

MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MONDAY 14th JANUARY 2008 AT 7.00pm

PRESENT: Councillors T. Bloomfield
H. Cadd
Mrs. P. Desorgher
P. Hirons
G. Loftus (Vice Chairman)
A. Mahi
H. Mordue (Mayor)
M. Smith
Mrs. P. Stevens
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 M. Try and W. Whyte (Chairman).

5138 DECLARATIONS OF INTEREST

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.

5139 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 18th December 2007 ratified on 7th January 2008 were received. There were no matters arising.

5140 ACTION LIST

The Action list had been circulated with the agenda.
(5125.4) The Clerk noted that a response from the Tree Officer had been received that day indicating that he could attend the 25th March meeting. He had suggested a list of topics to be agreed with the Chairman.

ACTION THE CHAIRMAN

5141 PLANNING APPLICATIONS

The following planning applications were received and discussed. –

07/03266/APP

OPPOSE

2 Primrose Way

Single storey rear extension and garage conversion

Members opposed on the grounds of inadequate parking provision for a three bedroom house; there was a risk of on street parking very close to a junction.

The next two applications were considered together:

07/03279/AAD & 07/03450/ALB

SUPPORT

The Old Town Hall, Market Square

Erection of fixed signage

Support was given subject to the Historic Buildings Officer's recommendations.

07/03280/ALB

SUPPORT

The Old Town Hall, Market Square

Removal of ceiling tiles and internal asbestos

Support was given subject to the Historic Buildings Officer's and Environmental Health Officer's recommendations.

07/03375/ATC

SUPPORT

Nelson Court, Nelson Street

Felling of N^o.2 Willow

Support was given subject to the arboriculturalist's report; Members requested that conditions require very thorough removal with stump grinding and poisoning to prevent sucker regrowth becoming a problem later.

The next two applications were considered together:

07/03384/ALB & 07/03385/AAD

NOTED

Old Market House, High Street

Erection of 2 fascia signs and N^o.1 internally illuminated wall mounted menu box

Minor Amended plans had also been received – a Design and Access Statement

Members noted that this was a retrospective application; while approving the style and size of the signs and menu box, they again wished to record their concern at the submission of a retrospective application for a listed building.

07/03502/APP

SUPPORT

8 Woodlands Crescent

Erection of front porch

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

08/00010/ALB

Norton House, 1 Hunter Street

Repair of roof beam in room 10 to maintain remaining roof timbers and insertion of doorway access between two upper rooms to provide first floor access to whole property.

The following minor amended plans were posted for Members' information only:
07/03267/APP Bourton Meadow Sch. Single storey classroom block
 Amendment shows brickwork substituted for white render around clerestory windows.

5142 PLANNING CONTROL

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

APPROVED

07/02373/APP 2 Warren Close	Erection of conservatory	Support
07/02592/APP 19 Chandos Cl.	Demol.garage,erect 2st. side & rear extension including new garage	Support
07/02820/APP 18 Hubbard Cl.	Erection of conservatory	Support
07/02947/APP 15 Cornwalls Cen.	Ch.use A2-A1 downstairs (retail fish) & A3 upstairs (restaurant)	Support
07/03009/APP 64 Waine Close	Conversion of garage into residential use	Support
07/03011/ATP Corner House	Works and felling of trees	Oppose
07/03024/APP 8 Adams Close	erection of conservatory (retrospective)	Noted
07/03031/ALB Stoneleigh Ho.	Ch.use commercial→residential & int. alts	Support
07/03032/APP Stoneleigh Ho.	Ch.use commercial→residential & int. alts	Support
07/03179/ATC Yeomanry House	Felling of 1 beech	Oppose

REFUSED

07/03103/APP 12 Pitchford Ave. Ch.use land amenity open space→residential Oppose

DEFERRED

07/02959/ALB Manor House Installation of solar panels to rear roof
 Reason for deferral – referred to Secretary of State

WITHDRAWN

07/02894/APP 3 Well Street } Works to provide ground floor café/bar with 1st
 07/02894/ALB 3 Well Street } floor function room

REPORTS TO DEVELOPMENT CONTROL

A report on the following application had been received and was available in the office
 07/02959/ALB Manor House Installation of solar panels to rear roof

APPEALS LODGED

03/00131/APP Coopers Wharf Amendment to approved plans to create one additional flat
 [Members were reminded that we were previously advised of this appeal in October 2007,
 appeal start date 28/9/07; this has start date 4/12/07]

APPEAL DECISIONS

07/01176/APP land off Western Ave. (behind Barracks House/Avenue House)
 Proposed new dwelling.
 The Inspector has dismissed the appeal.
 07/01538/APP Salisbury Cottages, Bath Lane
 Installation of south facing [solar] roof panels
 The Inspector has dismissed the appeal.

Members commented on the differing results for the two solar panel applications; the Clerk informed the meeting that the Manor House had been referred to the Secretary of State because of its listed status, but the panels would be hidden by a parapet, and the Bath Lane cottage was within the Conservation Area and the solar panels would be visible.

5143 PLANNING - OTHER MATTERS

5143.1 Fieldwork (CPRE) December 2007

This publication was available from the office.

5143.2 Vale Trends Issue 2

This publication had been circulated with the agenda. Members noted the contents were of a statistical nature and little mention was made of Buckingham.

5143.3 (5134.2) Bucks. Economic Development Strategy: To receive for information the response to consultation formulated by Cllr. Hirons

This had been circulated with the agenda. The response date was 8th January and the comments had been agreed with the Chairman and submitted on the 7th January 2008.

Members particularly noted the comments on farming issues (para.4) and the attraction of company head office functions to provide local employment (para.6); Cllr. Smith reported that the Business Club had found there was a demand for the latter, but a lack of suitable office buildings.

Proposed by Cllr. Smith, seconded by Cllr. Stuchbury, and **AGREED** that Cllr. Hirons' response as circulated be formally confirmed as the Town Council's response.

5143.4 Matthew Taylor Review on Rural Economy and Affordable Housing – a call for evidence

The document had been circulated with the agenda at Cllr. Whyte's request. Concern was expressed that this review by Matthew Taylor MP, requested by the Prime Minister, would cut across Local Authority proposals in this area. It was pointed out that County, District and Parish Council views were being solicited. After lengthy discussion, and bearing in mind that the response date was 7th March 2008, it was proposed that the Chairman – with his specialist knowledge – produce a suggested response for circulation, and the details be discussed and agreed by the Full Council (February 25th). The Mayor concurred, provided the matter took no more than 10 minutes.

ACTION THE CHAIRMAN

5143.5 (5134.1) Buckingham Plan

The revised document had been circulated after the last meeting.

Cllr. Stuchbury outlined the support the Events Committee proposed for the launch, but needed the date to be settled as soon as possible so suitable entertainment could be arranged.

ACTION THE CHAIRMAN/CLLR. STUCHBURY

5143.6 Report on Buckingham Partnership meeting re (5131) Adoption of drains and (5134.3) Dark Alley

Cllr. Stuchbury reported that the Chief Executive had informed the meeting that the first part of the process of adoption had been carried out, but responsibility rested with the developer and Anglian Water. He had agreed to furnish the Town Council with the situation in writing, for the benefit of residents. Should this not be received within the two-week guideline a letter would be sent seeking the clarification offered at the Partnership meeting.

ACTION THE CLERK

Mr. Grant had not answered a question re permitting building within 3m of the sewer. His view was that the buyer should have checked at the time of purchase, but this was difficult with first buyers on new estates when adoption was still pending. Cllr. Stuchbury had asked that the process be more defined for the Moreton Road development so that purchasers did not find themselves left with unexpected responsibilities.

The matter of Dark Alley was in the hands of the County Council's legal department.

5144 CORRESPONDENCE

5144.1 07/02662/APP 2 Cheyne Close; single storey front extension
Reasons for decision contrary to BTC response

Members had **OPPOSED**:

Members noted that the application included the conversion of the garage to a study, but that the requested information on parking arrangements had not been supplied by the day of the meeting.

AVDC had **APPROVED**:

"The case officer recommended that the application be approved, having regard for policies GP8, GP9, GP24 and GP35 of the AVDLP.

With regard to policies GP8, GP9 and GP35 it was concluded that the proposed construction of a single storey extension to the front of the property would not adversely alter the appearance of the original dwelling or the character of the surrounding area. With regard to policy GP24, the proposed extension and conversion of the garage would not involve the creation of any additional bedrooms. It is proposed to widen the existing driveway to the front of the property enabling 2 N^o car parking spaces to be retained, despite the conversion of the garage. The proposal was therefore considered to be in accordance with policy GP24 of the AVDLP and with the supplementary planning guidance on car parking standards."

5144.2 (5132) BCC re Tesco bus shelter

The letter had been circulated with the agenda. There were no plans to change the bus routes.

It was suggested that the company be approached with a view to providing a shelter on the Stratford Road opposite the Council's.

ACTION THE CLERK

5144.3 (5126.1) BCC RoW re Dark Alley

The letter had been circulated with the agenda.

Ms. Burchell would be contacted for a progress report.

ACTION THE CLERK

5144.4 (5107.1) AVDC Street Naming re Moreton Road

A letter had been circulated with the agenda and a further request for information from AVDC Street Naming circulated at the meeting. The Buckingham Society had provided evidence of field names and also suggested using the names of persons leasing the pasture land at the time of its auction in 1928.

Members found the information of interest, but did not support the use of the suggested names – Portslade would lead to confusion with Portfield Way & Close and Great and Yonder Slades – and Half Way Bridge had no relevance to the estate features.

5145 NEWS RELEASES

It was agreed that the Chairman should issue a release when the timetable for the Town Plan consultation was known.

5146 CHAIRMAN'S ITEMS

There were no Chairman's items.

Meeting closed at: 8.00pm

CHAIRMAN DATE