

MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MONDAY 21st MAY 2007 AT 7.00pm

PRESENT: Councillors T. Bloomfield
Mrs. G. Collins
Mrs. P. Desorgher
H. Mordue (Mayor)
M. Smith
Mrs. P. Stevens (Chairman)
R. Stuchbury
M. Try
W. Whyte

For the Town Clerk Mrs K.W. McElligott

APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs H. Cadd, D. Isham and G. Loftus.

5042 ELECTION OF CHAIRMAN

Proposed by Cllr. Stuchbury, seconded by Cllr. Desorgher, and **AGREED** that Cllr. Stevens be elected Chairman of the Planning Committee.

5043 ELECTION OF VICE-CHAIRMAN

Proposed by Cllr. Stuchbury, seconded by Cllr. G. Collins, that Cllr. Smith be Vice Chairman.

Proposed by Cllr. Try, seconded by Cllr. Stevens, that Cllr. Whyte be Vice Chairman.

Four Members voted for each candidate (the Mayor abstaining); the Chairman's casting vote was for Cllr. Whyte, and thus Cllr. Whyte was elected Vice-Chairman of the Planning Committee.

5044 DECLARATIONS OF INTEREST

Cllr. Mordue declared personal interest in applications 07/01199/APP/07/01200/ALB and 07/01250/APP.

Cllr. Smith declared an interest in 07/01136/APP as minuted.

5045 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 23rd April 2007 to be ratified on 14th May 2007 were received.

5046 ACTION LIST

The Action List had been circulated with the agenda. The Clerk noted that a response had been received to 4985.2 and would be taken to the next meeting; and that work on the Bourton Road footpath 4994.4 had started and this line would now be deleted from the Action List. Members noted that all matters arising from meetings held in 2006 had now been dealt with.

5047 PLANNING APPLICATIONS

The following planning applications were received and discussed. –

Deferred from last meeting pending further information:

07/00832/APP

SUPPORT

Land to rear of 1 Mitre Street

Change of use of land for residential use

Members had asked for details of the land ownership: land belongs to AVDC.

Members discussed the use and state of the area of land and a majority voted to support the change of use.

07/00802/APP

SUPPORT

15 Treefields

Single storey rear extension

07/00971/APP

SUPPORT

10 Adams Close

Erection of conservatory

Members noted that the house was in the middle of a terrace and asked for appropriate construction conditions so that the neighbouring premises were not compromised.

07/01003/APP

SUPPORT

Land off Bridge Street

Erection of 99 apartments, 4 Mews houses, retail unit, café, car parking and riverside amenity area including footpath link and semi aquatic area

A note of the main points of the accompanying documents for this application had been circulated with the agenda.

Members considered the application at length: the principal concerns were transport/traffic/parking and water treatment/flooding.

- 1. Members expressed doubt that many residents would be able to, or choose to, walk or cycle to work. Traffic volume would still be a problem, particularly at the Bourton Road/Ford Street/Chandos Road junction with London Road/Bridge Street. However the majority would walk to shop in the town centre and to use leisure facilities and this would benefit town businesses. Members were divided over whether more retail allocation in the development would be viable.*
- 2. If the planned parking turned out to be inadequate, and the public spaces in Cornwall's Meadow were used for the overflow, the positive effect on businesses of the 100+ new residents might well be balanced by the loss of visitor revenues because of the lack of parking space.*

3. *Western Avenue car park was often full during the day since the lower White Hart car park had been closed off, and could not be considered as having spare capacity.*
4. *The underground car park is to be fitted with flap valves to enable water to drain out under gravity; the floor of a car park inevitably has oil and other contamination, and Members asked that suitable interceptors be fitted to prevent pollution from reaching the river.*
5. *The aquatic area would not be able to accommodate enough reed growth to filter pollution naturally and would need topping up in times of low river flow to prevent its becoming stagnant.*
6. *The choice of replacement tree species was criticised; species should be those common in North Bucks., long-lived, and not imported or exotic.*
7. *There were no indications of where in the development the affordable housing was to be: Members would like it spread through the whole development and not ghettoised. They would also like the Housing Association contract finalised before approval was granted for the development.*

Members approved the demonstrated consideration of sustainability issues, and the remodelled layout with its open aspect towards the river and less blocky elevations. They felt the whole improved the entrance to the town.

It was suggested that s106 monies associated with the development could be used to upgrade the play facilities on the other side of the river, and on additional parking.

A majority of the Committee voted to support the application; Cllr. Stuchbury asked for his vote against to be recorded.

07/01013/ATC

OPPOSE

10 Market Square
Felling of N^o. 4 Trees

Members noted that details of the species of the trees to be felled, their size, and the necessity for felling all four were not given in the application. The plan was unhelpful. There was no indication of whether replacement planting (and of what type and size of tree) was to be carried out.

07/01028/APP

OPPOSE

Sports Pavilion, Stratford Road
Erection of club house

Members commented that the various small buildings also on the site were not shown on the drawings, and that the retention of the existing clubhouse reduced the available parking facilities for the ground.

The proposal was criticised for its design, placement within the site, and its relationship with other buildings, the path and the pitch.

It was felt that one well-designed building accommodating both function room and changing facilities would be a better solution, sympathetically placed on the site. Reducing the available parking space, especially considering the applicant's aim of extended community use of the premises, would lead to off-site parking to the detriment of neighbouring residents' amenity.

07/01054/ATC **SUPPORT**

Land West Side of Hunter Street
Removal of branch from Willow Tree
Support was given subject to the arboriculturalist's report.

07/01055/APP **SUPPORT**

17 Page Hill Avenue
Erection of conservatory

07/01058/APP **SUPPORT**

Roseway, Stratford Road
Single storey rear extension

07/01063/APP **SUPPORT**

46 Treefields
Erection of conservatory – retrospective

07/01126/APP **SUPPORT**

71 Moreton Road
Rear first floor extension

Cllr. Smith declared an interest as a Member of the Community Plan Group.

07/01136/APP **SUPPORT**

Skate Park, Bridge Street
Erection of youth shelter and addition of solar panel to existing shelter
Members expressed concern over the security of the solar panel.

07/01137/ATN **OPPOSE**

Land at Mount Pleasant plots 29304243446667
Erection of 15m monopole containing N^o3 antenna with equipment cabinets
Members felt the mast and equipment cabinets would be intrusive on the skyline and the street scene of the essentially rural aspect of the proposed site and inappropriate at the entrance to a historic market town. There were areas nearby where the equipment would be less obtrusive, preferably south of the by-pass.

07/01152/APP **OPPOSE**

Wooburn, Stowe Avenue
Two storey side extension
Members criticised the lack of context in the drawings to show the relationship with and impact on neighbouring properties, particularly those listed and in the Conservation Area. However it was noted that the previous design had been modified to be 'subsidiary'.

07/01176/APP **OPPOSE**

Land behind Avenue House and Barracks House, Western Avenue
Erection of two storey dwelling
Members felt that the adaptation of 06/03080/APP forming this application did not adequately address the cramped site or the relationship of the size and style of the proposal to the adjacent listed buildings given by the Planning Authority as reasons for refusal.

The following two applications were considered together:

07/01199/APP & 07/01200/ALB

SUPPORT

Unit 6B, Fleece Yard

Change of use of 1st floor from office use to a 2 bedroom flat
&

Alterations to building to change use of first floor from office to a 2 bedroom flat

07/01213/APP

OPPOSE

32 Portfield Way

Two storey side extension and single storey rear extension

Members felt that the (unscaled) diagram of parking provision for two vehicles was untenable and that access would have to be via the neighbour's frontage, or that one vehicle would be parked in the road to the detriment of other residents of the cul-de-sac. Furthermore, there was no indication of materials or finishes to the extensions.

07/01250/APP

SUPPORT

Hill House, 12 Castle Street

Erection of garden pavilion/summerhouse

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

06/02977/APP Stratford House Alterations to garage building to form 2no. 1 bedroomed flats & associated parking.

Amendments: alterations to stair and landing, and rear elevation to provide fire escape.

Members remained opposed to the addition of accommodation to the garage roof area.

5048 PLANNING CONTROL

APPROVED

BCC

CC/07/07 The Buckingham Sch. 2.4m palisade fence adj. southern boundary Support
07/00717/ACC)

AVDC PER BULLETINS

APPROVED

07/00019/ALB	Castle House	Relocation of shepherd statue to Stowe	Support
07/00346/APP	4 Nightingale Pl.	Erect conservatory, alter roof and realign wall	Support
07/00438/APP	4 Naseby Court	Extensions and conservatory	Support
07/00444/APP	11 Highlands Rd.	Rear extension and loft conversion	Support
07/00481/ATP	Holloway Spinney	Reduction one sycamore	Support
07/00500/APP	38 Willow Drive	First floor side extension	Noted
07/00603/ALB	Castle House	Relocation of shepherdess statue to Stowe	Support
07/00661/APP	part of car park	Temp. Bldg for ShopMobility	Support
07/00672/ALB	6&8 Fleece Yard	Construct stairwell to Old Latin House	Support
07/00700/APP	Lattice Cott.,Gawcott Rd.	Single storey side extension	Support

REFUSED

07/00206/APP	12 Adams Close	Rear single storey cat run – retrospective	Oppose
07/00597/ACL	Hilltop,Gawcott Rd.	Continued use of lane for residential curtilage	Support

WITHDRAWN

06/02296/APP Hill House, Castle St. Erection of garden pavilion/ summerhouse
[Members had supported]

07/00215/AOP Former Railway Station site, Station Rd.

Renewal of 03/01402/AOP – erection of general purpose hall for sports administration and associated car parking

07/00547/APP Wooburn, Stowe Ave. Two storey side extension
[Members had opposed both of these]

REPORTS TO DEVELOPMENT CONTROL

A Report on the following application had been received and was available in the office
07/00487/APP 19 Squirrels Way Erection of dwelling on land adjacent

APPEAL LODGED

06/03254/APP Arthurs Radio, West St. Erection of No.2 apartments

5049 PLANNING - OTHER MATTERS

5049.1 Bucks. Minerals & Waste LDF; Consultation Submission Draft

Cllr. Whyte undertook to report on the consultation for the next meeting (4th June: response required by 22nd June 2007).

ACTION CLLR. WHYTE

5049.2 (5041) Report on Planning items raised at the Buckingham Partnership meeting on 17th May 2007

Cllr. Stevens outlined the complaint made at the previous Partnership meeting. Mr. Skedge had agreed that Mr. Cannell would discuss matters with the Council. Members asked to be circulated with the list of complaints (from January 2007) before the meeting.

ACTION THE CLERK

5050 CORRESPONDENCE

5050.1 06/03185/APP Manor Farm House, Moreton Road. Erection of two storey detached dwelling.

Reason for decision contrary to BTC response

Members had **SUPPORTED**, asking that matching materials sympathetic to the rural setting be specified in the conditions of approval, if given.

AVDC had **REFUSED**: "It was concluded that given the distance of the site from the main built up settlement and the isolated nature of the adjacent property that the application site is not located within the main built up settlement and as such the application would fall to be assessed under policy RA15 of the AVDLP.

Policy RA15 states that permission will only be granted in exceptional circumstances for new dwellings such as for providing affordable housing to meet a local need or housing necessary for the purposes of agriculture and forestry. Permission may be granted for the infilling of a small gap in a developed frontage

with one or two dwellings, where there would be no adverse effect on the character of the countryside or other planning interests.

It was concluded that the application site was not located within a built up frontage and as such the development would be contrary to the criteria set out in policy RA14 of the AVDLP and result in an inappropriate form of development in the open countryside which does not meet any exceptional needs and would result in unjustified development in the open countryside to its detriment.

Furthermore, having regard for the proposed scale of the development it was concluded that the proposal would provide built development across almost the entire width of the site and the majority of the depth of the site with the remaining area at the front of the site being laid to hardsurfacing to provide for parking and turning facilities and for this reason the site would appear significantly built up in appearance and not sympathetic to the setting of the site, to the detriment of the open character of the locality.”

5050.2 (5038.1) Correspondence with Mr. J. Cannell

Mr. Cannell was on leave and unable to attend the meeting. Other dates, of stand-alone Planning meeting nights, would be offered.

The Clerk would circulate details of the Planning Department structure to Members.

ACTION THE CLERK

5051 PRESS RELEASES

None were required.

5052 CHAIRMAN'S ITEMS

5052.1 AVDC Design Awards 2007

Members were asked to consider which recently completed non-residential buildings might be recommended for the award, and to bring suggestions to the next meeting.

Meeting closed at: 9.10pm

CHAIRMAN DATE