

MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MONDAY 12TH MAY 2008 AT 7.35pm following the Interim Council meeting

PRESENT: Councillors T. Bloomfield
Mrs. P. Desorgher
P. Hirons
A. Mahi
H. Mordue (Mayor)
M. Smith
R. Stuchbury
M. Try
W. Whyte (Chairman)

For the Town Clerk Mrs K.W. McElligott

The meeting began with the Mayor in the chair.

APOLOGIES FOR ABSENCE

Apologies were received and accepted from Councillor Mrs. P. Stevens.

5187 ELECTION OF CHAIRMAN

Proposed by Cllr. Stuchbury, seconded by Cllr. Smith, and **AGREED** that Cllr. Whyte be elected as Chairman of the Planning Committee.

Cllr. Whyte took the chair for the remainder of the meeting.

5188 ELECTION OF VICE-CHAIRMAN

Proposed by Cllr. Bloomfield, seconded by Cllr. Stuchbury, and **AGREED** that Cllr. Hirons be elected as Vice Chairman of the Planning Committee.

5189 DECLARATIONS OF INTEREST

Cllr. Bloomfield declared a personal interest in application 08/00951/APP as a close family member lived close to the site.

Cllr. Whyte declared a personal interest in application 08/01034/APP as a close family member worked for the applicant.

All Members declared a prejudicial interest in application 08/01095/ATC as the Council was the applicant.

5190 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 21st April 2008 to be placed before the Full Council on 2nd June 2008 were received. There were no matters arising.

5191 ACTION LIST

The Action list had been circulated with the agenda.

The Chairman noted that he and the Mayor had yet to draw up the news release on the Buckingham Plan.

5192 PLANNING APPLICATIONS

The following planning applications were received and discussed. –

08/00727/APP

CONDITIONAL SUPPORT

42 Bourtonville

Erection of two storey side extension

Members noted that there was no parking information on the drawings, and that Bourtonville was already a congested parking area. Subject to there being sufficient parking within the curtilage, and any necessary extension of the existing parking space being formed of permeable material, Members agreed to support the application.

08/00926/APP

OPPOSE

7 Foxglove Close

Erection of single storey side extension and repositioning of garden wall

Members felt there was insufficient detail on the proposed height of the wall and whether there was any planning condition on the development maintaining the open aspect of land adjacent to common areas.

08/00951/APP

OPPOSE

land adj. 11 Meadway

Erection of single storey detached dwelling with parking in communal area and provision of access drives for No. 2 and No.10 Meadway

Members opposed on the following grounds

- *loss of amenity for neighbours*
- *lack of access to the site except across neighbouring property*
- *intrusion of building into open countryside*
- *effect on the adjacent wildlife area at Railway Walk*
- *possible effect on drainage causing the stream to flood*

Concern was also expressed at the proximity of the proposed driveway at No.2 to the junction with the by-pass.

It was also noted that 18 residents had written opposing the application, including all those adjacent to the site access route.

08/01032/APP

SUPPORT

38 Mallard Drive

Erection of conservatory

08/01034/APP

SUPPORT

Waitrose, 14 Meadow Walk

Replacement of No.2 condenser units, installation of new handrail to plant area and new companion way ladder and secure enclosure

Members asked that the plant be conditioned to be the quietest available, considering the height at which it is to be positioned would allow the sound to carry over the quiet centre of the town especially in the evening and at weekends.

08/01080/APP

SUPPORT

128 Moreton Road

First floor extension to convert bungalow to two storey dwelling house – amendment to 07/01981/APP

[Amendment seeks bay windows each side of front door, chimney + convert garage to habitable room]

Members were concerned that an attractive entrance to the town could effectively acquire the appearance of a car park if many driveways were extended insensitively and asked that some landscaping be included to keep the garden aspect of the street scene; they also asked that the driveway be permeable, as the Moreton Road is subject to flooding in heavy rain.

08/01083/ADP

SUPPORT

Buckingham Colour Press, Unit 1, Osier Way

Extension to warehouse

Members had declared a prejudicial interest as applicant and did not discuss the following application:

08/01095/ATC

Bowling Green, Chandos Park

Fell No.1 Leylandii

08/01132/ATC

SUPPORT

Castle House Woodland, Western Avenue

Works to trees

08/01165/ATC

SUPPORT

Cobblers Cottage, Tingewick Road

Reduction of height and thinning of group of Leylandi trees

Members asked that the work should not be done until the autumn as several species of birds nest in these trees.

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

08/00641/ALB & 08/00642/APP Stoneleigh House: Single storey rear extension

Amendment deletes proposed rooflights

08/00994/AAD Waitrose: Signage

Amendments:

- 1. Deletion of "Waitrose" sign over entrance door; new door is to be full height; white internally illuminated fascia panel to each side of doorway;*
- 2. Internally illuminated white panel/green "Waitrose" over exit door*

5193 PLANNING CONTROL

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

APPROVED

08/00316/APP 11 Beaver Close	Ground and first floor extension	Oppose
08/00436/ALB 20 Church St.	restoration of open fireplace	Support
08/00449/APP 17 Hubbard Cl.	Single storey side extension	Support
08/00464/APP 40 Westfields	Single storey rear extension	Support
08/00520/ALB 19 Castle St.	Remove stair to mezzanine & reinstate 1 st floor	Support
08/00543/ALB 20 Church St.	Repl.gate&garage door w. electrically operated	Support
08/00567/APP 11 Holton Road	Single storey rear extension	Support
08/00624/ALB 19 Castle St.	Int.alts to create ground floor toilet	Support
08/00809/AGN 1 Home Fm Cott.	Erection of agricultural building	Support

REFUSED

08/00254/APP 2 Catherine Ct. Front,side & rear extns, basement, conv.roofspace Oppose

SPLIT DECISION

08/00508/ATP 20 Waglands Gdn Works to trees Support
[Approved: works to 12 conifers; Refused: removal of 25% of the height to a Lime]

ENFORCEMENT NOTICE ISSUED

06/00629/CON3 12 Adams Cl. Without planning permission, the erection of a single storey rear extension to the dwelling on the land comprising a timber-framed cat-run structure

[retrospective application 07/00206/APP was refused 17/4/07]

5194 PLANNING - OTHER MATTERS

5194.1 (5183.1) Buckingham Plan

The Chairman noted that, as alternatives to the Aylesbury southern arc growth area are being considered, the Rural Areas schedule has slipped to Spring/Summer 2009. However the Plan should keep to its present timetable as there was nothing to be gained by extending it.

The Plan web site had been expanded and had a downloadable questionnaire form, which will also be available for the publicity events. The agreed organisations had been sent a resume of the Plan with a questionnaire sheet; few had been returned as yet.

A meeting with AVDC & BCC Forward Plans had been arranged for 9am 21st May 2008 in the Council Chamber; Cllrs. Whyte, Mordue and Hirons would attend, with Cllrs. Smith and Try if available. The meeting would discuss infrastructure issues, existing proposals (for example, for the land behind Market Hill), and other plans and matters that affect the content of the Plan final document.

The public launch would be on Sunday May 25th at the Music Festival from 1pm – 4pm outside the Gaol. Cllrs. Whyte & Smith, Stuchbury & Bloomfield would be available; there would another publicity event on Tuesday 10th June outside the Gaol from 10am – 1pm (Cllr. Whyte). A news item would be supplied to the

Buckingham Advertiser and notices placed on the noticeboards, at the Film Place and on the plasma screen.

If a large number of responses was received a collating and analysing group would be needed – this could be organised at a future meeting.

5194.2 Planning News item from Bulletin 18 – LDF update

Growth sites on all sides of Aylesbury were now being considered.

Members noted that new documents on infrastructure were available to download; the Committee Clerk was asked to find out if hard copies were available and whether these would be sent to the Council. It was suggested that hard copies should be available for consultation in the Library. The four District Councillors should be asked to ensure that the Council received all relevant documents automatically.

ACTION THE CLERK

5194.3 (5178) Dark Alley and the path through Waglands Garden

Letters had been received from

- BCC - Legal are working on an agreement to make the path a Right of Way
- Keyholder Management – who manage the common areas of the development - indicating that the gate was installed to prevent school-children using Waglands Garden path, there having been problems both with parents' cars blocking driveways and with children loitering noisily and dropping litter. They state 'no application has been made to re-route this path to our knowledge and...residents will wish to robustly object to any planned re-routing...'
- Royal Latin School (ref. a matter raised at the 21st April public session) on the use of Brookfield Lane by large lorries, and also noting that the School is 'currently in discussion with the council to dedicate the path through Waglands Garden as a public footpath'.

Members discussed the letters, regretting the lack of speedy enforcement in the matter of the gate, and pointing out that the path was clearly marked on the approved application drawings as an alternative to Dark Alley.

Letters would be sent to

- BCC, asking for a timetable for the Creation Agreement for the Right of Way, including the consultation periods and estimated completion date;
- AVDC, as no response had been received to the 30th April letter;
- Keyholder Management to advise them of the approved plan

ACTION THE CLERK

5194.4 (5183.7) Report on the SEERA Housing Strategy document

Cllr. Smith had circulated a summary to Members before the meeting. Affordable housing and sustainable development were emphasised, with target figures to 2011. Though funding was available for Gypsy/Traveller sites, few had been proposed.

The document was a useful reference.

The Chairman thanked Cllr. Smith for reviewing the report for the Committee.

5194.5 (5183.10) AVDC Design Award 2008 (residential)

No information had yet been received from AVDC.

5194.6 (5183.4) To note receipt of the missing pages of the new validation system document, and discuss the new system

This item had been held over from the last meeting as the document supplied was missing a page; this had now been received and circulated.

The Chairman noted that few of the applications considered earlier had been submitted on the new 1-APP form though the regulation had come into force on 6th April and about half had been validated after this date. However, there was a month-long transitional period.

Of the 28 reports/statements listed in the draft Local Requirements some were relevant only to large schemes.

Members felt that there should be a checklist for each application indicating all the documents required for the application to be validated. It was not acceptable for the Authority to ask for additional documents after validation, with the attendant delay and risk of unnecessary refusal, and applications lacking all necessary documents should be rejected; this would reduce the burden on officers. If a document was not included, the applicant would have to supply an adequate reason on the form for not including it (eg LR8 – “not in Town Centre”). It was suggested that re-application should not be permitted within six months as an incentive to full provision and a deterrent to repeated applications. Detailed maps of the Town Centre, Conservation Area and flood plain should be easily accessible to applicants.

Concern was expressed that the Planning Department was under-funded; a letter would be sent to the Cabinet Member.

ACTION THE CLERK

5195 CORRESPONDENCE

5195.1 07/03266/APP 2 Primrose Way Single storey rear extension and garage conversion

Members had **OPPOSED** (14/1/08) 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.

Subsequent Minor Amendments had been received extending the parking area to 3 spaces in the front of the house.

AVDC approved (28/2/08): “The existing 3 bedroom house and the introduction of another bedroom within the converted garage would result in a 4-bedroom dwelling which would require a minimum of 3 parking spaces. As the proposal would result in the loss of a space in the existing garage, while there is an existing one parking space in the garden; there would be a short fall of two parking spaces.

In order to address this concern, an additional information and plan was received on the 25th January 2008 indicating the proposed extension of the existing drive to accommodate the additional two parking spaces in the front garden. Hence there would be 3 parking spaces which would meet the council’s car parking guidance.

I hope this gives you some helpful information and demonstrates that the comments of the Town Council were taken into account in the determination of the application.”

Members debated whether there was really enough room for three parking spaces on this site and felt that the dropped kerb was very close to the corner.

Cllr. Smith offered to photograph the area and the matter would be discussed at the next meeting.

JUNE AGENDA

5196 NEWS RELEASES

The Mayor and Chairman would liaise and produce a release about the Buckingham Plan.

5197 CHAIRMAN'S ITEMS

There were no items of information.

Meeting closed at: 9.33pm

CHAIRMAN DATE