

MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MONDAY 5th MARCH 2007 AT 7.30pm FOLLOWING THE INTERIM
COUNCIL MEETING

PRESENT: Councillors Mrs. P. Desorgher
H. Lewis
G. Loftus
H. Mordue
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.

APOLOGIES FOR ABSENCE

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

5015 DECLARATIONS OF INTEREST

There were no declarations of interest at this point; Cllr. Loftus declared an interest in application 07/00215/AOP before it was considered.

5016 ACTION LIST

The Action list had been circulated with the agenda. There was no further information to report.

5017 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 12th February 2007 to be placed before the Council on 26th March 2007 were received. There were no matters arising.

5018 PLANNING APPLICATIONS

Cllr. Strain-Clark expressed concern that very many 'yellow notices' for the applications under consideration appeared to be missing or not posted. The Clerk had reported this to the Officers concerned, advising them as on previous occasions that Members reserved the right to amend their response in the light of any comments subsequently received from neighbours.

The following planning applications were received and discussed. –

Deferred from last meeting, pending further information:

07/00140/APP & 07/00146/ALB

SUPPORT

36-37 High Street

Single storey rear extension, associated external alterations and conversion from A4 to restaurant (A3)

Information had been received from the applicants, addressing Members' concerns and correcting errors in the application documents.

Members supported the proposal, subject to any recommendations made by the Historic Buildings Officer.

07/00019/ALB

SUPPORT

Castle House, West Street

Relocation of stone statues and plinths from Castle House to circle of the dancing faun near the Grecian Valley in Stowe Gardens

The following application had been posted as 'Not proceeded with'

07/00448/ACD

Castle House, West Street

Dismantling of two stone statues and associated plinths

07/00206/APP (retrospective)

OPPOSE

12 Adams Close

Rear single storey cat run

Concern was expressed that there was no yellow notice and the neighbours might well have views on the noise and smell nuisance. The cat run occupied the full width of a narrow mid-terrace garden and was 2.43m high at one end. Members also asked whether this use of a residential garden was permitted without separate application and whether the applicant had indicated how litter waste was to be disposed of.

07/00215/AOP

OPPOSE

Former Railway Station site, Station Road

Renewal of 03/01204/AOP – Erection of general purpose hall for sports administration and associated car parking

Members felt that as the original application was 14 years old, it was time to reassess the proposal, especially with reference to public access to the established Railway and Scenic Walks and the new Circular Walk. Members also noted that the Royal Latin School had built a Sports Hall adjacent to this area, and the University had recently obtained approval on an AOP for housing to the rear of Station Terrace on part of the site (05/01564/AOP).

07/00274/ATP

OPPOSE

Land at St. Bernardines Way

Fell one Thorn, one Ash, one multi stem Rowan. Crown works to various trees.

Members accepted that trees in this area needed tidying work, but deplored the lack of information on which trees were to be felled. Members would look for replacement trees to be planted on adjacent land. It was felt sufficient detail on the individual trees should have been supplied with the application, and it was also noted that no yellow notice was visible at the site.

07/00350/ATC

SUPPORT

The Old Surgery, 16 West Street

Fell one sycamore

Support was given subject to the Arboriculturalist's report.

The following application had not been received in time for the meeting:

07/00346/APP

4 Nightingale Place

Erection of conservatory, alteration to roof of adjacent single storey store and realign retaining wall to rear.

07/00438/APP

SUPPORT

4 Naseby Court

First floor side extension, two storey rear extension, single storey front extension and rear conservatory

Members noted that this was effectively an amendment to approved application 05/02266/APP and the differences between this application and that were felt to be improvements, particularly with respect to effect on neighbouring properties.

However, Members wished it noted that, had this been a new proposal entirely, they would have opposed as before, on the grounds of overdevelopment of the plot and effect on the street scene.

07/00481/ATP

SUPPORT

Holloway Spinney, Holloway Drive

Reduction of one oak and one sycamore

Support was given subject to the Arboriculturalist's report.

07/00487/APP

OPPOSE

Land adjacent 19 Squirrels Way

Erection of dwelling

Members were informed that no yellow notice was visible, and furthermore that several needed to be posted in the vicinity of the site due to the complexity of the road and path layout on this part of the estate.

It was noted that no parallel application had been received for the implied demolition of the garage on the site and the rebuilding of a single garage with utility room extension at 19 Squirrels Way. Members would prefer clear separate 'existing' and 'proposed' drawings. The site is adjacent to an unlit meeting of four paths; it was felt that a two storey dwelling would add to the darkness and impression of enclosure and would be contrary to the principles of Section 17 of the Crime & Disorder Act. Members also felt that the leavening of the street scene of the estate with open spaces should be maintained; if this infill were permitted it could set a precedent.

The following application had not been received in time for the meeting:

07/00500/APP

38 Willow Drive

First floor rear extension

The following minor amended plans were posted for Members' information only [note the decision has been made, see below]:

06/03254/APP Arthurs Radio, 24 West St. Erection of N^o. 2 apartments
Amendment is to bin & cycle stores; the internal division has been removed so that a single space with double doors now serves as bin & cycle store for each flat. The external dimensions are unchanged.

5019 PLANNING CONTROL

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

APPROVED

06/02982/APP 37 Fox Way	Single storey side extension & garage	Oppose
06/03155/APP Stowfield, Stowe Ave.	Side extension to garage with annexe above	Support
06/03167/ALB 8 West Street	Conv. Building into 6 residential apartments	Support
06/03178/APP 4 Sandy Close	First floor rear extension	Support
06/03217/AAD Buck. Colour Press	Floodlit signage (stove enamelled lettering)	Support
06/03294/APP Benthill Farm	Amendments to 06/00179/APP	Support
06/03317/APP 20 Western Ave.	Demol. outhouse; erect single storey side & rear extn	Support

REFUSED

06/03254/APP Arthur's Radio, West St.	Erection of N ^o . 2 apartments	Oppose
06/03270/APP 10 Lenborough Rd.	Erection of rear single & two storey extension	Oppose

WITHDRAWN

06/03325/APP Ring Road Garage	Erection of 17.5m monopole mast with 3 antennas and associate equipment cabinet
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REPORTS TO DEVELOPMENT CONTROL

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

06/03254/APP Arthurs Radio, 24 West St.	Erection of N ^o . 2 apartments
06/02982/APP 37 Fox Way	Single storey side extension and garage

5020 PLANNING - OTHER MATTERS

5020.1 (5014.4) The implications for Planning of using the Chamber as office accommodation, holding meetings elsewhere, and losing the ability to display plans for the benefit of Councillors and the public.

(Full Council Minute 2899 refers)

Members discussed the implications on the working of the Committee and public and Councillor's access to plans when the Chamber becomes the Clerks' office.

The display of plans in the lobby area was mooted, possibly in bookform poster display units; this would require 'pages' large enough to accommodate A1 drawings individually; some applications have 5 or more sheets this size. There can be as many as 20 applications for one meeting. Alternatively, retaining the applications in individual files for consultation by the public would make transport to the Committee meeting easier. The current wall-boards could not feasibly be transported with or without the plans posted on them. Lighter

display boards would have to be available, and the Clerk pin up the applications before the meeting. The ability to spread larger drawings out on the Chamber table for detailed examination was also felt to be useful and this would no longer be possible.

It was suggested that, for meetings, a system using the drawings scanned into the AVDC website with a laptop and overhead projector could be used. Some Members indicated that this would present personal visual problems.

The feeling was that no diminution of the service provided to the public should ensue from the changes; not everyone was familiar with, or had access to, the internet or the time to make the trip to Aylesbury and the ability to examine paper plans in Buckingham was important.

Members asked

1. That the E&P Committee investigate the costs of the different means of display for meetings and access for consultation by Councillors and members of the public, as above;
2. That the F&A Committee conduct a Risk Assessment and Health & Safety check on the transport of files and other meeting requirements to wherever it was decided meetings would take place, and back to the office;
3. That both these Committees note that the Planning Committee has no budget for display boards or other equipment.

ACTION E&P/F&A COMMITTEES

5020.2(5014.3) Report on the latest BCC Waste & Minerals consultation

Cllr. P. Strain-Clark's report had been circulated to Members: responses were agreed as listed. Cllr. Strain-Clark was thanked for his hard work and efforts re this latest consultation. He also agreed to consider a response to the *Partial Review of the South East Plan: Revised Apportionment of Primary Land-won Aggregates* which had just arrived from SEERA (response date 30th March)

5020.3 SEERA Regional Housing Strategy Review Consultation (response date 27th April)

Cllr. Mordue agreed to consider a response for the next meeting on 2nd April.

5020.4 Voice: News from the Regional Assembly (Winter 2007)

This publication was available from the office.

5020.5 Planning News re Affordable Housing from Bulletin 05.07 and partial information on Local Accessibility Action Planning from Bulletin 07.07

This had been circulated with the agenda.

5020.6 Update on the SE Plan, No. 11 (January 2007)

This had been circulated with the agenda.

5021 CORRESPONDENCE

5021.1 06/02913/APP Bourton Mill House Annexe, Single storey front extension; reasons for decision contrary to BTC response

Members had **OPPOSED**: "Members opposed any addition to a building in the flood plain." AVDC had **APPROVED**: "The proposal was considered to have an acceptable impact on the flood plain due to the small scale of the extension, being 3.1m in width and 3.5m in depth. The extension would add to an existing bedroom which would be furthest away from the

river. The Environment Agency comments stated that the application was of low environmental risk.”

5020.2 (4976.2) CPRE

CPRE had sent a letter of thanks for BTC support which had been copied with the agenda.

5022 PRESS RELEASES

Members agreed none were appropriate.

5023 CHAIRMAN’S ITEMS

There were no Chairman’s items.

Meeting closed at: 9.00pm

CHAIRMAN DATE