

MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MONDAY 11th JUNE AT 7.50pm following the Interim Council Meeting

PRESENT: Councillors T. Bloomfield
H. Cadd
Mrs. P. Desorgher
H. Mordue (Mayor)
M. Smith
R Stuchbury
M. Try
W. Whyte (Vice Chairman)
Also Attending:Cllrs.D. Isham
P. Hirons
A. Mahi

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 Councillor Mrs. G. Collins, H. Lewis, G. Loftus and Mrs. P. Stevens (Chairman).

5053 DECLARATIONS OF INTEREST

Cllr. Bloomfield wished it to be minuted that Mrs. Bloomfield was employed by the garage which was the site of application 07/01452/AAD, though the applicant was not her employer.

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.

5054 ACTION LIST

The Action list had been circulated with the agenda.

5054.1(5050.2) Invitation to Mr. Cannell

A reply had been received in that day's post; Mr. Cannell was available on 9th July and could bring a powerpoint presentation.

Members decided that he be invited and the presentation and discussion take place after the business of the meeting was completed.

ACTION THE CLERK

5054.2 (5032.1) Verney Close disabled bay

Members asked for a timescale for the reinstatement.

ACTION THE CLERK

5055 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 21st May 2007 to be ratified on 2nd July 2007 were received. Cllr. Stuchbury asked the Clerk to find out when application 07/01003/APP would be before the Committee.

ACTION THE CLERK

5056 PLANNING APPLICATIONS

The following planning applications were received and discussed. –

- | | |
|--|----------------|
| 07/01118/APP 26 Page Hill Avenue Erection of side conservatory | SUPPORT |
| 07/01299/ATP 23 Hilltop Avenue Crown reduction of oak <i>Members opposed the proposed works, unless the arboriculturalist's report indicated that they were necessary for the long-term health of the tree. Oak trees supported a wealth of wildlife which might be damaged by the reduction work.</i> | OPPOSE |
| 07/01301/APP 8 Gifford Place Single storey front extension | SUPPORT |
| 07/01304/ATP 42 Mallard Drive Works to Oak Tree <i>Members felt that the documents did not make the nature of the proposed works clear and noted that this was the third application for this tree since the land had been developed. Members opposed the proposed works, unless the arboriculturalist's report indicated that they were necessary for the long-term health of the tree.</i> | OPPOSE |
| 07/01308/APP Danube, Stratford Road First floor rear extension <i>Members felt that the successive extensions amounted to over-development of the site.</i> | OPPOSE |
| 07/01313/APP 68 Moorhen Way Extension of boundary wall and change of use of land to residential use <i>Members expressed concern that the proposed wall restricted driver's sight-lines and that amenity land should be protected from acquisition.</i> | OPPOSE |

07/01331/APP

OPPOSE

10 Plover Close

Two storey side and front extension and detached garage

It was noted that the existing drive was barely long enough to accommodate a family car, and that the proposed would lead to blockage of the footway or on-street parking. Access arrangements for the detached garage were unclear. Members opposed on the grounds of overdevelopment of the site and inadequate parking space within the curtilage.

07/01405/AOP

OPPOSE

2 London Road

Erection of dwelling

Members noted that the garage was originally in the same ownership as No.2 London Road and that the main services passed through the proposal site.

The height of the house would block light from the backs of 36 and 37 Chandos Road.

Concern was expressed at the additional, and difficult, access to the site across a footway much used by schoolchildren.

Members opposed on the grounds of unsafe highway access, overdevelopment of the site and impact on the street scene and adjacent properties.

07/01410/APP

OPPOSE

14 Portfield Close

Single storey rear extension and detached garage

Members opposed the flat roof of the extension and recommended that the guidelines in the Design Guide be drawn to the applicant's attention. The plans also lacked an indication of access arrangements.

07/01447/APP

SUPPORT

34 Mare Leys

Erection of conservatory

07/01452/AAD

SUPPORT

Swan Garage, 20 Bridge Street

Erection of No.2 pole mounted units

Members enquired whether this was a retrospective application. Support was given subject to restricting the hours of illumination of the signs.

The following applications had not arrived in time for the meeting:

07/01491/APP

22 March Edge

Single storey rear extension

07/01497/APP

44 Kingfisher Road

Single storey side extension

The following minor amended plans were posted for Members' information only:
07/00876/APP 35 Moreton Rd. Part 2st., part 1½ st. side extension
Amendments: Garage level reduced, rooflights omitted.

5057 PLANNING CONTROL

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

APPROVED

| | |
|--|---------|
| 06/01809/APP Land, Moreton Rd. 200 flats & houses, parking, open space | Support |
| 06/03152/APP 8 West Street Conv. buildings into 6 residential apartments | Support |
| 07/00374/APP 14 Cornwalls Cen. Installation of air conditioning unit | Support |
| 07/00487/APP Land.adj.19 Squirrels Way Erection of dwelling | Oppose |
| 07/00832/APP Land rear 1 Mitre St. Change of use to residential | Support |
| 07/00923/APP 32 Moreton Rd. Single storey rear extension | Support |
| 07/00929/APP 2 Lark Close 2st.side & single st. rear extensions | Support |
| 07/00960/APP 11 Chandos Cl. 2st rear & single st. side & rear extensions | Support |
| 07/00965/ATC Castle House Wood Works to trees in woodland | Support |
| 07/01013/ATC 10 Market Sq. Felling of 4 trees | Oppose |
| 07/01054/ATC Land,W.side Hunter St. Removal of branch from Willow tree | Support |

REFUSED

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|---|--------|
| 07/00402/APP Land rear 1a Lenborough Rd. Erection of dwelling | Oppose |
|---|--------|

WITHDRAWN

| | |
|--|--|
| 07/00673/APP 14 Moreton Dr. Single storey front and side extension <i>[Members had opposed]</i> | |
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PERMISSION NOT REQUIRED

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|--|---------|
| 07/00815/APP 17 Mallard Dr. Single storey rear extension | Support |
|--|---------|

REPORTS TO DEVELOPMENT CONTROL

Reports on the following applications have been received and are available in the office:
06/02977/APP Stratford House Alts.to garage to form 2 flats above + assoc. parking
07/00784/APP 43 Embleton Way 2st.side extension & rear conservatory

APPEAL DECISION

06/02063/APP Land at Brookfield Lane, appeal against refusal to allow variation of condition 13 "The first and second floor windows in the north-east elevation of the apartment building facing Pear Tree Cottage shall be fixed shut and obscurely glazed to a minimum height of 1.6m above finished floor level and they shall thereafter be retained as such."

The Inspector has allowed the appeal.

5058 PLANNING - OTHER MATTERS

5058.1 (5049.1) Report on BCC Waste & Minerals Consultation

Cllr. Whyte had prepared a summary which was circulated with the agenda.

Members felt that BCC's aim of wide consultation was not being achieved, and that the Parish Cluster meetings might be a good way of involving smaller parishes.

Response was agreed based on Cllr. Whyte's notes.

ACTION THE CLERK

5058.2 (5052.1) AVDC Design Award (Non-residential)

Members considered that there was no building in the area meriting entry for the award. A letter would be sent to AVDC to this effect.

ACTION THE CLERK

5058.3 (5025; FC min.2932.1) To recommend the time limit for action/response reminders

It was felt that a time scale appropriate to planning matters would not necessarily be suited to other committee's requirements; wider application could be discussed and agreed by the full council at ratification.

A proposal on time scales was laid on the table; amended by Cllr. Try, seconded by Cllr. Smith, and **AGREED** to include "if the second reminder was ignored, then the next should be addressed to the manager or department head of the original addressee" the recommendation was then agreed as

Proposed by Cllr. Stuchbury, seconded by Cllr. Smith, and **RECOMMENDED** that a response should be expected within 14 days from the date of a letter or email being sent; if the reply is an acknowledgement of receipt only, some indication of when the full response is to be expected should be included or sought and this should be received within 21 days of the original date of enquiry; reminders would be sent daily thereafter; and if the second reminder was ignored, then the next should be addressed to the manager or department head of the original addressee.

5058.4 Publications available from the office:

- *Planning – A Guide for Householders* (Communities & Local Gov't 2007)
- *Planning Permission – A Guide for Business* ODPM revised 2005)
- *Creating Better Places to Live – A guide to the planning system in England* (ODPM 2004)
- *AVDC Planning Reference File* (May 2007 edition)
- *Fieldwork* (CPRE) June 2007 edition

5058.5 Press release from CPRE Bucks.

Criticism was levied at the proliferation of signs in the rural areas of the county.

Members felt it would be useful to have the schedule of signs considered excessive.

ACTION THE CLERK

5058.6 Coopers Yard and Dark Alley

6.1 AVDC Street Naming informs the Council that the Coopers Yard development is to be called Coopers Wharf. No suggested name was sought from this Council as the street address is Ford Street.

6.2 Cllr. Newell had conveyed concerns about the locked gate blocking the footpath through Waglands Garden; this footpath had been intended to replace Dark Alley as the link between Chandos Road and Brookfield Lane.

Members felt it should be established if the footpath were public or not; whether it was to be formally adopted as a diverted route, and when this was likely to be.

ACTION THE CLERK

5059 CORRESPONDENCE

5059.1 (4985.2) AVDC re Wagland's Garden conditions & compliance

In response to concerns expressed by a resident of Chandos Close in November 2006, the following questions had been asked of AVDC:

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.

AVDC acknowledged that details of the trellis and landscaping conditions, and other matters, were still being resolved though the majority of conditions had been complied with. The road has high kerbs and its nature should ensure slow vehicle speeds. The Engineers had raised no safety issues.

Members asked for a list of all matters not discharged and a time scale of when completion of each was expected.

ACTION THE CLERK

5059.2 (07/00815/APP) 11 Mallard Drive – single storey extension

Members had noted when responding to this application at the meeting held on 2nd April 2007 that there were no yellow notices posted at the site, and that the garage appeared to have turned into a habitable room without permission.

This Council had received the application on 28th March 2007, with response required by 19th April 2007.

AVDC had responded that the yellow notices were posted by the Case Officer on 11th April; and that the proposal had been confirmed as permitted development and therefore permission was not required, providing the existing conservatory was removed.

5060 PRESS RELEASES

None were deemed necessary.

5061 **CHAIRMAN'S ITEMS**

5061.1 Cameras on the A422

Cllr. Stuchbury had relayed concerns from a resident about the two cameras on lattice towers that had recently appeared on the A422, one just at the parish boundary and one near the access to the Kingfisher Sporting Club.

The Clerk reported that in response to other comments received the office had been trying to obtain information about the cameras. There was no information visible on the installations, and the Police, BCC and AVDC all denied any knowledge of them. Enquiries were being pursued.

Members suggested the Partnership as an appropriate forum to discuss the cameras and looked for information to be available by the next meeting.

ACTION THE CLERK

5061.2 3 Well Street

A request had been made by the new owners of 3 Well Street for chance to discuss their plans for the building with the Planning Committee at their next meeting.

Members felt that such a discussion would be useful, but would have to be restricted in time because of Mr. Cannell's visit, and agreed that they be invited with a time limit of 15 minutes and that they be asked to supply written information which could be circulated to the Committee before the meeting.

ACTION THE CLERK

Meeting closed at: 9.53pm

CHAIRMAN DATE