

MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MONDAY 24th NOVEMBER 2008 AT 7.54pm following the Interim Council
and Public Session

PRESENT: Councillors T. Bloomfield
Mrs. P. Desorgher
P. Hirons
G. Loftus
A. Mahi
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

Apologies were received and accepted from Councillor H. Mordue (Mayor).

5265 DECLARATIONS OF INTEREST

Cllr. Hirons declared a personal interest in application 08/02660/APP as the site was adjacent to his property.

5266 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 3rd November 2008 to be placed before the Council on 15th December 2008 were received and agreed. There were no matters arising not dealt with later in the meeting.

5267 ACTION LIST

The Action list had been circulated with the agenda. Members were informed that Andrew Grant, CEO/AVDC, had undertaken at the recent Partnership meeting to look into why the matter of Dark Alley was taking so long to resolve.

5268 PLANNING APPLICATIONS

The following planning applications were received and discussed. –

For the convenience of the members of the public present, Members agreed to consider application 08/02503/APP first.

08/02503/APP**OPPOSE**

3 The Villas, Stratford Road

Erection of № 2 semi detached dwellings and alteration to existing terrace to create vehicular access under and apartments over with rear dormers.

Members discussed the proposal in great detail, noting

- *Drainage of the parking area was via joints in the surface paving contrary to new Government guidelines which emphasised the use of porous surfacing. This was particularly important on a site which suffered both from rain water and river water flooding.*
- *Surprise that Highways considered an adequate safe vision splay was feasible*
- *Concern that the Environment Agency conditions only dealt with the floodability of the new dwellings and not the effect on neighbouring properties*
- *The traffic problems generated by Wharf Yard lorries, the BP station, the lack of parking spaces for any of the houses opposite or the cadet huts, and the proximity of Addington Road and Mary MacManus Drive junctions had not been considered; 8 additional vehicles could only add to this*
- *No care had been taken to reflect the elevation details (shape of bay window, fenestration pattern, separation panel between ground and first storeys) of the existing villas, given that the whole would give the appearance of a continuous block*
- *The visual damage/harm to the small terrace by the removal of the ground floor elevation*
- *The total loss of all trees and little replacement soft landscaping; the planting of some semi-mature trees should be considered*
- *There was very little garden space for two four-bedroom houses*
- *The lack of non-return valves on the sewers, given the likelihood of flooding*
- *The overlooking of houses to the rear of the site; given the relative ground levels, rear windows would look straight into the rear of Wharfside Place despite their fence.*

*Members felt that fewer or smaller dwellings with the related lower parking space requirement would reduce traffic problems.**The application was opposed unanimously on the grounds of overdevelopment of the site and concomitant number of cars allowed for; detrimental impact on the street scene; issues detailed above re flooding and the utilisation of porous paving and non-return valves.**Agenda order was resumed***08/02489/APP****OPPOSE**

20 Hilltop Avenue

Replacement of wall with close board fence

A majority of Members felt that the garden walls were an attractive feature of the streetscape.

08/02552/ATP

2 Bostock Court
Works to trees

Members supported the pollarding of the willows and the felling of the laburnum, but felt there was a lack of information on the reasons for work on the horse-chestnut; they would support if the work was for safety reasons or to preserve the health of the tree, but not if it was for purely aesthetic reasons.

PARTIAL SUPPORT

The following two applications were considered together

08/02571/ALB

Unit 2 & 2a Fleece Yard

Alteration from residential unit and commercial use to residential units

OPPOSE

0802572/APP

Land at Fleece Yard

Alteration to commercial unit and residential units to create 3N^o flats and 5N^o houses

Though Members were approving of the details of the work proposed, they expressed concern at the cumulative total of dwellings proposed at Fleece Yard – this is Phase 3 of a redevelopment which has already generated several flats and 5 houses; the vehicle exit on to Market Hill is difficult and gives on to an area with much pedestrian traffic. Members considered that the total number of dwellings proposed should be considered by the Authority with respect to affordable housing and s106 contribution.

OPPOSE

The following two applications were considered together

08/02574/ALB

15 – 16 Market Hill

Internal and external alterations to building

SUPPORT

08/02575/AAD

Erection of fascia sign

Members opposed the entirely painted frontage as inappropriate to the Conservation Area street scene and were unclear whether the fascia was to carry 'the bonus king' in addition to 'Betfred' as two differing signs were shown in the application drawings.

OPPOSE

08/02580/APP

3 Brackley Road

Single storey rear extension

SUPPORT

08/02612/APP

12 Redshaw Close

Erection of conservatory

SUPPORT

08/02627/ALB

54 Bourton Road

Two storey side extension and single storey side and rear extensions

Members commented that exit from the innermost parking space would be difficult if the other two were occupied.

SUPPORT

08/02632/APP

Travis Perkins, 16 Buckingham Trade Park, Osier Way
Erection of mezzanine floor within unit

SUPPORT**0802660/APP**

Andelain, Brookfield Lane
Alteration to pitched roof

SUPPORT**5269 PLANNING CONTROL**

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

APPROVED

08/01930/APP	10 Lenborough Road	Two storey side extension	Oppose
08/02016/APP	5 Pateman Close	Erection of tool store (retrosp.)	Support
08/02131/APP	25 Hillcrest Way	Ch/use storage→food takeaway+delivery	Oppose
08/02166/ALB	19 High St.	Int'l & ext'l work & install satellite dish	Support
08/02161/APP	Stonecroft, Avenue Rd.	Alteration to roof and dormer window	Support
08/02265/APP	60 Moreton Road	Insert front & rear dormers, loft conv.	Support
08/02400/ATC	Gardeners Shed	Fell 2 conifer	Support

DEFERRED

08/01681/APP land to rear of 23 Church St. Erection of dwelling with assoc. access and parking

Reason for deferral: awaiting consultee responses

REPORTS TO DEVELOPMENT CONTROL

A report on the following application had been received and was available in the office

08/01681/APP land to rear of 23 Church St. Erection of dwelling with assoc. access and parking

PLANNING APPEAL ALLOWED

07/02991/APP Land adj. Verdun, Western Ave. Erection of 3N^o dwellings

Members asked that the Inspector's report be obtained for information

ACTION THE CLERK**5270 PLANNING - OTHER MATTERS****5270.1 (5260.1) LDF Housing Growth in Aylesbury Consultation**

The Chairman had circulated a written report with the agenda. Members discussed various aspects of the suggested response, criticising the narrow brief, taking housing in isolation from employment and other infrastructure matters.

Members **AGREED** that paragraphs 4 – 11 of the Chairman's report should form the Committee's response to the consultation.

5270.2 LDF – update note; Rest of District Spatial Strategy

The update note from AVDC had been circulated with the Chairman's comments. It was pointed out that the note had been generated by questions raised at the LCCG meeting held on 23rd October (Min.5260.1) and that the Authority had not intended there to be consultation on the Strategy for the Vale area, feeling that sufficient

consultation had taken place on the (significantly different) previous scheme. The Core Strategy timetable allowed no time for consultation, but views expressed could be factored into the Core Strategy documents if received by the end of November.

Members felt that it was the duty of the Authority to consult (and incorporated in the Statement of Community Involvement) and that the lack of opportunity to do so should be brought to the attention of the MP (and thus the Secretary of State), all District Councillors for the information of their constituents, and the Local Strategic Partnership.

Buckingham had been designated a 'second tier' community and awarded 60% of the Vale housing, though no basis for this figure was given, a total of 2820. This was a significant increase on the figure of 1000 quoted by Forward Plans at the Buckingham Plan meeting earlier in the summer. The difference between this figure and the 1260 'new homes' figure is the number of homes already having planning permission, a balance of 1560 – including Moreton Road and sundry small sites. Members would have like some indication of what sites were included in this balance. AVDC were aware of the preparation of the Buckingham Plan and it was felt to be discourteous to the Council and disrespectful of the residents not to have advised the Town Council of the sudden increase in housing numbers proposed.

ACTION THE CLERK

5271 CORRESPONDENCE

5271.1 (08/01930/APP)AVDC reasons for decision contrary to BTC response 10 Lenborough Road – Two storey side extension

Members had **OPPOSED** on the grounds of overdevelopment of the site, both as currently proposed and cumulatively; it was noted that the drawing did not contain any detail of additional access arrangements.

Members had no further comment on Minor Amended plans submitted.

AVDC had **APPROVED**: "It is noted that the proposed extension, when taken cumulatively with previous extensions to the dwelling, would represent a significant increase of both the footprint and volume of the original dwelling. However, given its location set well back from the front elevation and its subordinate design it is not considered it would overwhelm or dominate the original dwelling. It is not proposed to alter the existing vehicular access off Lenborough Road and, since it is considered no material increase in traffic movements would occur and sufficient off-street parking is to be provided, it is not considered there would be any adverse impact in terms of highway safety."

Cllr. Loftus left the meeting during the following discussion.

5271.2 (5250.2) Electronic Planning Pilot – response from AVDC

Members enquired whether the pilot scheme could be progressed if necessary equipment was not to be provided, and what use was being made of the Government funding made available for the move to electronic systems.

It was noted that Mr. Cannell had not addressed the point about public access to plans if paper copies were not to be available at the Town Council. Members recalled the comment made by a resident at the preceding Public Session that electronic reduction made some printing illegible.

ACTION THE CLERK

5271.3 AVDC – Possible Changes to Consultation Arrangements

Members asked the opinion of the Clerk on the batching of applications: on the one hand, all Planning arriving at once was convenient unless the post was late (as late as 2.30pm recently); on the other, individual applications arriving as validated could lighten the processing pressure, especially when the Clerk could return to not working Fridays, but would lead to additional expense for AVDC.

ACTION THE CLERK

5271.4 (5251.1) – AVDC response re Silverstone Planning Brief

Members noted Mr. Skedge’s response.

5271.5 (5261.2) – Lagan Homes response on street name

The developer had agreed the name of Bridge Street Mews, but the Street Naming Officer had rejected it as too similar to Bridge Street.

Members then agreed their alterative suggestion of Ostlers’ Mews.

5272 NEWS RELEASES

Members agreed a press release and web site page re the Rest of District Strategy as per Min. 5270.2

ACTION THE CLERK

5273 CHAIRMAN’S ITEMS

The Chairman had supplied details of the winners of the AVDC Design Award for circulation at the meeting. The conversion of the Tudor Market House for Prezzo had been commended.

Meeting closed at:10.00pm

CHAIRMAN DATE