

**MINUTES OF THE PLANNING COMMITTEE MEETING**  
**HELD ON MONDAY 8<sup>th</sup> JUNE 2009 AT 8.30 pm following the Interim Council meeting**

**PRESENT:** Councillors Mrs. P. Desorgher  
P. Hirons  
A. Mahi  
M. Smith  
Mrs. P. Stevens  
R. Stuchbury  
M. Try  
W. Whyte (Chairman)  
Also Attending: Cllr. H. Cadd (Mayor)  
Cllr. D. Isham  
For the Town Clerk Mrs K.W. McElligott

**Apologies for absence**

Apologies were received and accepted from Councillor Bloomfield.

**122/09      Declarations of Interest**

There were no declarations of interest for items on the agenda.

**123/09      Minutes of the previous meeting**

*Preface to the meeting:* an objection was raised to the term 'Senior Councillor'; Proposed by Cllr. Smith, seconded by Cllr. Try, and agreed by the Chairman's casting vote to strike the words 'As Senior Councillor' from the minutes.

Members agreed by consensus to replace the phrase with 'As longest-serving Councillor'.

The minutes of the meeting held on 18<sup>th</sup> May 2009 to be placed before the Council on 29<sup>th</sup> June 2009 were then agreed. There were no other matters arising.

**124/09      Action list**

The Action list had been circulated with the agenda.

**49.1** The agenda had been agreed by email.

**49.2** The press release had resulted in an article on the front page of the *Advertiser* of 29<sup>th</sup> May. A copy would be supplied to Cllr. Hirons who had been on holiday.

**ACTION COMMITTEE CLERK**

*Cllrs. Cadd and Isham left the meeting.*

## 125/09 Planning Applications

The following planning applications were received and discussed. –

*The following two applications were considered together*

12 – 13 Market Hill (ex Woolworths)

**SUPPORT**

**09/00866/AAD** Refit of existing shop front with illuminated fascia and projecting sign

**09/00867/APP** Illuminated fascia projecting sign

*Members noted that no 'yellow notice' was displayed on the premises.*

*The following two applications were considered together*

15 – 16 Market Hill (ex Woolwich)

**OPPOSE**

**09/00870/APP** } Installation of two condenser units and one satellite dish and

**09/00871/ALB** } removal of four existing units

*It was unclear from the drawings whether the proposed parapet wall was to be continued to meet the wall of the upper storeys, and across the rear of the flat roof; the drawings were misleading as to the proportion of the dish which would be visible (900mm dish on a 1m pole behind 600mm condenser units would leave the entire dish visible); the parapet – whether short as illustrated or continuous - would exacerbate the noise nuisance to the flats above; there was no indication that the parapet brickwork would match existing. Members felt that the reasons given by the Authority for refusing 08/01847/APP remained valid.*

**09/00880/APP**

**SUPPORT**

2 Carisbrooke Court

Installation of Flue

*Members wished it recorded that support was given in this instance because the flue was not generally visible.*

**09/00899/APP**

**SUPPORT**

25 Highlands Road

Single storey rear extension

**09/00964/APP**

**OPPOSE**

Pizza 2 U Ltd., 25 Hillcrest Way

Change of use from delivery to delivery business and take away facility

*Cllr. Stuchbury declined to comment on this application as he had been directly approached by the applicant.*

*Members discussed the number of retail businesses moving into the industrial estates, and the effect on the town centre where several retail units were empty, availability of premises for industrial use and the possible consequent effect on rents. The application was opposed on the grounds of inappropriate use of an industrial area, inadequate parking, and security concerns if members of the public had reason to be in the industrial area at night.*

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

09/00613/APP

Station Terrace, Lenborough Road      Erection of 13 apartments

*Minor Amendment :*

*Plans are scaled drawings requested by AVDC to replace those unscaled in original submission.*

*Members drew attention to the reference in the covering letter to the s106 agreement, and asked that the Town Council be included in the discussions to ensure that the developer contribution was directed to a suitable local use.*

## 126/09      **Planning Control**

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

### **Approved**

09/00418/APP Community Cen.	Single storey extension	No comment
09/00536/ALB 37 Nelson St.	Instal <sup>n</sup> .f flood protection barriers to front window & doors	Support
09/00550/APP 69 Overn Cresc.	Single storey rear extension	Support
09/00554/APP 6 Swan Bus.Cen.	Increase floor space for trade counter use to 30%	Support
09/00574/APP C&G, 8 Market Sq.	Change of use to estate agents office	Support
09/00619/ATN jn.A413/A421, Tesco	Telecomm. column & cabinet	Oppose
09/00674/ATC Land at Fishers Field	Fell 3 willows and two sycamores	Support
09/00676/ATC 55 Nelson St.	Fell 4 Leylandii trees	Support

### **Refused**

09/00417/APP 5 Catherine Ct.    S.st rear extension and realignment of boundary      Support  
(initially Oppose, on inadequate information)

### **Enforcement Notice Issued**

Land known as Castle Mill Cottage, 22 Nelson Street

Without planning permission, the erection of a single storey rear extension to the dwellinghouse.

### **Planning Inspectorate**

08/02490/APP 2 Catherine Ct.    Part 2<sup>st</sup>, part 1<sup>st</sup> fl.front extn,single st.side&rear extns      Oppose  
*Inspector has allowed the appeal.*

### **Reports to Development Control**

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

09/00417/APP 5 Catherine Court	Single st. rear extension and realignment of boundary
09/00418/APP Community Centre	Single storey extension
09/00619/ATN Bypass Roundabout	Telecommunication mast and equipment cabinet

Members noted the above information.

## 127/09      **Enforcement**

127.1 (08/00451/CON3) Market Hill – sash windows. Members asked for a copy of the Government guidance referenced.

127.2 (08/00500/CON3) Connie's Tea Rooms. Members noted that over half the interior was given over to tables, and this was not 'ancillary'. There was no objection to the current use of the premises, but the feeling was that if no transfer

to the correct usage class was made Environmental Health might not be alerted to ensure compliance with restaurant/café regulations. It also set a precedent.

127.3 (2/08 Town Audit) Barham Lodge. There are now three satellite dishes.

127.4 Land behind the White Hart. Members asked when the wall and the kerb setts would be reinstated.

127.5 Concern was expressed at the number of signage and other breaches in the Conservation Area.

127.6 22 Nelson St. – as above – would be added to the schedule.

127.7 Comment was also made on the length of time between report and action.

**ACTION COMMITTEE CLERK**

## **128/09 Planning – other matters**

128.1 Buckingham Plan Stakeholder Meeting 9<sup>th</sup> June 2009

Cllrs. Hirons and Smith would attend. The letters of comment from neighbouring parishes (put to Full Council on 11<sup>th</sup> May) would be noted by the Chairman at the meeting, although neither parish had indicated that they would be sending a representative to the meeting. Reference would be made to the on-going nature of the Plan in the newsletter.

Cllr. Try reported a total of 80 downloads of the Plan.

128.2 AVDC Quarterly Review of Workload & Performance Jan – March 2009

Members noted the report.

128.3 To discuss the Aylesbury Vale Transport Users Group and respond to BCC re its disbanding (referred from Full Council)

Members deplored the loss of a useful forum to discuss transport issues, and commented that this was against the spirit of 'Getting Closer to Communities'. The members of the Group had included transport operators and users and results included better use of rural bus services and linked service times.

The Chairman reported that he had sent his apologies to the last meeting, which had been cancelled at short notice and rescheduled in Aylesbury rather than Buckingham, and had asked several questions but as yet received no replies.

Comment was made about the timing of the disbanding when the Transport Strategy document was under discussion. A letter would be sent to BCC asking what would be put in its place, and when (copied to Mr. Bercow, Cllrs. Polhill & Cadd, and the Chief Executive of BCC); a press release would be drawn up as residents may not realise a useful body had been lost.

**ACTION COMMITTEE CLERK**

*Cllr. Stevens left the meeting.*

128.4 To receive news of the Planning Summer School for Elected Members to be held in Exeter 4 - 8 September and discuss attendance.

No Members wished to attend.

128.5 Local Council Planning Liaison Group

The following had been circulated with the agenda:

- a) Notes of 19<sup>th</sup> May meeting
- b) s106: Note for Town & Parish Councils
- c) Presentation slides for above

**d) Planning Appeals – Procedure Changes**

Cllr. Hirons recommended that Members read b) carefully, and that d) meant that reasons for opposing applications should be as detailed as possible; should the applicant appeal, there would be no opportunity to lay further papers before the Inspector.

The office would supply the Chairman with a copy of the Leisure Facilities Audit (and resulting SPG) referred to in the s106 document.

Cllr. Hirons was thanked for attending the meetings of the Group, so these useful documents were made available to the Committee.

It was agreed that the Chairman would review the Core Strategy document when received, and would then pass it on to Cllrs. Smith and Hirons for further review.

**ACTION NAMED CLLRS/THE COMMITTEE CLERK**

**129/09 Correspondence**

129.1 (5289.1) AVDC: 23 Church Street

Members agreed that a meeting would be useful; dates to be agreed.

129.2 (5315) AVDC re Tingewick Road Development

Members felt the letter adequately responded to their questions.

129.3 (5327.3) AVDC re LDF Housing Growth Scenarios

A lengthy response had been received which did not, however, answer the basic question of how the different scenarios/percentages were decided upon. The matter would be taken up again in the Core Strategy response.

129.4 (45/09) VAHT re Castle Court parking

Members were pleased at the prompt response from VAHT and the indication of action.

129.5 Sally Howarth re New Inn Stowe

Several Members had viewed the planning documents and agreed that it was more an issue for Chackmore Parish than Buckingham; an increase in visitor numbers was not expected to increase traffic via Buckingham significantly, and the redesign of the Chackmore access to Stowe Avenue could have safety benefits. Tourist signing would be altered on the A413 so that fewer vehicles would be approaching via Chackmore village.

**130/09 News releases**

A formal release on the Transport Users Group would not be made until a response had been received from BCC, but a note would be made to the Advertiser that this Council was unhappy at its loss, and that it was being looked into.

**131/09 Chairman's Items**

A document had been received that day from BCC for response by 17<sup>th</sup> July: *Policy on Planning Obligations for Education Provision*. It was agreed that Cllr. Hirons look at the document first, then Cllr. Smith and Cllr. Whyte. Cllr. Stuchbury asked for a copy to be forwarded to him.

**ACTION NAMED CLLRS/THE COMMITTEE CLERK**

**Date of the next meeting:** Monday 6<sup>th</sup> July 2009 at 7pm.

Meeting closed at: 10.09pm

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