

MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MONDAY 15TH MARCH 2004

PRESENT: Councillors J. Barnett
Mrs. P. Desorgher
R. Lehmann
G. Loftus
Mrs. P. Stevens (Chairman)
P. Strain-Clark
R Stuchbury (Mayor)

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

For the Town Clerk Mrs K.W.McElligott

APOLOGIES FOR ABSENCE

Apologies were received from Councillor H Mordue.

4630 DECLARATIONS OF INTEREST

Cllr. Strain-Clark declared a personal interest in application 04/00173/ALB.
Cllr. Stevens declared a personal interest in application 04/00563/AOP

4631 PLANNING APPLICATIONS

The following planning applications were received and discussed. –

03/03202/APP (amended plans x 2; minor amended plans)

OPPOSE

Land between Brookfield Lane and Chandos Road
Demolition of Grenville Cottage and erection of one block of 9 flats, one terrace of 4 dwellings, 4 detached dwellings and two semi-detached dwellings
Members felt that the amendments were very minor and did not address the main objections to the scheme. A letter from the Ombudsman's office indicated that they could not investigate a complaint made by one authority against another; they could only investigate a complaint from a private individual. Cllr. Strain-Clark informed Members that he had already taken such action in his private capacity.

04/00173/ALB

SUPPORT

3 Manor Street

Demolition of brick outbuilding and conversion and alteration to basement

Support was given subject to the Historic Buildings Officer's recommendations. Members also felt that clarification was needed re the ownership of all the rear buildings.

04/00425/APP

OPPOSE

53 Deerfield Close

Two storey and part first floor side extension

Members felt that the building would be more attractive if the extension were clearly subsidiary and that the additions as proposed were overdevelopment of the site and had a detrimental effect on the street scene.

04/00441/AAD

SUPPORT

Lunn Poly, 11 Cornwalls Centre

Non illuminated fascia sign and No 1 projecting sign

04/00469/APP

OPPOSE

Superchips, 2 – 18 Homestall

Change of use from Public Open Space to Private use

Members were concerned at the loss of amenity and the effect on the appearance of the area, although no detailed indication of fencing or planting was given.

04/00498/APP

SUPPORT

8 Woodlands Crescent

Two storey side extension and single storey rear

The following two applications were considered together:

04/00523/ALB

SUPPORT

04/00524/APP

SUPPORT

22 Well Street

Single storey rear extension

04/00534/APP

SUPPORT

3 Brackley Road

Single storey rear extension

04/00563/AOP

SUPPORT

Footbridge, Ford Street

Construction of flood walls either side of river

Members were concerned that works should be timed in line with developments at Water Stratford so as to avoid any back-up of water should a high water situation arise. The Environment Agency should also dredge the river as soon as possible to help accelerate the flow as an additional measure.

04/00565/APP

SUPPORT

W.H.Smith's, 16 Market Square

Conversion into 4 flats and erection of first floor porch

04/00579/AAD

SUPPORT

Land at Mallard Drive

Advertisement sign board

Members asked that a time limit of 12 months be placed on the display of the sign.

04/00581/APP

SUPPORT

26 Campbell Close

Single storey front infill extension

The following minor amended plans were posted for members' information only:

04/00122/APP Frontage Site, Great Slade *Layout and details of gates*

04/00124/APP Frontage Site, Great Slade *Details of lamps and lights*

04/00323/APP 29 Overn Avenue *Details of parking and conservatory*

4632 PLANNING CONTROL

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

APPROVED

03/01447/ACL Land off Western Ave. Continued use of land as builder's yard Support

03/02871/APP Thrift House, 3 Stowe Ave. Two storey side and rear extension Oppose

04/00051/APP 1 Stowe Close 2st. rear & side extn, single storey porch & garage Support

REFUSED

02/03028/AOP Land at Burleigh Piece Erect. 7 terraced & 1 pair of semi-detached dwellings, with access road, landscaping & compensatory flood storage area Oppose

REPORTS TO DEVELOPMENT CONTROL

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

03/02740/APP 48 Bourton Road Erection of outbuilding

03/02769/APP Manor Farm, Bourton Rd. Conversion of barn to form offices

03/02863/APP Stowefield, Stowe Avenue Erection of one detached dwelling

4633 PLANNING - OTHER MATTERS

Water Stratford Flood Defence Reservoir

A general description of the scheme had been published in the Agenda for the meeting. The Report, drawings and supporting documents were available in the office.

4634 CORRESPONDENCE

4634.1 Thrift House 03/02871/APP

Reasons for decision contrary to Members' response, which had been: "*Members felt that the ratio of extension to existing was excessive, almost doubling the size of the property, and opposed on the grounds of overdevelopment and impact on the street scene. and to amended plans: Members felt that the changes did not address their previous*

concerns about over-development of the site, the reduced dimensions of the rear extension being nearly balanced by the adoption of gable roofs.”

AVDC: “It is understood the Town Council’s main concerns related to the size of the extension which was considered to be excessive and an overdevelopment and also the impact of the development on the street scene. These matters were certainly considerations that were taken into account when making a recommendation to Committee, however, the impact was not considered to be so detrimental as to justify the refusal of the proposal. Whilst it may be normal practice to request a set back or a lowered ridge height for any extension, in this instance, the amended proposal was considered to represent the balanced extension of the dwelling which would be integrated and in keeping and which would be reflective of the scale and massing of the other dwellings in the locality. The rear extension would project 3.6m from the rear elevation of the building which would accord with design guidance and a reasonable distance would be maintained to the site boundary. As such the proposed development was considered to have an acceptable impact both on the character and appearance of the existing dwelling and on the street scene and the wider locality.”

4634.2 (4627.4) TPOs for the Pine Lodge site

An acknowledgement had been received from the AVDC Tree Officer of the Town Council’s request for TPOs for this site.

Meeting closed at: 7.55pm

CHAIRMAN DATE