

MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MONDAY 30th OCTOBER 2006 AT 7.15pm FOLLOWING THE PUBLIC
SESSION

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

For the Town Clerk Mrs K.W. McElligott

The meeting was taken by the Vice Chairman in the absence of the Chairman.

APOLOGIES FOR ABSENCE

Apologies were received and accepted from Councillors R. Lehmann, Mrs. P. Stevens (Chairman) and Mrs. C. Strain-Clark.

4971 DECLARATIONS OF INTEREST

All Members declared a prejudicial interest in application 06/02434/APP.

4972 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 25th September 2006 ratified on 23rd October 2006 were received. There were no matters arising.

4973 ACTION POINTS

The list of actions had been circulated with the agenda. Such responses as had been received were dealt with later in the meeting.

4974 PLANNING APPLICATIONS

The following planning applications were received and discussed. –

06/02339/APP

NO FURTHER COMMENT

3 Boswell Court

Single storey extension and new roof to conservatory

Members were advised that the plans had now been received for this application, considered at the 25th September meeting from A4 downloaded drawings. No comments had been received from neighbours.

06/02302/ALB **SUPPORT**
Rose Cottage, Bourton Road
Internal alterations and insertion of french window and window to rear
Support was given subject to the Historic Buildings Officer's report.

06/02311/APP **SUPPORT**
18 West Street
Change of use of 2nd floor from offices use to residential accommodation with french windows and 2 rooflights

Cllr. Mordue left the meeting.

06/02386/APP **SUPPORT**
7 Woodlands Crescent
Erection of rear dormer and extension of front dormer

06/02408/APP **SUPPORT**
Appledore, Stowe Avenue
Two storey front and single storey side extensions
Minor amended plans had also been received for this application: roof on side extension changed from hipped ends to gable ends
Support was given subject to the Conservation Area Officer's report and the use of appropriate materials and finishes.

06/02431/ATC **SUPPORT**
22 Chandos Road
Reduce height and cut back overhanging branches from three conifers
Support was given subject to the Arboriculturalists's report.

06/02434/APP
Buckingham Community Centre, Cornwall's Meadow
Extension to building to provide additional administrative accommodation, new council chamber, reception area, disabled facilities and storage
Members had declared a prejudicial interest, as the applicant, and could therefore not discuss the application.

06/02443/APP **OBJECT**
11 Chandos Close
Two storey side and rear extension
Reference was made to the recent statement of Government policy on availability of smaller housing units. The extension was felt to be very large and blocky, and an overdevelopment of the site; not clearly subsidiary to the original; and detrimental to the street scene.

06/02469/APP **OBJECT**
22 Grenville Road
Two storey side extension
The extension was felt to be an overdevelopment of the site and detrimental to the street scene.

The following two applications were considered together

06/02483/APP & 06/02545/ALB

SUPPORT

Brackley & Towcester Advertiser, 8 West Street

Conversion of retail/residential into 6 residential apartments

Members noted that no parking was to be provided, and that this was an ideal opportunity to upgrade security at the nearby Western Avenue car park as related off-site provision via the s106 Agreement.

06/02486/APP

SUPPORT

23 Gilbert Scott Road

Replace windows and doors and add juliette balconies to rear

06/02513/APP

SUPPORT

67 Moreton Road

Single storey extension

06/02540/APP

SUPPORT

M. P. Anthistle & Co., 31 High Street

Change of use of second floor from residential to additional A2 office use

06/02549/APP

SUPPORT

110 Embleton Way

Single storey rear extension

06/02554/APP

SUPPORT

32-34 Bourton Road

Demolition of dwelling house presently used for shared living learning disabled accommodation and erection of 7^{no} one person self contained learning disabled apartments and common room.

Members were in favour of the proposal; taking into consideration remarks made at the preceding public session, they would be in favour of moving the building line forward to that of No.30 and thus reducing the impact of the building on No.36; they also asked that discussions take place with BCC re installing a public footpath along the Bourton Road verge. Pedestrians currently use the private road as a footpath for convenience; a new path would aid access for the disabled residents and be safer during the building works.

06/02557/ATC

SUPPORT

Street Record, Market Square

Works to Lime and Willow trees

Members asked that the contractor's attention be drawn to the presence of the pealights in the lime trees, and that restitution be made if any were damaged during the work.

06/02594/ATP

SUPPORT

21 Beech Close

Lopping of overhanging branches of 1 ash

Support was given subject to the arboriculturalist's report.

06/02595/ATC **SUPPORT**

46 Nelson Street
Remove four stems of 1 ash

06/02609/ATC **SUPPORT**

Land to rear of Market Square and Bridge Street
Works to trees
Support was given subject to the arboriculturalist's report.

06/02626/APP **SUPPORT**

24 Chandos Close
First floor rear extension

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

06/01463/APP 62 Overn Avenue Erection of conservatory
Amendment: floor level set down to 300mm below existing lounge floor level; obscure glass to west elevation

06/01633/AAD 4 Market Hill (Subway) Externally illuminated fascia sign and illuminated projecting sign

Amendment: external illumination achieved by overhead trough light

06/01809/APPLand off Moreton Road Residential development comprising 200 flats and houses with associated parking and public open space

Amendment: Revised Flood Risk Assessment

4975 PLANNING CONTROL

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

APPROVED

06/01463/APP 62 Overn Avenue	Erection of conservatory	Support
06/01551/ALB 1 Market Square	Partial removal of chimney stack	Oppose
06/01920/APP Land at 1 Bourtonville	Erection of 1 dwelling and assoc. parking	Support
06/01936/AAD Buck'm Colour Press	Renewal of 01/01812/AAD erection of illum ^d . signs	Support
06/01940/APP Prebend House	Ch/use resid ^l to non-resid ^l (renewal 01/01432/APP)	Support
06/01941/APP Prebend House	Retention security fencing (renewal 06/01403/APP)	Support
06/02036/APP 92 Moreton Road	New rooms in roof, 3 skylights to front and rear	Oppose
06/02037/AAD Lloyds Pharmacy	2 int.illum.fascia panels, 1 int.illum projecting sign	Support
06/02060/ATC Former Railway Line	Works to 1 willow & 1 walnut	Support
06/02097/APP Angelvale Ind.Est.	Erection of 2m high security gate across access road	Support
06/02171/ATC 3 Bone Hill	Fell 1 ash	No comment
06/02184/ATC Land at Fishers Field	Works to 3 willows, 1 sycamore	Support
06/02185/ATP Land at Fishers Field	Works to 4 willows and 1 chestnut	Support
06/02224/ATC 17 Castle Street	Pollard 1 London Plane	Support
06/02172/APP 78 Moreton Road	Single storey side and rear extension	Support
06/02188/APP NFU, Brackley Road	Demol.existing/erect bldg for agricultural products	Support
06/02200/AAD Subway, Market Hill	Erection of double sided sign	Support
06/02366/ATP 38 Hare Close	Crown reduction of one oak	Support

REFUSED

06/01904/APP 4 Cropredy Court Erection of conservatory Oppose
06/02063/APP land, Brookfield La. Var. of condition 13, 03/03202 (apartment windows)Oppose
06/02145/APP rear 25 Nelson St. Alterations to roof of garage building to provide loftOppose

WITHDRAWN

06/01791/APP 35 Moreton Road Erection of 1½ storey triple det. garage with studio above.

DEFERRED

06/01809/APP Land off Moreton Rd. Resid^l dev^l of 200 flats and houses with parking Support
Reason for deferral: Need to emphasise to BCC Highway – consider in detail highway improvements and improvements to bus services.

REPORTS TO DEVELOPMENT CONTROL

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

06/01463/APP 62 Overn Avenue Erection of conservatory
06/02036/APP 92 Moreton Road Alterations to roof to incorporate new rooms with 3 skylights to front and rear
06/02330/APP 2 Fleet Close Conversion of garage and enclosure of porch

4976 PLANNING - OTHER MATTERS

4976.1 (4968.3) Pedestrian Crossings – reports and suggestions from all Councillors

The following sites were suggested for pedestrian controlled crossings:

1. Nelson Street, for residents of Fishers Field to safely access the shops
2. London Road, adjacent to the bus stops for Badgers and Meadway
3. Across the bottom of Moreton Road, opposite the toilets
4. Across Bourton Road at Badgers Way, to enable children to cross safely to the park and school in a 40mph zone

4976.2 To note receipt of CPRE *Fieldwork* September issue (available from the office) and consider whether to write in support of CPRE as requested; and whether any Member wishes to attend the conference on November 24th (cost not yet confirmed)

It was agreed to write in support of the usefulness of their planning training course, especially for new Councillors.

No Members wished to attend the conference.

4976.3 (4959.2) SE Plan (Examination in Public) – to discuss the written statement

Members agreed that the existing submission required no further statement, and that the Vice Chairman be nominated as the Town Council's representative at the examination in March.

4977 CORRESPONDENCE

4977.1 (06/01551/ALB: 1 Market Square; partial removal of chimney stack) AVDC reasons for decision contrary to BTC response

Members had **OPPOSED**: "Members felt that chimneys were an important part of the street scene and voted to oppose on the grounds on the impact on the street scene in the Conservation Area. Members would welcome the views of the Historic Buildings Officer and Conservation Area Officer."

AVDC have **APPROVED**: "In reporting the application to committee on 14th September 2006, the case officer recommended that the application be granted consent, having regard for policies GP48 and GP53.

With regard to policy GP48 it was concluded that the proposed partial removal of the chimney stack would not adversely alter the appearance of the existing listed buildings. With regard to policy GP53, the chimney which is proposed to be partially removed, is not visible within the street scene of the immediate vicinity. Although the chimney is visible from further up West Street, to the north west of the site, and from further along Bridge Street, to the south east, it was not considered that its partial removal would not [*sic*] have a detrimental impact upon the character and appearance of the Conservation Area."

4977.2 (4962.3) Use of Embleton Way playing field

Mr. Steele, Planned Development Officer at AVDC, had responded on the matter of use of the field, and with an update on the adoption process. The letter had been circulated with the agenda.

Members were happy that he had matters in hand and looked forward to the completion of the transfer. A letter of thanks would be sent

ACTION THE CLERK

4977.3 (4968.1) Letter from Howard Sharp & Partners

The letter had been circulated with the agenda. Members felt that the severity of the parking and traffic problems generated by the development was still not recognised.

A letter would be sent thanking them for the information and looking forward to their new application.

4978 PRESS RELEASES

No matter was considered to require a press release.

4979 CHAIRMAN'S ITEMS

Flooding at the London Road roundabout

During the recent heavy rain a large amount of water collected at the bypass/A413 roundabout, rendering the pedestrian crossing unusable and the roads dangerous. Water flowing down the London Road also made crossing difficult for pedestrians. It appeared the drain capacity was not adequate to the task in storm conditions.

Cllr. Stuchbury had reported the matter to the Highways Authority, and also reported a sunken manhole cover on the bypass, but response had not been made within the specified

time to either complaint. It had been indicated that the flooding problem may be the responsibility of Tesco's.

Members felt that the Highway Authority should at least investigate to see if the drain was blocked, causing rainwater to flow and pool at the surface.

ACTION THE CLERK

Meeting closed at: 8.15pm

CHAIRMAN DATE