

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 13TH
NOVEMBER 2006 AT 7.05pm
following the Interim Council Meeting

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

For the Town Clerk Mrs K.W. McElligott

In the absence of the Chairman, the meeting was taken by the Vice Chairman.

Cllr. Cadd indicated that, as a result of a recent ruling, it would be possible for him ethically to attend meetings of the Planning Committee and contribute to the discussions. He reserved the right to express different views at meetings of the District Council's Development Control Committee.

APOLOGIES FOR ABSENCE

Apologies were received and accepted from Councillors P. Collins (Mayor) and R. Lehmann.

4980 DECLARATIONS OF INTEREST

There were no declarations of interest at this point.

4981 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 30th October 2006 to be placed before the Council on 11th December 2006 were received. The Clerk apologised for the incorrect month appearing in the heading; this had been corrected on the copy for ratification signature. There were no matters arising.

4982 PLANNING APPLICATIONS

The following planning applications were received and discussed. –

06/02538/APP

OPPOSE

2 Beaver Close

Change of use of amenity land to residential/garden land and erection of fence and wall

Members discussed the principle of enclosure of open space and concluded that in general such applications should be opposed.

Opposition in this case was based on loss of open space, the effect on the street scene and the possible setting of a precedent, leading to further loss of the open aspect of the estate, particularly on the spine road.

06/02638/APP

SUPPORT

9 Chandos Road

Erection of replacement domestic timber outbuilding

06/02661/APP

OPPOSE

117 Burleigh Piece

Erection of fence and inclusion of land within residential curtilage

Members felt that a picket fence was contrary to the open aspect of the estate design and might encourage other applications resulting in further enclosures to the detriment of the street scene.

06/02682/APP

SUPPORT

First Floor, 20 Market Hill

Change of use of first floor from Office (B1) to Beauty Therapy (A1)

06/02695/APP

SUPPORT IN PRINCIPLE

Land behind Avenue House and Barracks House, Western Avenue

Erection of two storey dwelling

Minor amended plans had also been received for this application, detailing materials

Members asked that materials sympathetic to the dwelling's site in the Conservation Area be specified in any conditions attached to approval; concern was also expressed that the application might be considered 'backland development' even though the site access was from Western Avenue.

Cllr. Stuchbury declared an interest, as a parent of a pupil at the school.

CC/46/06

OPPOSE

Bourton Meadow School

Renewal of temporary planning consent for double classroom No. 524

While realising that there were funding difficulties, Members reiterated their opposition to the use of temporary classrooms, and the repeated renewals of planning consent, and asked that the County Council make efforts to fund proper accommodation for the children.

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

06/02469/APP 22 Grenville Road Two storey side extension

Amendment: width of extension reduced from 4.5m to 4.0m

4983 PLANNING CONTROL

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

APPROVED

06/02039/ALB The Three Cups PH Replace 5 No. rooflights on front & rear roofslopes Support

06/02330/APP 2 Fleet Close Conversion of garage and enclosure of porch Oppose

REFUSED

06/02226/APP rear Stratford House Erect 6 car garage + two flats over & parking Oppose

WITHDRAWN

06/01949/APP 6 Western Avenue Single and first floor side and rear extensions
06/02302/ALB Rose Cottage, Bourton Rd. Internal alterations and insertion of french window to rear
06/02609/ATC land rear of Market Sq. Works to trees

APPEAL LODGED

06/00939/APP 70 Moorhen Way Two storey front extension (Support)

REPORTS TO DEVELOPMENT CONTROL

A report on the following application had been received and was available in the office
06/02309/APP Land/rear Stratford Ho. Erection of car port with storage area in roofspace

4984 PLANNING - OTHER MATTERS

4984.1 Countryside Voice Autumn 2006 issue
This publication was available from the office.

4984.2 BCC Minerals and Waste Plan: Waste Development Plan Document Issues and Options Consultation Report.
Response was required by 8th December 2006; as the next Planning meeting would be on 18th December, Members agreed that the Vice Chairman and Committee Clerk prepare a response reflecting the Council's views based on previous ratified responses to similar documents.

ACTION CLLR. P. STRAIN-CLARK/COMMITTEE CLERK

Cllr. Mordue left the meeting

4984.3 Planning Gain Supplement – Fifth Report of Session 2005-06
This document was available from the office. Members asked that a letter be sent to AVDC asking for clarification on how the new system would be implemented, how local wish-lists would be taken into consideration and what proportion of the supplement monies would be disbursed to benefit the community affected by the planned development.

4985 CORRESPONDENCE

4985.1 (4977.3) Howard Sharp & Partners re Buckingham Riverside
The letter indicated that the Development Brief for the architects was complete and the drawings awaited; they wished to make a presentation to Councillors.
Members felt that this was a matter for Full Council.

ACTION FULL COUNCIL AGENDA

4985.2 (4898.4) copy of letter to W E Black re Waglands Garden planting
Mrs. White, of Chandos Close, was concerned that the planting season was well advanced with little sign of new trees; that the promised trellis had not been fitted to all the premises from No.24 onwards; that there was flooding in the garden after heavy rain, which had not happened before; and that the height of the road was dangerous, given the adjacent steep slope.
Cllr. P. Strain-Clark reported that he had visited the site and there was indeed lack of privacy for the Chandos Close houses. The slope was about 45°. The road was never

intended to be adopted highway, as the construction standards could not be met without damage to protected trees.

Members discussed the matter at some length, pointing out that this Council had opposed the height of the road and drawn attention to the presence of springs during the planning process.

Members agreed that a letter be sent to the Planning Authority asking

1. If the road had been built according to the drawings and the conditions laid down in the approval, particularly with respect to its finished level.
2. If the drainage had been built according to the drawings and the conditions laid down in the approval, particularly with respect to stormwater run-off.
3. Whether the proximity and angle of the slope had been considered, and whether there was danger from vehicle accidents on the road above.
4. Whether anything could be done at this stage to ensure the safety of Chandos Close residents by preventing vehicles getting close to the top of the slope.
5. If any time limit had been imposed on the installation of the trellis and planting scheme to provide privacy for Chandos Close residents.

ACTION THE CLERK

4985.3 Acknowledgement of receipt of enforcement complaint

Planning had asked to be informed if any of the sandwich bars breached their A1 classification by serving food to eat in.

4985.4 (06/02330/APP: 2 Fleet Close; Conversion of garage and enclosure of porch).

AVDC reasons for decision contrary to BTC response

Members had **OPPOSED**: Members felt that there would be insufficient parking space, according to the guidelines for premises of this size.

AVDC **APPROVED**: "With regard for policies GP8, GP9 and GP35 it was concluded that the proposed garage conversion to form additional living accommodation and the enclosure of the porch would not adversely alter the appearance of the original dwelling or the character of the surrounding area. With regard to policy GP24 the Council's car parking guidelines aim to achieve three spaces per four bedroom property. The proposed conversion of the garage would result in the property still having three car parking spaces provided on the front driveway. The proposal was therefore considered to be in accordance with policy GP24 of the Aylesbury Vale District Local Plan and with the supplementary planning guidance on car parking standards."

4986 PRESS RELEASES

A press release on the Riverside presentation was judged premature

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4987 CHAIRMAN'S ITEMS

There were no Chairman's Items.

Meeting closed at: 7.55pm

CHAIRMAN DATE