

**MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON  
MONDAY 25<sup>th</sup> SEPTEMBER 2006 AT 8.20pm following the Interim Council Meeting**

**PRESENT:** Councillors P. Collins (Mayor)  
Mrs. P. Desorgher  
R. Lehmann  
H. Mordue  
Mrs. P. Stevens (Chairman)  
P. Strain-Clark  
R Stuchbury  
Also Attending: Cllr. D. Isham  
For the Town Clerk Mrs K.W. McElligott

The Chairman apologised, but having not expected to be able to attend she had not been briefed; she therefore proposed that the Chair for the meeting be taken by the Vice Chairman; seconded by Cllr. P. Strain-Clark and **AGREED.**

**APOLOGIES FOR ABSENCE**

Apologies were received and accepted from Councillors G. Loftus and Mrs. C. Strain-Clark.

*Cllr. Collins left the meeting.*

**4963 DECLARATIONS OF INTEREST**

Cllr. Stuchbury declared a personal interest in application 06/02366/ATP.

**4964 MINUTES OF THE PREVIOUS MEETING**

The minutes of the meeting held on 11<sup>th</sup> September 2006 to be put before the Council on 23<sup>rd</sup> October 2006 were received.

**4965 ACTION POINTS**

(4960.8) Tanker light conditions: A letter had been received that day from Mr. Dales indicating that, in the case of the BP garage, the consultant had not felt the light would be of sufficient nuisance to warrant restrictive conditions; in general planning conditions were only used where the possibility of 'harm' existed and needed to be addressed.

**4966 PLANNING APPLICATIONS**

The following planning applications were received and discussed. –

**06/02200/AAD**

4 Market Hill

Erection of double sided projecting sign

**SUPPORT**

**06/02309/APP**

**SUPPORT**

Stratford House, High Street  
Erection of car port with storage area in roofspace

**06/02330/APP**

**OPPOSE**

2 Fleet Close  
Conversion of garage and enclosure of porch  
*Members felt that there would be insufficient parking space, according to the guidelines for premises of this size.*

*The following two applications had not been received from AVDC and were considered from downloads from the web site. Both had been listed in Bulletin 34.06 [also not received but available electronically]*

**06/02366/ATP**

**SUPPORT**

38 Hare Close  
Crown reduction of oak  
*Support was given subject to the Arboriculturalist's recommendations.*

**06/02339/APP**

**SUPPORT**

3 Boswell Court  
Single storey extension and new roof to conservatory  
*Members noted that the house had previously been extended forwards, giving an unbroken front elevation, and that the garage had been converted into utility room, study and cloakroom though no application for this had been traced.  
The drawings available had given no indication of the effect on neighbouring properties of the proposed extension and new roof, and Members reserved the option of revising their response if the details, when available, indicated that there would be an adverse effect on the adjacent property.*

**4967 PLANNING CONTROL**

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

**APPROVED**

06/01552/AAD Ring Road Garage	Non-illuminated pylon sign	Support
06/01612/APP 47 Embleton Way	Erection of conservatory	Support
06/01776/APP 11 Lenborough Rd.	First floor rear extension	Support
06/01806/APP 11 Little Balmer	Ch/use from Warehouse (B8) to Gen.Industry (B2)	Support
06/01893/ALB Yeomanry House	Etch motif into stone block in gable end	Support

**WITHDRAWN**

06/02032/APP 18 West Street	New window & balcony to 2 <sup>nd</sup> floor rear elevation	Support
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**REPORTS TO DEVELOPMENT CONTROL**

A report on the following application had been received and was available in the office  
06/01551/ALB 1 Market Square,25/25a & 24 Bridge Street Partial removal of chimney stack

## **4968 PLANNING - OTHER MATTERS**

### 4968.1 (4959.1) Update from Howard Sharp & Partners on Riverside site

Members were advised that Howard Sharp had rescinded their request for a meeting and hoped instead to be invited to the Full Council meeting on October 23<sup>rd</sup>; Members had already agreed that a small Working Party was inappropriate at this stage.

It was **AGREED** that it be left to the Mayor to decide whether to invite their representatives to the Full Council meeting.

**ACTION THE MAYOR/OCTOBER COUNCIL**

### 4968.2 (4962.2) Report on the Consultation re Partial Review (SE Plan) on the Provision of Gypsy and Traveller Sites

Cllr. P. Strain-Clark had circulated his report on the documents; he felt, and Members agreed, that it should be emphasised in the Objectives that all individual lifestyles and migratory patterns be taken into account, and that the Gypsy and Traveller Consultation Group should be more involved in the task and steering groups. Documents should be available to all interested parties, not just key stakeholders and via the web, and better quality statistical data should be sought, as a caravan count is hardly adequate.

Members felt that these comments did not warrant referral to Full Council for ratification and the Clerk would return the questionnaire with the comments to SEERA.

**ACTION THE CLERK**

### 4968.3 To survey the provision of pedestrian crossings in the town and consider new locations and priorities

This had been referred from Full Council (minute 2835). It was agreed that all Members would consider the matter; the Clerk would remind the Committee before the next agenda was due and gather any suggestions together for consideration at the next meeting.

[The agenda for the 30<sup>th</sup> October 2006 meeting will be sent out on the 24<sup>th</sup>; reminder will be sent the week previous to this]

**ACTION THE CLERK**

## **4969 CORRESPONDENCE**

### 4969.1 06/01392/APP: Holly House, 2 Salisbury Cottages, Bath Lane; Installation of solar water heating collectors either side of gable roof. Reasons for AVDC decision contrary to BTC response

Members had **SUPPORTED** the application.

AVDC had **REFUSED**: "The main issues in determining the application were the impact on the original property, the street scene and the Conservation Area. The cottages are identified in the Conservation Area document as 'prominent buildings which contribute positively to the area by reason of their age, design, massing scale or enclosure'. The Council's Historic Buildings Officer recommended the application for refusal as the proposal failed to preserve or enhance the character and appearance of the Conservation Area. Members considered the benefits of the proposal against the impact on the appearance of the dwelling and the Conservation Area and resolved to concur with [the] Officer's recommendation to refuse consent."

4969.2 06/01743/APP: 9 Mare Leys; Two storey side extension and garage. Reasons for AVDC decision contrary to BTC response

Members had **OPPOSED** on the grounds of overdevelopment of the site and impact on the street scene.

AVDC **APPROVED**: “The proposal was considered to be a modest extension in comparison with the size of the original dwelling, which would not have a detrimental impact on the character or appearance of the original dwelling or the site as a whole. The extension would be visible in the street scene but would be subservient to the main dwelling with a reduced ridge height and set back, and materials to match existing. The extension would maintain a minimum distance of 3.3m to the side boundary which would preserve the open character of the area. It was therefore considered that the impact on the street scene would be minimal. Members agreed with the Officer’s recommendation and consent was subsequently granted.”

4969.3 A request from O<sub>2</sub> for pre-application discussions on the siting of a mast (preferred site – near Gawcott Hill roundabout)

Members felt that a pre-application discussion was not necessary, and they would await the formal application.

4969.4 AVLDF: Response to Core Strategy & Aylesbury Allocated Sites Issues and Options Consultation

The *Report of Comments Received* and the *Report of Effectiveness of Consultation* had been published and copies had been obtained.

4969.5 MOH Properties re appl<sup>n</sup>. 06/02145/APP

The developer had expressed concern at the Committee’s decision to oppose the application.

4969.6 MOH Properties re appl<sup>n</sup>. 06/02226/APP

The developer had noted that there was, in fact, no loss in number of parking spaces; on the contrary two extra ones had been provided, one per flat.

Cllr. Strain-Clark proposed that reply be made to both letters indicating that, though Members may present differing views at the meeting, once consensus on a response was reached only the response and any relevant comments were minuted; minutes were available to the public after ratification. Members concurred with this action.

**ACTION THE CLERK**

**4969 PRESS RELEASES**

No press releases were considered necessary.

**4970 CHAIRMAN’S ITEMS**

There were no Chairman’s items.

Meeting closed at: 8.55pm

CHAIRMAN ..... DATE .....

PLANNING COMMITTEE ACTION LIST AND UPDATE

Minute No	Title	Action Taken		Results
4965	Application responses	Faxed: none Posted: all 5, 28/9/06 (missing applications received 28/9/06)		N/a
		<b>Meeting Date</b>	<b>Form</b>	
4959.2	SE Plan	11/9/06	Notify of attendance	
4962.3	B Steele	11/9/06	Progress report Embleton field	Letter received 28/9/06
4968.1	Buckingham Riverside	26/9/06	Mayor – decide to invite to October Full Council	
4968.2	SEERA	28/9/06	Return comments	
4968.3	Pedestrian crossings	Week beg. 2/10/06 (Week beg 16/10/06)	All Councillors consider sites and improvements KM to remind and collate for next meeting	
4969.3	Q <sub>2</sub>	28/9/06	Respond as minuted	
4969.5,.6	MOH Properties	28/9/06	Respond as minuted	