

MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MONDAY 30th JULY 2007 AT 7.40pm

PRESENT: Councillors T. Bloomfield
H. Cadd
Mrs. G. Collins
Mrs. P. Desorgher
P. Hirons
H. Lewis
G. Loftus
Mrs. P. Stevens (Chairman)
R Stuchbury
W. Whyte
Also attending Cllr. A. Mahi

For the Town Clerk Mrs K.W. McElligott

APOLOGIES FOR ABSENCE

Apologies were received and accepted from Councillors H. Mordue (Mayor), M. Smith and M. Try.

5073 DECLARATIONS OF INTEREST

Cllr. Cadd indicated that, as a result of a recent ruling, it would be possible for him ethically to attend meetings of the Planning Committee and contribute to the discussions. He reserved the right to express different views at meetings of the District Council's Development Control Committee. He also represented the County Council on Buckingham General Charities board (ref 07/01328/AALB).

5074 ACTION LIST

The Action list had been circulated with the agenda.
(5067) Mr. Cannell had responded suggesting dates at the end of August for a meeting. The Chairman would consult her diary.

5075 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 9th July 2007 to be placed before the Council on 20th August 2007 were received. There were no matters arising.

5076 PLANNING APPLICATIONS

The following planning applications were received and discussed. –

07/01328/ALB

SUPPORT

Christ's Hospital Almshouses, Market Hill
Erection of aerial for communal use

Support was given to the Historic Buildings Officer's report; Members felt that it was a sensible consolidation and less intrusive than the several existing aerials.

07/01789/ACD

SUPPORT

Fleece Yard, Market Hill
Demolition of Units 8 & 9 and construction of 5 dwellings

07/01799/ATC

SUPPORT

Buckingham Town Centre, Market Hill
Works to Lime trees

Support was given subject to the arboriculturalist's report; the officer had been advised of the presence of pealights in many of the trees. Members expressed concern at the further work on the Market Hill tree by the Old Gaol.

07/01901APP

SUPPORT

7 Moreton Drive
Two storey side extension

07/01917/APP

OPPOSE

84 Moorhen Way
Conversion of garage into habitable room

Members noted that with the loss of the garage space and the addition of a fourth bedroom to the dwelling, the parking provision within the curtilage was inadequate and would lead to on-street parking blocking neighbours' access.

07/01981/APP

SUPPORT

128 Moreton Road
First floor extension to convert bungalow to two storey dwelling house
Members expressed concern as to whether the existing footings would be adequate for the additional weight.

07/01995/APP

SUPPORT

12 Boswell Court
Two storey rear extension

5077 PLANNING CONTROL

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

APPROVED

07/01055/APP 17 Page Hill Ave.	Erection of conservatory	Support
07/01118/APP 26 Page Hill Ave.	Erection of side conservatory	Support
07/01152/APP Wooburn,Stowe.Ave	Two storey side extension	Oppose
07/01299/ATP 23 Hilltop Ave.	Crown reduction of oak	Oppose
07/01304/ATP 42 Mallard Drive	Works to Oak Tree	Oppose
07/01452/AAD Swan Garage	Erection 2 pole mounted units	Support

REFUSED

07/01176/APP land beh.Avenue House Erection of two storey dwelling Oppose

REPORTS TO DEVELOPMENT CONTROL

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

07/01003/APP Land off Bridge Street (report of site visit)

07/01213/APP 32 Portfield Way Two storey side and single storey rear extension

07/01313/APP 68 Moorhen Way Extension of boundary wall to enclose land for residential use

07/01331/APP 10 Plover Close Two storey side and front extension and detached garage

5078 PLANNING - OTHER MATTERS

5078.1 (5069.3) Gypsy & Traveller Accommodation Needs Stakeholder Consultation

A copy of the consultation document had been circulated with the previous minutes. Members discussed whether to support Option 1 (to meet identified needs as they arise) or Option 2 (to protect and enhance the natural environment whilst making best use of brownfield sites and existing infrastructure). Members chose Option 2. Members discussed each clause of the questionnaire and voted on the response, Cllr. Lewis abstaining as he would be considering the matter at AVDC. A copy of the agreed responses is attached to these minutes (Q1 related to Option 1).

5078.2 (5069.2) Waste Development Plan Preferred Options Consultation

Cllr. Whyte's report had been circulated with the agenda.

Members unanimously supported ASW2 (behind Focus, with access from the Business Park road) and not ASW1 (the Travelodge side of the A413/A421 junction) and Cllr. Whyte's comments. These would be emailed to BCC.

ACTION THE CLERK

5078.3 BCC Minerals & Waste Core Strategy Development Plan Issues and Options Consultation Report

Cllr. Whyte would report for the next meeting; the response could be filed on-line before the due date (31st August).

ACTION CLLR. WHYTE

5078.4 (5070.2) Local Development Framework Consultation: Core Strategy Development Plan Document – Preferred Options and Aylesbury Allocated Sites Development Plan Document

Members agreed to form a subgroup to consider the documents and recommend a response to be ratified at the full Council meeting on 20th August. The Chairman, Vice-Chairman, Cllr. Hirons and Cllr. Stuchbury volunteered to be the subgroup and meet on Wednesday 1st August; the results of the meeting to be sent to the Committee for agreement before the Council meeting.

Members who had read the documents asked that the following be taken into consideration:

- Phase II of the Moreton Road development should be reconsidered and Tingewick Road looked at again as a possible housing site
- The documents are light on actual strategic policies for the north of the District
- The plans for the future of Milton Keynes put pressure on the District's boundaries and hence population
- Infrastructure provision in the north of the District

ACTION CLLRS. STEVENS/WHYTE/HIRONS/STUCHBURY

5078.5 Conservation Area Management Plan

Cllr. Whyte had provided a report for information on the first meeting of this Steering Group on which he represents Town and Parish Council interests. This had been circulated with the agenda.

5078.6 To receive for information 'Vale Trends' (circulated separately)

5078.7 To receive for information a NALC Presentation "Democratising Planning" (circulated separately)

5079 CORRESPONDENCE

5079.1 (07/01152/APP; Wooburn, Stowe Avenue – two storey side extension) AVDC reasons for decision contrary to BTC response

Members had **OPPOSED**: "Members criticised the lack of context in the drawings to show the relationship with and impact on neighbouring properties, particularly those listed and in the Conservation Area. However it was noted that the previous design had been modified to be 'subsidiary'."

AVDC **APPROVED**: "In reporting the application to committee on 28th June 2007, the case officer recommended that the application be approved, having regard for policies GP8, GP9, GP24, GP34, GP35, GP51, and GP53 of the Aylesbury Vale District Local Plan.

With regard to policies GP9, GP34, GP35 and GP53 it was concluded that the proposed two storey side extension would not adversely alter the appearance of the original dwelling or the character of the adjacent Conservation Area. This was concluded as the extension is to be set down and set back from the building line of the existing property and would therefore appear subservient and accord with the design guidance on residential extensions. With regard to policy GP24 the Council's car parking guidelines aim to achieve three spaces per four bedroom property. The proposed two storey extension would provide an additional bedroom

to the property but the existing garage and driveway would provide a total of 3 N^o car parking spaces. The proposal was therefore considered to be in accordance with policy GP24 of the Aylesbury Vale District Local Plan and with the supplementary planning guidance on car parking standards. In relation to policies GP8 and GP51 the proposed two storey side extension was considered to be sufficiently far enough away from the neighbouring listed building so as to not impact upon its setting or the amenities of its occupiers.”

5079.2 (5067) Received from AVDC (Mr. Cannell) and copied to the Committee:

- *How to complete planning application forms*
- *How to complete householder application forms for full planning permission*
- *Outline planning applications – Note for applicants*
- *Design and access statements for planning applications – Note for applicants*
- *Major planning applications: supporting information – Full planning application checklist*
- *Major planning applications: supporting information – Outline planning application checklist*

5079.3 (5067) Received from AVDC (Mr. Cannell) and available from the office:

- *Supplementary Planning Guidance – Delivering Affordable Housing*
- *Supplementary Planning Guidance – Sport & Leisure Facilities*

5080 PRESS RELEASES

No press releases were required.

5081 CHAIRMAN'S ITEMS

There were no Chairman's Items.

Meeting closed at: 9.00pm

CHAIRMAN DATE