

MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MONDAY 7th AUGUST 2006 AT 7.25pm following the Interim Council meeting

PRESENT: Councillors P. Collins (Mayor)
Mrs. P. Desorgher
H. Mordue
Mrs. P. Stevens (Chairman)
Mrs. C. Strain-Clark
P. Strain-Clark
R Stuchbury
Also Attending: Cllr. D. Isham

For the Town Clerk Mrs K.W. McElligott

APOLOGIES FOR ABSENCE

Apologies were received and accepted from Councillor H. Lewis.

4945 DECLARATIONS OF INTEREST

Cllr. Desorgher declared a personal interest in application no. 6 as a near neighbour.

4946 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 24th July 2006 to be ratified on 4th September 2006 were received.

4947 ACTION POINTS AND UPDATES

The list had been circulated with the agenda.

4947.1 (4939) 06/01551/ALB Partial removal of chimney stack

This application had been considered at the 24th July meeting (Members opposed) and the response sent by fax on 26th July and also by post. The Clerk had advised AVDC that response would be after the due date by fax on 22nd June; the application had been received in the office on 29th June for response by 17th July.

Bulletin 27.06 had listed the decision under 'Applications which have been considered in detail by the Development Control Committee at their last meeting and a decision made'. The decision sheet was dated 26th July. No DCC meeting had been held since 13th July, and the application was not on the agenda for this meeting nor for the 3rd August one. The application was approved.

Members expressed dissatisfaction at this and asked that a letter be sent to the Chief Executive, copied to the Legal Department and the Chairman of Planning, pointing out the problem.

ACTION THE CLERK

4947.2 (4943) Press release

Cllr. Stuchbury regretted that the Chairman had not considered it necessary to add to the coverage of the Moreton Road development discussion in the *Advertiser* by issuing a press release.

The Chairman agreed to issue a copy of the discussion and points made as minuted.

4948 PLANNING APPLICATIONS

The following planning applications were received and discussed. –

Deferred from last meeting:

06/01793/APP

OPPOSE

Buckingham Filling Station, Stratford Road

Variation of condition 1 of 05/02335/APP to permit the continuance of the extended operating times 07.30 - 20.30 Monday to Saturday and 09.00 - 19.00 Sundays and Bank Holidays beyond 31st August 2006

In the absence of the further information requested, Members opposed the continuance of the extended hours.

Should the Planning Authority be minded to permit the extended hours Members asked that this not apply to Sundays and Bank Holidays, to allow local residents some respite from the noise and spray. Other car washes are available on the outskirts of town, away from residential property, on these days.

Members also asked for a condition that the lights on the car wash and jet wash be turned off when the washes were not in operation. Complaints had also been received that the tanker lights, which were supposed only to be on during tanker attendance, had been left on all the time in recent months, to the detriment of residents' amenity.

06/01552/AAD

SUPPORT

Ring Road Garage

Non-illuminated pylon sign

06/01806/APP

SUPPORT

11 Little Balmer

Change of use from Warehouse (B8) to General Industry (B2)

06/01893/ALB

SUPPORT

Yeomanry House, Hunter Street

Etch motif into stone block in gable end

06/01904/APP

OPPOSE

4 Cropredy Court

Erection of conservatory

Members objected, feeling that the infill conservatory affected the neighbour's amenity and privacy; a solid wall or obscure glazing would be preferable on the side elevation.

06/01920/APP

SUPPORT

Land at 1 Bourtonville

Erection of 1 dwelling and associated parking

Members asked that matching materials and style be made a condition of approval.

06/01934/ATC

SUPPORT

9 Nelson Street
Fell 1 Lime

Members asked if the tree had been part of the planting scheme; if so perhaps a more suitable species could be recommended by the Tree Officer as a replacement.

06/01949/APP

OPPOSE

6 Western Avenue
Single and first floor side & rear extensions

Members criticised the design of the extension and its incorporation of two flat roofed sections, and the consequent adverse effect on the street scene. They felt that a similar increase in the accommodation could have been achieved with a side extension of two storeys and pitched roof.

The following minor amended plans had been received but were not been posted as the application was withdrawn in the same Bulletin:

06/01334/APP 126 Moreton Road Single storey front extn. + 1st fl. rear & side extns.

4949 PLANNING CONTROL

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

APPROVED

05/02566/ACD Footbridge, Fishers Field Removal of footbridge	Oppose
06/01224/APP 11 Westfields Two storey side extension	Support
06/01233/AAD Focus Store External illuminated and non-illuminated signage	Support
06/01335/APP 8 Portfield Cl. Single storey rear extn and reposition entrance	Support
06/01422/APP 5 Boswell Ct. Erection of conservatory	Support

REFUSED

06/01072/AOP 1 Mallard Dr. Demolish garage and erection of bungalow	Support
06/01320/APP land rear 25 Nelson St. Ch.use from garage to garage/office accomm.	No comment

WITHDRAWN

06/01334/APP 126 Moreton Rd. Single storey front extn. + 1st fl. rear & side extns. Oppose

4950 PLANNING - OTHER MATTERS

4950.1 BCC: Second Local Transport Plan 2006-2011

Members decided two copies should be acquired. Cllr. Isham indicated that he could collect these from Aylesbury to save the postage costs.

ACTION CLLR. ISHAM

4951 CORRESPONDENCE

4951.1 06/00752/APP Greenways, Stowe Avenue: First floor side and rear extension

Members **OPPOSED** the original plans: *Members felt that the scale of the proposal had an adverse effect on the street scene.*

Members **OPPOSED** the Amended Plans: (*Amendment: gap at first floor level between proposed extension and property boundary increased from 720mm to 900mm*)

Members felt that the alteration made no material difference to their original objection.

AVDC **APPROVED**: “The impact of the first floor side extension on the street scene was considered to be acceptable as the extension is modest in scale and would not appear as a dominant or incongruous feature due to the design and materials, which match the original house. The first floor element would retain a distance of 0.9m to the shared boundary. The Design guide on Residential Extensions states that a distance of 1m should be retained between a two storey element and a shared boundary, however it was considered that the distance 0.9m would be acceptable and would not harm the character of the street scene”.

Members felt that 1m was the minimum distance that should be permitted.

4951.2 (4904.1) AVDC Statement of Community Involvement

A copy of the letter giving a progress report on the document had been attached to the agenda, with a copy of the page of the Regulation 28 Report with the Town Council’s comments listed.

4952 PRESS RELEASES

No matter was deemed to need a press release, apart from that at Min.4947.2

4953 CHAIRMAN’S ITEMS

4953.1 Japanese Knotweed

At the Public Session preceding the Interim Council, attention had been drawn to the presence of Japanese Knotweed on the land behind Stratford House, on the river bank.

4953.2 12-18 Stratford Road

At the Public Session preceding the Interim Council, attention had been drawn to the outward-opening casement windows in the houses, which could be a pedestrian hazard.

These concerns would be passed to the developer.

Meeting closed at: 8.10pm

CHAIRMAN DATE