ATP**

5 Castle Street

Fell Yew Tree

*Response was required by 2<sup>nd</sup> February and the consensus of Members' replies was that the structural solution should be tried before felling.***11/00060/ATC**

Graveyard of St. Peter &amp; St. Paul Church, Hunter Street

Works to Cypress, Ash and Yew and fell № 1 Yew

*Response was required by 7<sup>th</sup> February and the consensus was that there was no objection.*

The following plans had been received, for information only (the decision has been made, see below)

**Additional Plans**

10/02379/APP Old Telephone Exchange, Market Hill

Change of use from B1 to A5 and erection of new shop front, extract duct and compressors

*Additional plans: details of ventilation system requested by Environmental Health Officer.***Minor Amended Plans**

10/02379/APP Old Telephone Exchange, Market Hill

Change of use from B1 to A5 and erection of new shop front, extract duct and compressors

*Amendments: CCTV installation; car park lighting; shopfront glazing to be 7.5mm thick; 1.8m closeboarded fence & lockable gates round wheelie bin area; (to comply with Crime Prevention Advisor comments).*

## 756/10 Planning Decisions

### Approved

10/00625/APP The Freeman PH (formerly the Britannia PH)	Change of use from Public house to residential use	Support
10/02326/APP 1 Dove Close	Ground floor rear extension	Support
10/02349/APP 2 Addington Terr.	Single storey side & 2-storey rear extension	Support
10/02351/ALB 13 Market Sq. }	Erection of hanging sign & non-illum.fascia	} Support
10/02352/AAD		
10/02424/APP 2 Glynswood Rd.	Single storey front extension	Support
10/02476/ATC Former Railway Line	Works to trees	Support
10/02478/ATC Land r/o Post Office	Works to willow tree	Support
10/02479/ATC Opp.Cornwalls Mead.	Works to tree	Support
10/02483/ATP Land at Fishers Field	Works to willow tree	Support

### Refused

10/01970/APP 14&17 Deerfield Cl.	Ext. to create 2 additional dwellings	Oppose
10/02265/APP Bourton Mill Ho.	Erection of garage and store	Oppose
10/02379/APP Old Telephone Exch.	Change of use from B1 to A5	Oppose

## 757/10 AVA projects – Parking Survey

Members were reminded to send any factual errors to the Clerk by midday on 10<sup>th</sup> February.

A Stakeholder Meeting would be set up when the final report was available.

## 758/10 Enforcement

**758.1** (638/10) Response from AVDC following 6<sup>th</sup> December meeting

Members found the detailed description of the B1/2/3 classes useful, but were disinclined to venture on to the bypass to check the dimensions of signs. There was no indication of how Mr. Dales was proposing to work with BCC over the signs. He had also promised to look into ownership of the land, particularly around the bypass junctions. He would be contacted on these points.

**ACTION THE CLERK; → APRIL AGENDA**

**758.2** To receive for information the updated Enforcement list

Members noted the updated information.

**758.3** AVDC: update on pizza place, Hillcrest Way

Recent advertising confirmed the omission of 'collection' but there were many signs on the estate directing callers to the premises.

**ACTION THE CLERK**

**758.4** AVDC: update on change of use of Shire Mobility to Treats

Members decided that future reports of non-urgent suspected breaches will be brought to Committee for consideration prior to being forwarded to AVDC.

**758.5** AVDC: update on 4 West Street

In abeyance until new tenants move into the premises.

## 759/10 Transport – LTP3

Members felt the Plan should be revised in light of the budget cuts proposed; many of the aspirations, such as encouraging cycling and expanding bus routes, were contrary to the Budget Cuts questionnaire on Transport put to the Interim Council meeting held earlier in the evening.

There was little in the way of projects, whether or not these were affordable immediately, and no evidence of feedback from public meetings being taken into consideration. Members considered that strategic planning was for the LSP: this document should be a delivery plan, and contain details of schemes achievable at least in part. If a priority list of actions, subject to available budget, were to be produced, Members would like to know who would be doing the prioritising. Some definite objectives should be included in the plan, together with the means of accomplishment – e.g. tapping appropriate funding sources; the document was imprecise and vague, and hardly constituted a plan of action.

## **760/10 Any other planning matters**

**760.1** To discuss whether to subscribe to the quarterly Journal of Local Planning at £50/annum. (601/4065)

Members agreed to try the publication for a year, and review the benefits. Each edition would be scanned and emailed to Members. **ACTION THE CLERK**

**760.2** To discuss whether the Council should apply to become a Neighbourhood Planning Vanguard.

Members approved in principle, and asked the Clerk was asked to find out whether the application should be routed via AVDC. **ACTION THE CLERK**

**760.3** Manual for Streets event held in Oxford 25/1/11.

The Chairman reported that a mixed group of people had attended, though none from BCC. The earlier Manual for Streets had concentrated on urban residential areas, advocating – for example – reduced parking provision; this one considered the redesign of public space for pedestrians and cyclists as well as motorists – a place for social interaction as well as passage. It also advocated using maintenance budgets for considered improvements to the hard landscaping of town centre streets, in careful specification of paving materials, signage, lighting and road markings etc. He recommended purchase of the Manual if within budget as a useful tool; it was endorsed by the Dept. of Transport. The Clerk would obtain details for the next meeting. **ACTION THE CLERK**

The afternoon had been spent touring Oxford considering successful and unsuccessful ideas.

**760.4** To receive for information the Vale of Aylesbury Plan Newsletter issue 2

Members felt the publication was premature and largely dealt with the Localism White Paper. The new questions on the last page were without indication of when and how they should be responded to. Work would carry on, however, and the new Council could refine details after the May election. It would be convenient to know who was to be the officer assigned to Buckingham by AVDC and what information would be provided.

### **AGENDA 28<sup>th</sup> MARCH MEETING**

Discussion moved to the appointment of the additional member of staff agreed to work on the Council's Plan. A Job Description would need to be drawn up.

### **ACTION FA&P COMMITTEE**

**760.5** To receive for information a press release from the Planning Portal on neighbourhood planning.

Noted.

## **761/10 Correspondence**

**761.1** (697/10) Taylor Wimpey will attend the next meeting, 7<sup>th</sup> March.

**761.2** To receive for information a map showing the extent of BCC adopted land at Mount Pleasant (not valid for surrounding areas).

The Clerk was asked to look at the s106 agreement for Mount Pleasant to find the details of the playing field land.

**ACTION THE CLERK**

**762/10 News releases**

None were agreed.

**763/10 Chairman's items for information**

The Chairman had none.

**764/10 Date of the next meeting:**

Monday 7<sup>th</sup> March 2011 at 7pm.

Meeting closed at 9.38pm.

Chairman..... Date.....