

MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MONDAY 7th JUNE 2004 at 7.10pm following the Public Session

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

Also Attending: Cllrs. H. Cadd
P. Collins
D. Isham
C. Strain-Clark

For the Town Clerk Mrs K.W.McElligott

The Chair was taken by the Mayor.

APOLOGIES FOR ABSENCE

There were no apologies for absence.

4654 DECLARATIONS OF INTEREST

There were no declarations of interest.

4655 ELECTION OF CHAIRMAN

Proposed by Cllr. Desorgher, seconded by Cllr. Lehmann, and carried unanimously that Cllr. P. Strain-Clark be elected Chairman of the Planning Committee.

Cllr. Strain-Clark took the Chair for the remainder of the meeting

4656 ELECTION OF VICE-CHAIRMAN

Proposed by Cllr. Lehmann, seconded by Cllr. Stuchbury, and carried unanimously that Cllr. Stevens be elected Vice-Chairman of the Planning Committee.

4657 MINUTES OF THE LAST MEETING

Members accepted the minutes of the previous meeting held on 17th May 2004, due to be ratified on 21st June 2004.

(Minute 4653.3) The Clerk apologised that, due to pressure of work, she had been unable to consult the Code of Conduct to check the exact wording.

4658 PLANNING APPLICATIONS

The following planning applications were received and discussed. –

03/03245/APP (amended plans)

OPPOSE

Stratford House, High Street

Demolition of existing buildings and erection of six apartments with associated parking and erection of car parking port building with two flats above

Members pointed out that there was still no provision for visitor parking and expressed disappointment at the design of the new block; both it and the flats block were out of keeping with the neighbouring buildings. Concern was expressed over the enclosing effect of the rear wall of the carport block and the garage-workshop at 18 High Street on the gardens between and also the maintenance of the riverbank area laid to grass. Members asked that, should the plan be approved, a condition be made to cover its future maintenance.

As there have been three distinct applications under the name "Stratford House" – the original dwelling, the new detached dwelling and the proposed flats - the Planning Authority was asked to differentiate between them in the interests of clarity.

04/01090/APP

SUPPORT

3 Moreton Drive

Single storey rear/infill extension

04/01103/APP (amended plans)

SUPPORT

14 Mare Leys

Two storey side extension and conservatory to rear

The Planning Officer was asked to check the placement of the yellow notices for this application – one only was found, behind the site.

04/01191/APP

OPPOSE

12 Robin Close

Two storey front extension and single storey rear

A letter from the owners of a neighbouring property had pointed out the clause in the deeds prohibiting any structure on the land in front of the building.

Members noted that the street frontage was evenly stepped and that the proposed extension would intrude into this, blocking the view down the street, and opposed the application on the grounds of visual intrusion into the street scene and overdevelopment of the site.

04/01204/ATP

SUPPORT

Land to the rear 2 Watchcroft Drive

Works to 1 oak and 1 maple

Support was given subject to the arboriculturalist's report

04/01318/APP

SUPPORT

1-7 Market Hill

1 metre handrail to existing steps and warning surface

Members were advised that the application was for 1-2 Market Hill.

04/01346/APP

SUPPORT

23 Gawcott Road

Part two storey, part single storey side extension

Members supported the extension in principle but asked that the shape of the corner be adapted to fit the boundary wall.

04/01359/APP

SUPPORT

Tesco Store, London Road

Extension to provide dot-com facility, bulk store extension and jet wash

The following two applications were considered together:

04/01377/APP

SUPPORT

04/01378/ALB

SUPPORT

45 Moreton Road

Demolition of conservatory and erection of single storey conservatory

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

04/01402/APP

SUPPORT

25 Nelson Street

Single storey rear extension

The following application had not been received in time for the meeting:

04/01411/APP

5 Sandy Close

Rear conservatory

04/01429/APP

OPPOSE

Superchips, 2-18 Homestall

Change of use from public landscaped area to private landscaped area

Members felt that the area should remain in the public domain.

Proposed by Cllr. Mordue, seconded by Cllr. Stevens, that this application be supported; proposal defeated by 5 votes to 3.

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

04/00611/APP 20 Beech Close Single storey & double storey side extension

Amendment shows smaller windows in side elevation

4659 PLANNING CONTROL

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

APPROVED

03/02897/APP	Pine Lodge, Avenue Road	Demol.exist ^g bungalow & erect 4 dwellings	Oppose
04/00611/APP	20 Beech Close	Single storey & double storey side extension	Oppose
04/00655/ALB	The Bakery 27 West St.	Conv. 1 st & 2 nd floors into two flats	Support
04/00656/APP	The Bakery 27 West St.	Conv. 1 st & 2 nd floors into two flats	Support
04/00735/APP	1 Badgers Way	First floor front extension	Support
04/00746/APP	7 Pitchford Avenue	Rear conservatory	Support
04/00748/APP	1 Benthill Cottages	Conservatory	Support
04/00786/ALB	5b Bourton Road	Single storey rear extension	Support
04/00787/APP	5b Bourton Road	Single storey rear extension	Support

04/00798/APP High Acre Farm	First floor extension	Support
04/00855/APP 10 Gifford Place	Front and rear single storey extension	
Support		
04/00857/APP rear of 3 West Street	Renewal of 02/00683/APP; alcohol free bar	Support
04/00858/APP 10 Adams Close	Rear dormer for loft conversion	Support
04/00940/APP 48 Meadow Gardens	Conservatory	Support
04/01043/APP 46 Moorhen Way	Single storey rear extension	Support
<u>REFUSED</u>		
04/00872/APP 24 Page Hill Avenue	Two storey side extension	Oppose
04/00909/APP 31 Western Avenue	Two storey side and front extension	Oppose
<u>WITHDRAWN</u>		
04/00869/APP 8 Middlefield Close	First floor extension	(Support)
<u>NOT PROCEEDED WITH</u>		
04/01060/ATP 1 Edge Hill Court	Reduction in height of one oak	(Oppose)
04/01061/ATP 1 Page Hill Avenue	Reduction in height of one horse chestnut	(Oppose)

REPORTS TO DEVELOPMENT CONTROL

A report on the following application had been received and was available in the office

04/00323/APP 29 Overn Avenue 2 storey side ext'n + rear conservatory and loft conv.

4660 PLANNING - OTHER MATTERS

4660.1 (4652.2) AVDC Design Awards 2004

Members suggested Pateman Close, Bernardines Way, Sandmartin Close.

Dissent led to a vote on the last, 3 for and 3 against; the Chairman cast his vote against.

4660.2 AVDC Draft Supplementary Planning Guidance on "Sport and Leisure Facilities" and "Delivering Affordable Housing"

Response on each SPG was required by 21st June 2004; it was agreed that the Chairman would read each with a view to making comment on behalf of the Committee.

4660.3 (4651.1) Report on a meeting called by Gawcott Parish Council re application 04/01001/APP

Cllr. Stevens reported on a meeting held at Gawcott on Thursday 3rd June 2004 and attended by many representatives of surrounding parishes. The history of the application was outlined, with the work being carried out over a Bank Holiday weekend at the same time as the planning application was made, thus ensuring that no enforcement action could be taken while the application was undecided.

Gawcott Parish Council would be in contact with the other Councils asking that they consider the social implications of the site with respect to health, education and related matters.

4661 CORRESPONDENCE

4661.1 AVDC Reasons for decision contrary to BTC response

04/00611/APP 20 Beech Close: single storey and double storey side extension

Members had commented in opposing the application:

Members felt that a plan showing proximity to adjacent properties in Gilbert Scott Road would have been helpful. Although the roofline of the extension was clearly subsidiary, the

whole appeared to increase the house by about a third and bulked large in the street scene and overshadowed the (lower) houses in Gilbert Scott Road. Members opposed on the grounds of overdevelopment, and the effect on both street scenes.

AVDC: It was considered that the proposal accorded with Design Guidance and did not result in a large or bulky dwelling. The proposal would not be intrusive in the street scene of Beech Close as it would be subservient to the main dwelling and set at the end of the road with a further 6m to the boundary. The proposal would be also be very similar to the extension opposite the site.

From Gilbert Scott End the proposal would be 10m from the road and would be subservient to the main dwelling at the rear. Although set at a higher level the proposal would not be intrusive or harm the character or pattern of Gilbert Scott Road.

4661.2 (4652.2) Section 106 Obligations in Buckingham

Members accepted that the current obligations were in kind rather than in monies, but asked that appropriate discussions take place with AVDC re a developer contribution for the proposed housing at Moreton Road.

4661.3 (4653.1) Queries re signage

Acknowledgements of receipt by AVDC Planning Enforcement of queries re signage at Mill House, Nelson Street; the New Inn; Browns Hairdressing; Whizzers had been received.

4661.4 AVDC: size of extension – Guidelines

AVDC Guidelines indicate that rear extensions should not exceed 3m depth for terraced house or 3.6m depth for semi-detached. There is no formal limit on total size; the Planning Department prefer to consider each extension on its merits, balancing size against loss of amenity and the guidelines in the Vision and Design Statement.

4661.5 AVDC: Conversion of garages to living accommodation

Report had been made in 2002 of a house that had converted its garage into living accommodation without permission. It appeared that proof had been offered that the conversion had been done in 1998; as the report was made close to the 4-year limit on enforcement action and therefore it had been decided not to pursue the matter. AVDC admitted that there had been a breakdown in communications and they had omitted to report back to the Town Council.

4662 CHAIRMAN'S ITEMS

Applications 04/01060/ATP (1 Edge Hill Court) and 04/01061/ATP (1 Page Hill Avenue)

Members had criticised the lack of correct procedure for these applications put before the 17th May meeting. The 'applications' had taken the form of a copied letter from the applicants. AVDC had agreed that the registration of the letters as applications was an inappropriate course of action and had accordingly recorded them as 'Not Proceeded With'.

Meeting closed at: 7.55pm

CHAIRMAN DATE