

**MINUTES OF THE PLANNING COMMITTEE MEETING**  
**HELD ON MONDAY 3<sup>rd</sup> NOVEMBER 2008 AT 7.05pm following the public session**

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

Also Attending: Cllr. D. Isham

For the Town Clerk Mrs K.W. McElligott

**APOLOGIES FOR ABSENCE**

No Members of the Committee were absent.

**5255 DECLARATIONS OF INTEREST**

Cllr. Loftus declared an interest in applications 08/2288/APP, 08/02264/ALB, 08/02400/ATC and 08/002435/APP as an employee of the University, (later in the meeting) 08/02490/APP as a neighbour of the property.

**5256 MINUTES OF THE PREVIOUS MEETING**

The minutes of the meeting held on 6<sup>th</sup> October 2008 ratified on 27<sup>th</sup> October 2008 were received. There were no matters arising.

**5257 ACTION LIST**

The Action list had been circulated with the agenda. There were no items not listed on the agenda.

Proposed by Cllr. Whyte, seconded by Cllr. Stuchbury, and **AGREED** that application 8 on the agenda be taken next for the convenience of the residents present.

## **5258 PLANNING APPLICATIONS**

**08/02379/AOP**

**OPPOSE**

Land to South of the A421 and East of A413

Comprehensive development of land comprising of 700 new dwellings (including affordable housing, primary school, employment land, healthcare, outdoor playspace, changing pavilion, landscaping and creation of drainage detention basin and highway, cycle and pedestrian provision.

Minor Amended plans showing a new red edge were posted with the application.

*Members discussed the application at length, expressing concerns that the land was not designated for development in the AVDLP, that the proposed drainage basin would not cope with the amount of run-off from the land – considerable flows exist even in dry weather and flooding occurs on the northern side of the A421 regularly – and the sewage works was already at capacity according to Anglian Water. 700 houses could call for employment for at least 700 residents, adding to the congestion on the A421 and A413 at peak times, which would be exacerbated by the proposed pedestrian crossings on both these roads. A road through the residential area would quickly become a rat-run for those wishing to avoid the queues at the A413/A421 roundabout. No indication of need or approval of the location for the proposed Health Centre had been recorded from the PCT.*

*It was noted that the Planning Inspector had rejected development on Tingewick Road because of the effect on views of the town; this estate would be very visually intrusive on a primary entrance road. Members felt that the developer should have carried out a Town Centre Impact Assessment as 700 homes would undoubtedly affect town centre services such as parking and also have an impact on health and education provision. The town centre was considered to be by the Old Town Hall, whereas much of the shopping area, the bus stand, car park and hospital were at the far end of the High Street.*

*The Transport Plan was based on data nearly three years old and made no allowance for the major developments at Bridge Street and Moreton Road; the A421 is at capacity 2 or 3 times a day and would have to be crossed by schoolchildren who would then be faced with a complex route through the Badgers Estate. No additional provision for pedestrians and cyclists outside the site boundary was included and there was no onsite provision apart from the sports pitch for older children's play; the bypass effectively severed the new estate from the rest of the town and this would be exacerbated by a future dualling. Building on this site could also compromise future schemes to re-route the A421.*

*No account had been taken of the additional vehicle movements to access evening entertainment, adult education or food shopping. The eastern end of the site was a long walk from the bus stops at Tesco and on the London Road. There had been no CABE review or reference to Transform MKSM local architecture centre, which Members felt would have been merited by a proposal of this size on green belt land. There is a recommended ratio of 1 house: 1 job and there was no indication of where these new jobs would be found.*

*A Lighting Assessment should have been carried out – there would be light pollution from the business area, sports pitches, new roads and their crossings and the site occupied a hill crest visible from some distance away.*

*Doubt was cast on the statement in the documents that the plans shown at the exhibition earlier in the year had general support – both at the exhibition and since Councillors had noticed only criticism and negative views expressed.*

*Members advocated a total plan for the town's expansion rather than allowing piecemeal development, which would be provided by the LDF Core Strategy in 2010; when this was in place, a proposal such as this could be considered against its terms.*

*Members also regretted that s106 discussions had not included the Town Council. Proposed by Cllr. Stuchbury, seconded by Cllr. Mordue, and carried unanimously, that this Council oppose the application.*

*Agenda order was resumed.*

**08/02166/ALB**

**SUPPORT**

Installation of satellite dish; installation of replacement fireplace; laying of reclaimed wood flooring in lounge/hallway; installation of two radiators in top floor rooms; repainting window shutters and west gable end wall; retrospective replacement and repair of existing dormer windows at front and side; retrospective installation of replacement boiler; repointing of chimneys; retrospective re-laying and repair of roof tiles

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

**08/02146/APP**

**OPPOSE**

1 Pateman Close

Erection of single storey structure – retrospective

*Though Members would normally 'note' a retrospective application, it was felt that this building was very large with no stated purpose; Members would like to see a condition imposed on the use of the building. The application document was blank in the box "Description of proposed works". Concern was also expressed that this was one of 4 (out of 14 applications for consideration at this meeting) retrospective applications.*

**08/02288/APP**

**SUPPORT**

Verney Park, London Road

Installation of 24 temporary accommodation units for students (required following fire in student residential block)

Additional information was provided proposing that the units would be in situ for a maximum of a year other student accommodation to be renovated.

*Members asked that a deadline one year ahead (October 2009) be imposed for the removal of the buildings, and this deadline communicated to the Enforcement Officers for action.*

**08/02348/ALB**

**SUPPORT**

41 Nelson Street

Relocation of air conditioning unit

**08/02352/APP**

**SUPPORT**

23 Castle Street

Change of use of basement and ground floor from B1 to tattoo studios (sui generis)

*Members were informed that this was a retrospective application generated by a complaint to the Planning Department about the unauthorised change of use. The shop was already trading.*

*Concern was expressed that there were no ground floor toilet facilities in the premises.*

*A majority of Members voted to support the application, though they asked if the premises met the health regulations for a tattooist's.*

**08/02365/APP**

**SUPPORT**

7 High Street

Change of use from A1 retail to mixed A1/A3 (Retail restaurant/cafe) use

*Members asked for a condition to be imposed about programmed deliveries to the premises, given its position on the High Street. It was also suggested that as a likely generator of litter, the company might like to sponsor a bin.*

*The following three applications were considered together*

Gardener's Shed, University Precinct, Hunter Street

**08/02400/ATC**

**SUPPORT**

Fell № 2 Conifer.

**08/02264/ALB & 08/02435/APP**

**SUPPORT**

Conversion of gardeners hut into security facility

**08/02420/APP**

**OPPOSE**

Rear of No.4 Brewery Court

Erection of № 2 two storey dwellings

*Members felt that it would have been useful to show the relationship with the new development adjoining the site and that the addition of two more dwellings would give the aspect of a solid mass of building viewed from Verney Close. Concerns about builder's access and refuse collection were also voiced.*

*Members opposed on the grounds of overdevelopment of the site and access difficulties.*

**08/02463/APP**

**OPPOSE**

21 Plover Close

Two storey rear extension

*Members noted that a window faced the neighbouring property and asked if the 45° rule had been breached.*

*Cllr. Loftus expressed an interest in the following application as a near neighbour.*

**08/02490/APP**

**OPPOSE**

2 Catherine Court

Part two-storey, part first floor front extension and single storey side and rear extensions

*Members criticised the quality of the drawings and noted that neither were 'existing' plans supplied nor the proposals shaded in the conventional manner.*

*Members opposed on the grounds of overdevelopment of the site and effect on the street scene.*

**08/02500/APP**

**SUPPORT**

Waitrose, 14 Meadow Walk

Installation of new escape stairs with infill existing refuse gates with wall/doors

*Members supported this application but asked that details of the previous applications be enforced.*

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

**08/01286/APP & 08/01287/ALB** 3 West Street Creation of ground floor retail & basement storage with 10 no. apartments

*French windows in rearmost ground floor apartment have been altered to door (passage elevation) and ordinary window (rear elevation).*

**08/01681/APP** Land to rear 23 Church St. Erection of dwelling with access and parking  
*Amendments show new red edge, new certificate & Notice No.1*

*Additional information was also received in the form of a response to the Planning Officer's concerns.*

**08/02282/APP** Former Railway Station site Erection of 13 apartments creation of new access

*Additional plans show coloured 3D view, and coloured elevations and site sections*

**08/02379/AOP** Land to S of A421 & E of A413

*Posted with application as above; amendment shows new red edge*

## **5259 PLANNING CONTROL**

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

### **PLANNING DECISIONS PER BULLETINS**

#### **APPROVED**

08/00758/ALB	White Hart Hotel	Extension to rear + other alterations	Qualified support
08/00762/AAD	White Hart hotel	Various signage	Support
08/01931/AAD	Carpentright Fascia & Entrance signs		Support
08/01934/APP	24 Bourton Road	Erection of conservatory	Support
08/02005/APP	43 Woodlands Cr.	Alterations to windows	Support
08/02031/APP	BTC Offices	Extension to provide admin, etc, & WCs	-----
08/02048/ATN	Gawcott Road	Telecomm. equipment cabin & antenna	Support
08/02057/APP	15 Market Sq.	Ch./use, upper floors to hairdressing (retrosp.)	Noted
08/02060/APP	29 Mare Leys	Single storey rear extension to form dining rm.	Support
08/02061/APP	Manor Farm Ho.	Single st.rear extn. – conservatory & family rm.	Support
08/02143/APP	9 Stowe Avenue	Erection of conservatory	Support

#### **REFUSED**

07/02690/APP	31 Bourton Road	2 st. side extn and creation of new access	Oppose
08/02028/APP	11 Plover Close	Demol.garage & replace in 2.st. side extn.	Support
08/01894/APP	land.adj.9 Cornwalls Centre	Extn.retail bldg to form retail unit	No comment

#### **DECISION DEFERRED**

08/01681/APP 23 Church St. Erection of dwelling with access and parking  
*Reason for deferral – site visit*

#### **WITHDRAWN**

08/02070/ALB 19 High Street Int'l & ext'l works to roof, wall & chimneys, etc.

### **REPORTS TO DEVELOPMENT CONTROL**

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

**08/01681/APP** 23 Church Street Erect. of dwelling with assoc. access and parking (report & site visit report)

**08/01894/APP** 9 Cornwall Place Extension of retail building to form small retail unit

- 08/01930/APP** 10 Lenboro' Rd. Two storey side extension (original for 9/10 & amended for 30/10)
- 08/02131/APP** 25 Hillcrest Way Change of use from storage to pizza delivery

### **TREE PRESERVATION ORDERS ISSUED**

TPO 2008-15 T1 Walnut G1 28 Yews Land rear of Hamilton House, West Street  
 TPO 2008-15 T2 Cedar 29 Moreton Road  
 [Clerk's note: later amended to  
 TPO 2008-15 T1 Walnut T2 Cedar & G1 28 Yews  
 Land rear of Hamilton House, West Street, and at 29 Moreton Road]

*Proposed by Cllr. Whyte, seconded by Cllr. Smith and **AGREED** that item 7.3 on the agenda be taken next.*

## **5260 PLANNING - OTHER MATTERS**

5260.1 (5242.4) Local Council Communications Group – to receive the report of the meeting held on 23<sup>rd</sup> October 2008

Cllr. Hirons' report had been circulated with the agenda; AVDC's notes were circulated at the meeting.

The Core Strategy was not to be subject to further consultation. There was concern that revised schemes planned for Aylesbury would also affect Buckingham and Winslow who would have no opportunity to comment. It would include employment sites at Silverstone, Aston Clinton and Westcott.

Recalculation of the available land meant that there was no longer a 5-year bank.

The next meeting date was not fixed, but Cllr. Whyte and/or Cllr. Hirons would attend.

The LDF Consultation document on direction of housing growth in Aylesbury had been received; Cllr. Whyte would review it for the next meeting (closing date for consultation 12<sup>th</sup> December 2008)

**ACTION CLLR. WHYTE**

5260.2 (5250.1) Buckingham Plan

5260.2.1 To review the timetable and, in line with the recommendations made at Full Council on 27<sup>th</sup> October 2008, set up a workshop to consider presentation and print copy of the agreed text

It was agreed to set up a workshop as soon as possible so that any amendments could be ratified at Interim Council on 24<sup>th</sup> November and submitted to AVDC by 12<sup>th</sup> December 2008.

It was suggested that the position of Town Centre Manager could be incorporated into the Plan.

The correspondence referred to at Full Council had not been circulated, nor were the minutes of that meeting available. Cllr. Whyte would circulate the letter.

**ACTION CLLR. WHYTE**

5260.2.2 To discuss and agree inviting Sarah Allwood (Bucks. Community Action) to a Plan Workshop

Members agreed that an evening meeting was most convenient and a date as soon as possible should be arranged. It was agreed that Ms. Allwood's

comment should be heard, but it would be the Council's decision whether any should be acted upon and incorporated into the document.

5260.3 (5250.6) SEERA Gypsy consultation; to receive a report and draft response

Cllr. Hirons' responses were circulated at the meeting and discussed by Members.

The responses as circulated were agreed with the exception of Q10 where 'No Comment' was replaced with 'Consultation with the Gypsy Council and other relevant authorities, and via the benefits system'.

Cllr. Hirons was thanked for his response.

## **5261 CORRESPONDENCE**

5261.1 08/01538/APP Stowfield, Stowe Avenue; demolition of existing garage and erection of double garage with flat above

Members had **OPPOSED**: *Members were unable to tell from the incomplete drawings supplied whether there was sufficient parking for the existing house and for the additional dwelling, or the effect of the proposal on the entire front elevation. The new garage block also intruded forward of the Stowe Avenue building line.*

AVDC had **APPROVED**: "With regard to parking, the Council's parking guidance states that there off street parking spaces are required within the curtilage for a dwelling with four or more bedrooms. The garage extension would create two off street parking spaces and there is room within the front garden for at least three other cars to park. The parking provision on site would exceed the maximum requirements and therefore the proposal was considered to be acceptable in this respect, and in accordance with policy GP24 of the AVDLP.

The submitted drawings showed the proposed extension in relation to the end part of the existing dwelling. The impact of the extension on the appearance of the whole dwelling was assessed by the Case Officer, and it was considered that the design would be subservient to the main dwelling, and the use of matching materials would help to integrate the extension with the original house. The impact of the extension on the original dwelling was considered to be acceptable and in accordance with policy GP9 of the AVDLP and Design Guide on Residential Extensions.

Concern was raised by the Town Council about the projection of the garage beyond the building line of Stowe Avenue. It was considered that the setback of the extension from the highway (approximately 19m) and the boundary screening at the front of the site would reduce the impact of the proposal on the street scene. The extension was considered to be acceptable in this respect and in accordance with policy GP35 of the AVDLP."

5261.2 (08/01300) To consider and agree a name for the Bridge Street development

Members recalled that the land had previously housed stabling and associated trades for the White Hart and suggested

- Bridge Street Mews
- Ostlers' Mews

**ACTION THE CLERK**

5261.3 (BCC) Update on Dark Alley

The letter had been circulated with the agenda; Members were dismayed at the lack of progress and suggested a meeting be called with the developers and both other authorities to try and resolve the matter. The subject would also be raised at the Buckingham Partnership (Clerk to try and get it on the 13/11/08 agenda). Concern was expressed that lack of enforcement of the planning permission might allow the situation to become lawful by default. It was also pointed out that Dark Alley itself was presently closed due to works over-run.

**ACTION THE CLERK**

**5262 BUDGET**

The budget figures had been circulated with the agenda.

4042 - Planning documents and maps had yet to be purchased, and the copy right for the maps. The committed amounts should be clear by Precept.

For better understanding Members felt 4019 (Hall Hire) should be renamed CONTINGENCY.

4023 – the Wendover training fee was not yet listed.

**5263 NEWS RELEASES**

5263.1 Application for land south of the bypass

The Clerk would draft a release reflecting the Committee’s views and submit it to the Chairman for approval.

**ACTION THE CLERK**

5263.2 Dark Alley

The Clerk would draft a release reflecting the Committee’s concerns over the non-enforcement of planning conditions and submit it to the Chairman for approval.

**ACTION THE CLERK**

**5264 CHAIRMAN’S ITEMS**

5264.1 Local Strategic Partnership

The Chairman reported briefly on the MK/South Midlands group Annual Conference in Aylesbury, addressed by the Minister for Planning & Sustainable Communities, Ian Wright. The total area of the various growth areas in the region was greater than that of the Thames Gateway. More funding could be available for infrastructure projects, such as Market Hill development and the bypass, but it would require pressure on the appropriate other authorities to make the bid having done necessary design work. Having such plans in place would also aid discussion of major plans such as that discussed earlier in the evening. Interested Members could go to [www.mksm.org.uk](http://www.mksm.org.uk) for more information.

5264.2 Bucks. Green Infrastructure Strategy

The Chairman handed this file to Cllr. Smith as it was more appropriate to the E&P Committee remit. It dealt with parks, rivers, cycleways, etc. but made no detailed mention of Buckingham.

Meeting closed at: 9.30pm

CHAIRMAN ..... DATE .....