

MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MONDAY 24TH JANUARY 2005 AT 7.00PM

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

Also Attending: Cllr. Mrs. C. Strain Clark
P. Collins } for part of the meeting
D. Isham }

For the Town Clerk Mrs K.W.McElligott

APOLOGIES FOR ABSENCE

Apologies were received and accepted from Councillor G.Loftus.

4730 DECLARATIONS OF INTEREST

There were no declarations of interest.

4731 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 10th January 2005 ratified on 17th January 2005.

4732 PLANNING APPLICATIONS

The following planning applications were received and discussed. –

Members were advised that the following application was in the parish of Maids Moreton:

04/03275/AGN **SUPPORT**
College Farm, Stratford Road
Erection of farm building

Cllr. Barnett arrived.

04/03407/APP **OPPOSE**
14 Deerfield Close
One and a half storey and single storey rear extension
Members opposed on the grounds that the extension contravened the 45° rule and was of such a size as to constitute overdevelopment of a very small dwelling.

The following two applications were considered together

04/03426/APP

SUPPORT

25-26 West Street

Conversion of ground floor outbuildings and first floor offices into four flats

04/03427/ALB

SUPPORT

25-26 West Street

Conversion of ground floor outbuildings and first floor offices into four flats

Members pointed out that access to one flat was via a kitchen and asked that the Fire Safety Officer be consulted.

The following application had been deferred from the last meeting pending further information:

04/03461/APP

OPPOSE

14 Aris Way

Repositioning of garden wall

Information had been received from the Planning Officer that the land to be enclosed was part of the property. Members opposed on the grounds of intrusion into the street scene and spoiling the open aspect of area.

05/00053/ALB

SUPPORT

Stuart Darling Ltd., 17 Market Hill

Replacement of first floor windows, reinstatement of one first floor side window, removal of internal partitions and other internal alterations

05/00090/APP

SUPPORT

2 Cromwell Court

Erection of porch

4733 PLANNING CONTROL

The following planning decisions had been received from Aylesbury Vale District Council;

APPROVED

04/02886/APP 4/6 Fox Way 2 st. side extension + pitched roof over detached garages Oppose

04/02902/APP Manor Farm Erection of workshop, office & garage building Support

04/02960/APP Avenue Ho. Single side extn. & 2 storey rear extn. & rear conservatory Support

WITHDRAWN

04/00563/AOP Footbridge, Ford St. Construction of flood walls either side of river Support

PLANNING APPEAL DISMISSED

03/02863/APP Stowefield, Stowe Ave. Erection of one detached dwelling Support

4734 PLANNING - OTHER MATTERS

4734.1 (4694.2) Street Naming – Cornwall’s Meadow car park access road

Street Naming had reported that the road was already designated as Cornwall’s Meadow and offered to install name plates to this effect.

Members agreed that this would be useful.

4735 CORRESPONDENCE

4735.1 (4723.1) Response from AVDC over proposed housing

AVDC Forward Plans Dept. had replied that the allocation of the 3300 new houses suggested in the MK and South Midlands Study would take place via the Local Development Framework for Aylesbury Vale when available. There would be public consultation during the process of developing the LDF.

4735.2 04/02886/APP 4/6 Fox Way: Reasons for AVDC decision contrary to BTC response

Members had opposed: *Members felt that such a large extension, though ‘subsidiary’, to the boundary of the property on a corner plot closed off the view and affected the balance of the street scene. Members supported the pitched garage roof.*

AVDC: The Committee noted that as the dwelling occupies a corner plot the proposed development would have some impact on the street scene. However, it was considered that sufficient space would be retained around the dwelling to ensure that the proposal would not result in overdevelopment of the site nor detrimental to the street scene, in particular, views across the corner.

4735.3 Traffic Calming – Chandos Road

BCC was proposing to send a letter to residents and interested parties seeking their views on the traffic situation in Chandos Road, and had sent the Town Council a copy of the letter for comments.

Members felt the content of the letter was acceptable; trusted that the comments box would be an adequate size; and asked that the County Council send the letter to the residents of Chandos Road and Chandos Close, including those in Chandos Court individually; to the parents of pupils at Grenville Combined School, Royal Latin School and Buckingham School via the School Newsletters or PTA; to the University and St Bernardine’s Church; to the Bowls and Tennis Clubs; and to the residents in McKenzie Close and the stretch of Bridge Street between Ford Street /Bourton Road and the river; and the Town Council.

ACTION THE CLERK

4736 CHAIRMAN’S ITEMS

4736.1 Gawcott Road traffic calming measures

BCC had asked if the Town Council would support a bid for traffic calming measures from the AV Local Committee.

Members supported traffic calming but suggested that the most inexpensive and effective course might be to move the 30mph limit sign to the edge of the housing area.

ACTION THE CLERK

4736.2 Marconi telecommunications mast

Marconi were proposing the installation of a 17.5m mast at Ford Meadow adjacent to Chris Nicholls Walk and had asked the Town Council for comments before they made formal application for planning permission.

Members chose to make no comment at this stage, except to ask that the company provide written assurance that the transmissions from the mast would not interfere with television reception, in particular of satellite signals, in view of previous experiences.

ACTION THE CLERK

4736.3 Planning administration

Mr. Byrne, AVDC Head of Planning, had proposed a meeting with Councillors to discuss concerns over Minor Amended Plans and other matters brought to the attention of Planning North by the Town Council, which he felt to be in the administrative, rather than planning, issues.

Members agreed a meeting would be useful: the Mayor, the Chairman and Vice Chairman would attend with the Committee Clerk.

ACTION THE CLERK

4736.4 (4729.9) Response from Cllr. Isham

The Chairman noted a response from Cllr. Isham, Chair of Development Control, had been received that day; this would be reported on at the next meeting.

Meeting closed at: 7.30pm

CHAIRMAN DATE