

**MINUTES OF THE PLANNING COMMITTEE MEETING**  
**HELD ON MONDAY 2<sup>nd</sup> APRIL 2007 AT 7.20pm following the Public Session**

**PRESENT:** Councillors Mrs. P. Desorgher  
G. Loftus  
H. Mordue  
Mrs. P. Stevens (Chairman)  
P. Strain-Clark  
R Stuchbury

Also Attending: Cllrs. J. Barnett  
D. Isham

For the Town Clerk Mrs K.W. McElligott

**APOLOGIES FOR ABSENCE**

Apologies were received and accepted from Councillors P. Collins (Mayor) and Mrs. C. Strain-Clark.

**5024 DECLARATIONS OF INTEREST**

Cllr. Barnett declared an interest in appl<sup>n</sup>. n<sup>o</sup>. 07/00717/ACC as a member of the Community Plan Group connected to the new footpath in the application. He would speak to the application if the Committee permitted, for information and background.

Cllr. Mordue declared a personal interest in applications 07/00670/APP & 07/00672/ALB, as the applicant was a friend.

**5025 ACTION LIST**

The Action list had been circulated with the agenda. Members noted the length of time before responses were received; the Clerk informed the Committee that reminder letters were sent as necessary.

Proposed by Cllr. Stevens, seconded by Cllr. Stuchbury and **RECOMMENDED** that the Council set a time limit on responses to be received or actions carried out after which reminder notes would be sent.

**5026 MINUTES OF THE PREVIOUS MEETING**

The minutes of the meeting held on 5<sup>th</sup> March 2007 ratified on 26<sup>th</sup> March 2007 were received. There were no matters arising.

## **5027 PLANNING APPLICATIONS**

The following planning applications were received and discussed. –

- 07/00346/APP** **SUPPORT**  
4 Nightingale Place  
Erection of conservatory, alteration to roof of adjacent single storey store and realign retaining wall to rear
- 07/00444/APP** **SUPPORT**  
11 Highlands Road  
Rear extension and loft conversion
- 07/00500/APP** **NOTED**  
38 Willow Drive  
First floor rear extension  
*[The minor amended plans received (slightly changing the position of the walls and window) were displayed instead of the originals.]*  
*Members queried whether this was a retrospective application. They would have asked that it be made clearly subsidiary at the application stage otherwise.*
- 07/00547/APP** **OPPOSE**  
Wooburn, Stowe Avenue  
Two storey side extension  
*Members felt that the proposal destroyed the symmetry of the façade and also was not clearly subsidiary. Concern was also expressed that the house was in the Conservation Area, adjacent to listed buildings and overlooking lower ground to the north-east, and the proposed extension was both large and blocky, not enhancing its surroundings.*
- 07/00574/APP** **SUPPORT**  
14 Cornwalls Centre  
Installation of air conditioning condenser unit
- 07/00597/ACL** **SUPPORT**  
Hilltop, Gawcott Fields  
Certificate of Lawfulness – continued use of lane for residential curtilage
- 07/00603/ALB** **SUPPORT**  
Castle House, West Street  
Relocation of sleeping stone shepherdess statue and plinth from Castle House to Circle of the Dancing Faun near the Grecian Valley in Stowe Gardens  
*[Clerk's note: the statues are listed separately and require separate applications; 07/00019/ALB considered last meeting now only applies to the stone shepherd statue]*
- 07/00661/APP** **SUPPORT**  
Part of Car Park, Cornwall's Meadow  
Temporary building for shop mobility unit and wheelchair crossing point Verney Close  
*Members noted the inaccuracy of the drawing and pointed out that the realigned path along the back of the supermarket would involve the loss of a tree. Members hoped that a replacement tree would be planted. Should the District Council be considering toilet facilities in the car park, this would also be an ideal site.*

*The following two applications were considered together:*

**07/00670/APP**

**SUPPORT**

**07/00672/ALB**

**SUPPORT**

Fleece Yard/ Old Latin House, Market Hill

Demolish sections of Unit 6 and 8 Fleece Yard. Construction of stairwell to rear of Old Latin House and creation of three flats over and alter ground floor kitchen

*Support was given subject to the Historic Buildings Officer's report*

**07/00673/APP**

**OPPOSE**

14 Moreton Drive

Single storey front and side extension

*Members opposed on the grounds that the flat roof style proposed did not reflect the design prevalent in the area; the house was in a prominent position on a corner and the finished building would be detrimental to the street scene.*

**07/00700/APP**

**SUPPORT**

Lattice Cottage, 18 Gawcott Road

Single storey side extension

*No 'yellow notice' was visible near the premises.*

**07/00717/ACC (CC/07/07)**

**SUPPORT**

The Buckingham School, London Road

Erection of 2.4m fence adjacent to proposed new footpath at the Southern boundary

*Cllr. Barnett informed Members that the fence was the School's security prerequisite for the section of the Circular Walk linking Railway Walk to the London Road.*

*Cllr. Loftus pointed out that there was an alternative route for this section via Meadway, a quiet road, and that the tall fence was detrimental to the view for residents. Other Councillors agreed that the height of the fence gave a prison-like appearance to the open school field, and this could be damaging to the perception of the school.*

*A majority of Members supported a 2m fence along the rear of Meadway with a berberis barrier hedge at the base; a 2.4m fence was acceptable on the Railway Walk side. Members asked for a site meeting to include representatives of the Town and District Councils and the school.*

**07/00784/APP**

**OPPOSE**

43 Embleton Way

Two storey side extension and rear conservatory

*Members reiterated their concerns over the extension of an 'affordable' unit, deploring its consequent loss to the pool of affordable dwellings, and also noted that the fall of the land meant that the proposed extension would overlook neighbouring properties; the outer dimensions of the proposal were exactly the same as the previous (refused) application. The application was opposed on the grounds that it was visually intrusive and would have a detrimental effect on the street scene.*

**07/00815/APP**

**SUPPORT**

17 Mallard Drive

Single storey rear extension

*No 'yellow notice' was visible near the site. A neighbour's comments were read to the meeting, noting that the proposed extension had a plain brick wall and Velux rooflight 1m from his patio area and hoping that no vent would be permitted on this side and the*

rooflight fixed shut to preclude any noise nuisance. Members agreed to support with these provisos.

It was also noted that the garage appeared to have been turned into a habitable room, without planning permission.

The following minor amended plans had been received but were not posted as (a) the application had been refused, see below, and (b) a new application had been made (above):

**07/00144/APP** 43 Embleton Way Two storey side extension and rear conservatory  
Amendment: red line altered to include parking bay in front of house

The following minor amended plans had also been received but were not displayed as they were duplicates of those received direct from the applicant for **07/00140/APP & 07/00146/ALB** (Tudor Rock) in answer to queries and were posted with the applications and considered last meeting. These applications have since been approved.

## **5028 PLANNING CONTROL**

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

### **APPROVED**

06/03216/AAD Buckingham Colour Press	Erect 2-sided internally illum. totem sign	Support
06/03234/APP Esso Station,bypass	Rear extension	Support
07/00058/APP The Whale	Erection of side lean-to structure	Support
07/00140/APP 36-37 High St. (Tudor Rock)	Rear ext'n,alterations, conv. A4 to A3 use	Support
07/00146/ALB 36-37 High St. (Tudor Rock)	Rear ext'n,alterations, conv. A4 to A3 use	Support
07/00147/APP ACF & ATC cadet bldg	Replace part buildings, alt. tube range	Support
07/00175/APP 51/51A Well Street	Conversion of shop & flats to 2 houses	Support
07/00177/ALB 51/51A Well Street	Conversion of shop & flats to 2 houses	Support

### **REFUSED**

07/00144/APP 43 Embleton Way	2 storey side extension & rear conservatory	Oppose
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### **NOT PROCEEDED WITH** [advice received before last meeting]

07/00448/ACD Castle Ho.,West St.	Dismantling of 2 stone statues and associated plinths	
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### **WITHDRAWN**

07/00126/APP Roseway,Stratford Rd.	Single storey extn. and front & rear dormer windows	
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## **REPORTS TO DEVELOPMENT CONTROL**

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

<b>06/03216/AAD</b> Buckingham Colour Press	Erection of a double-sided ground mounted internally illuminated totem sign.
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<b>06/03185/APP</b> Park Manor Farm House	Erection of two storey detached dwelling
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## **PLANNING APPEALS**

The following appeal decision documents have been received and are available from the office:

<b>06/00385/APP</b> rear of 23 Church Street	One new dwelling with access
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The Inspector has dismissed the appeal.

<b>06/02226/APP</b> rear of Stratford House	2 flats over garage building.
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The Inspector has dismissed the appeal.

## **5029 PLANNING - OTHER MATTERS**

5029.1 (5020.3) To receive a report on the SEERA Housing strategy consultation Cllr. Mordue informed Members there was an event related to the consultation in Aylesbury Civic Centre on 19<sup>th</sup> April. Members felt that this should be given wider publicity.

The SE Plan identifies a need for an average of 28,900 new homes per year over the 20 years to 2026; 25% to be social rented and another 10% affordable housing. 1% of the budget would be allocated to provision for Gypsies and Travellers.

Cllr. Mordue had completed the questionnaire except for two sections he sought guidance from the Committee on:

1. *What should be the criteria for funding to improve private sector homes?*

He explained that many private homes were substandard, eg without proper insulation. Members discussed the question, feeling that social rented housing should receive funding help, but not privately owned housing; public money should not be used to increase private property values. They also advocated protection for housing designated 'affordable' to retain its availability to the low-paid.

2. *If the Regional Housing Board decided to fund low cost home ownership for essential workers, what type of workers at what income levels should be eligible?*

Members agreed that Key Workers – nurses and care workers, Police, Fire, Ambulance and Prison Officers – should be eligible. This included white collar as well as uniformed members of these professions, as the office and support workers were often of the same grade as those currently designated as Key Workers. 10% of the 25% Affordable Housing should be reserved for local residents and the remainder for Key Workers. The income cut-off level should not be set; the important principle was the housing of essential workers in an area.

5029.2 (5020.2) SEERA aggregates consultation

Cllr. P. Strain-Clark reported that the document seemed to be aimed at those wishing to apply to be consultants and as such the Town Council need not respond.

5029.3 Countryside Voice Spring 2007 issue

This was available from the office.

5029.4 2006 statistics

Of the 173 applications (23 more than 2005) considered by the Committee for 2006, AVDC had approved 79% of those supported and refused 34% of those opposed; both these figures were up on the previous year. Members felt that the statistics should be posted on the website and displayed on the plasma screen.

**ACTION THE CLERK**

## **5030 CORRESPONDENCE**

5030.1 BCC: Proposed changes to signage in and around the town

The County Council were proposing changes to the signage around the town and had asked for Town Council comments.

1. A421 eastbound, remove 'Town Centre' via Tingewick Road to reduce visitor traffic using Nelson St./Castle St. *Members agreed.*

2. A421 eastbound, remove references to A422 until after Tesco roundabout. *Members disagreed, reasoning that strangers would turn into the town looking for directions to A422.*

3. Inclusion of 'Other Industrial Areas' at varying locations. *Members required clarification of which areas and locations.*
4. University of Buckingham - reduce wording to University. *Members concur.*
5. University of Buckingham - signage to Hunter Street campus. *Members suggest: eastbound on A421, sign as straight ahead all junctions to A413/A421 roundabout then via London Road, Chandos Road and Station Road westbound on A421, to A413/A421 roundabout then as above westbound on A422, straight ahead through town at A422/A421 Page Hill roundabout and Castle Street/Nelson Street (and only these routes)*
6. Business (we have no retail) parks. *Members agreed.*
7. Eastbound traffic to Towcester, via A421 to A413, right on to A422 and then A5, avoiding Maids Moreton and Akeley. *The A413 does not connect with the A422 except in the Town Centre; assuming this means continue with the by-pass A421 to Page Hill roundabout with A422, then A5, Members agree. Members asked that there be liaison with Northants. CC to ensure signing in the opposite direction matched.*
8. Hospital signs. *Members agree.*
9. Brown tourism signs incorporated into direction signs. *Members agree.*
10. Remove references to Newport Pagnell and Bedford on A422. *A majority of Members agreed, pointing out that the A421 is a better route to Bedford anyway.*

Members agreed that these points could be sent to BCC on the Committee's remit without waiting for the Full Council to ratify the minute. They also felt a map would have been helpful.

#### 5030.2 (5014.2) BCC - Osprey Walk flooding

The response had been circulated to Members with the agenda.

Members felt that if water flowed under or over a highway, it was up to the highway authority to maintain any ditches properly so that overflow water did not flood adjacent houses. They asked for assurances from the authority that regular adequate maintenance be scheduled to all ditches to prevent further occurrences.

### **5031 PRESS RELEASES**

Press releases were agreed as noted in minutes 5029.1 and 5032.1.

### **5032 CHAIRMAN'S ITEMS**

#### 5032.1 Disabled bay, Verney Close

The disabled bay hatching and wheelchair symbol had been removed from the surface of Verney Close beside the Adult Learning Centre. BCC said that the Order covering the single yellow lines did not permit the bay.

The bay had been designed as a dropping-off point for less able users of the Centre and had been on the application drawings. Members asked that BCC be asked to designate an area of the parking bays opposite the Centre for disabled use, and AVDC asked about the deviation from approved plans.

**ACTION THE CLERK**

5032.2 (4884.1) Moreton Road Development – County Council traffic assessment

In January 2006, Members had asked that the County Council be written to “querying the basis of their conclusions on traffic levels and ‘rat-running’ and asking what they considered an acceptable traffic flow in residential streets.” A response to a reminder letter had been received on 28<sup>th</sup> March 2007, apologising for not answering the earlier correspondence.

The letter outlined the process but did not give the basis for the Traffic Assessment. Rat-running was a matter for County Council deterrent measures, not for the developer. A copy of the letter had been sent to the local traffic management team for them to take what action they could.

Members asked that the officer be thanked for his response, but they would still like to know on what data the assessment had been based. The letter would be copied to the Cabinet Member.

**ACTION THE CLERK**

Meeting closed at: 9.00pm

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