

MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MONDAY 27th JULY 2009 AT 8.25 pm following the Interim Council
meeting

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

For the Town Clerk Mrs K.W. McElligott

Apologies for absence

Apologies were received and accepted from Councillors Loftus and Mrs. Stevens.

297/09 Declarations of Interest

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

298/09 Minutes of the previous meeting

Minute 222: Action line should read Cllr. Hirons.

The minutes of the meeting held on Monday 6th July 2009 to be put before Full Council on Monday 17th August 2009 were then received and accepted.

299/09 Action list

223.3: Cllr. Smith would provide a report on the Gypsy consultation for next meeting.

216/09 (5251.2) Cycle Racks. Cllr. Smith reported that the issue should be taken up with Waitrose Estates Dept.

216/09 (45/09) Rest of District Strategy. The minutes of the meeting showed that all four local District Councillors had voted against consultation on the strategy in the rural areas. Members deplored this.

Proposed by Cllr. Smith, seconded by Cllr. Stuchbury, and **RECOMMENDED** that this Council expresses disappointment that the Mayor and other District Councillors, despite their supportive comments to the Town Council respecting the LDF, nevertheless voted against the proposal to incorporate the same proposals during a debate at AVDC on 25th February 2009; given the importance of the omissions in the LDF to the people of Buckingham, this Council invites the said Councillors to provide their reasons for opposing the AVDC motion.

Members agreed unanimously to the wording of the recommendation and also asked that Cllr. Sherwell – on behalf of all the District Councillors who voted for the motion – be thanked for his support.

300/09 Planning Applications

The following planning applications were received and discussed: –

09/01080/APP

2 Sycamore Close
First floor side extension

SUPPORT

09/01205/APP**SUPPORT**

Fir Cottage, Chandos Road

Demolition of existing dwelling and erection of block of 12 apartments

Members supported the development but expressed concern that there was no evidence of consideration of sustainability and that the number of vehicles would exacerbate the already difficult traffic situation on Chandos Road, particularly so near the school/Waglands Garden entrance.

They also asked that all refuse collection be made from within the curtilage, due to the narrowness of the footway outside the premises, the proximity of the school and the site's position on a route to a primary school with no alternative footway; that water collection and attenuation be no greater than that pertaining to the existing dwelling; that note be taken that the property is surrounded on three sides by the Conservation Area and the 'tall ruderal area' if left to go wild would detrimentally affect views into the site from both the adjacent park and the University; and that the style of fencing proposed to replace the chainlink was inappropriate both to the Conservation Area and to a boundary with a park.

Members also asked that the Town Council be included at an early stage in s106 discussions, as the finger of land (ruderal area) might sensibly become open space enhancing the neighbouring park..

09/01207/APP**SUPPORT**

1 Lenborough Close

Single storey side extension

09/01222/APP**SUPPORT**

3 Middlefield Close

Replace existing trellis and extension of garden wall in line with garden gate

09/01223/AAD**SUPPORT**

Barclays Bank plc, 11 Market Square

Removal of projecting sign and fascia sign and installation of Nø2 non illuminated projecting signs and Nø2 non illuminated boxed letter fascia sign

09/01241/APP**OPPOSE**

Barclays Bank plc, 11 Market Square

Install new PPC steel panel around ATM and new domed CCTV camera

Members felt the camera was unacceptably obtrusive, and the ATM panel inappropriate in the Conservation Area, involving as it did the loss of a window.

09/01248/ATP**OPPOSE**

Prebend House, Hunter Street

Crown raise 2 yew trees to 3m all round

Members felt that 3m was excessive for pedestrian clearance in a remote location not open to the public.

09/001256/ATC**OPPOSE**

Castle House, West Street

Works to trees

Members criticised the lack of a proper form and that the agent was named as the applicant instead of the property owner. Should the Authority approve the works, Members asked that assurances be sought that the work would be carried out to the relevant standards.

09/01289/ATP

SUPPORT

Land to rear of 95-97 Fishers Field
Fell one horse chestnut and replace with alder
Members would prefer replacement with a Black Poplar if the ground is suitable.

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

09/00870/APP & 09/00871/ALB 15-16 Market Hill

Installation of 2 air condenser units and 90cm satellite dish, removal of four existing air condenser units and raising of parapet wall

Minor amendment appears to show parapet wall continued to rear elevation, and extent of parapet wall to side and rear.

Members wished to make comment that the brickwork detail was inappropriate to the Conservation Area, did not match the existing wall and still did not hide the satellite dish.

301/09 Planning Control

The following planning decisions had been received from Aylesbury Vale District Council;

Approved

09/00880/APP 2 Carisbrooke Court	Installation of flue	Support
09/00866/AAD 12 - 13 Market Hill	Illuminated fascia & projecting sign	Support
09/00867/APP 12 - 13 Market Hill	Refit of shopfront + signage as above	Support
09/01028/ATP Land at Fishers Fld.	Works to trees	Support
09/01064/ATC Willow Bank, Mill La.	Fell 2 Leylandii	Support

Members noted the above information without comment.

302/09 Reports to Development Control

Reports had been received for the following applications, and were available in the office 08/02379/AOP land S of A421/E of A413

	Comprehensive development inc 700 new houses, employment land, school etc.
09/00613/APP Station Terrace	Erection of 13 apartments
09/00648/ALB New Inn, Stowe	Refurbish and rebuild to provide visitor centre

Members noted the above information.

303/09 Enforcement

The following correspondence had been circulated with the agenda.

303.1 (127/09) Response from Mr.Dales to our letter of 15th June

Members discussed the letter in detail.

08/00451/CON: Members had asked for the Government guidelines referenced in the previous letter; these had not been provided and a different set of reasons given. Members asked that the guidelines be provided for their information, so that neither their time nor the Department's be wasted with futile reports.

08/00500/CON: Members' view remains that this is a material change of use, and its continuance will lead to an inferred use class in the future.

Barham Lodge: Members noted that the flank wall is a roadside elevation and that the landlord should be requested to enforce a no-satellite dish rule and provide a common antenna for all the flats.

Land to rear of the White Hart. As the builders left the site over six months ago and work does not appear to be resuming any time soon, Members asked that repairs be carried out in the interim.

The Kings Head: the Clerk reported that the banners were reported on 20/1/09; Cllr. Hirons reported that earlier that day there had been two scruffy banners, one above and one below sill height, and an advertising board propped against a sign post.

Members felt that 10 breaches in a Conservation Area was a matter of concern. The Authority should be pro-active about maintaining standards in designated Conservation Areas and not rely on local reports and complaints. The number of signage and changes of use issues in the business parks was also noted.

303.2 (221/09) Response from Mr. Cannell, which enclosed a copy of the above

303.3 Summary of telephone response from Ms. Hack re 22/23 Castle St.

303.4 Further response from Mr. Dales ref Min 48

The breaches reported in confidence would be checked against the Town Audit reports.

Enforcement matters reported in Town Audits would be notified to AVDC and added to the list.

An enforcement officer would be invited to a meeting in the Autumn (Planning-only date) to inform the Committee on progress, and appropriate matters to report.

ACTION THE CLERK

304/09 Transport

304.1 (222.1/09) To receive for information Cllr. Hirons' review and response to BCC Network Hierarchy Reference Document. Cllr. Hirons was thanked for his comments, which had been sent to BCC before the due date.

304.2 Cllr. Hirons agreed to review the BCC 2009/10 Service Plans for Transportation.

304.3 The Chairman noted that the Transportation Policy Advisory Group had no Aylesbury Vale or north of Aylesbury representative; he asked the Clerk to find out who was on the Group, whether there should be an Aylesbury Vale representative and who represented Vale views.

ACTION THE CLERK

305/09 Planning – other matters

305.1 (224) To receive the response from Mr. Rowley

Members noted the response. The Chairman would review the Sport & Leisure SPG and the Cultural Facilities Audit carried out some years ago. He recommended that other members of the Committee should also read these documents.

ACTION THE CHAIRMAN/ALL MEMBERS

305.2 To discuss and make recommendation on a Town Council Policy on uses for s106 Sport and Leisure contributions.

In light of the above, Members decided to defer this matter to the next meeting.

AUGUST AGENDA

305.3 To note the report of the Buckingham Plan Stakeholder Meeting provided by Mr. Broadley, AVDC

Apart from 'Attendance' para.d (*Local parish representative* should read Neighbouring parish, and all adjacent parishes had been invited to participate but this one had declined) Members agreed that the report was a fair assessment.

Mr. Broadley, who is the new officer for Rest of District planning, would be invited for an informal fact-finding meeting in early August, to be attended by Cllrs. Whyte, Hirons and Smith.

ACTION THE CLERK

305.4 (5289.1 & 129.1/09) To receive a selection of dates for a meeting re 23 Church Street and decide on the date and representatives to attend.

Members offered Tuesday August 4th or Thursday August 6th, any time to suit Mr. Barker; to meet at the office. Cllrs. Whyte, Hirons and Smith to attend.

306/09 Correspondence

306.1 (09/00711/APP) 11 Plover Close, reasons for AVDC's decision.

The reasons for their decision contrary to the Council's response were noted.

306.2 (215/09) To receive for information the date of the Public Inquiry for the appeal by Hallam Land re land S of A421/E of A413: this is scheduled to begin 10.00am on 20th October 2009 in the Aston Hall, Civic Centre, Aylesbury and run for 4 days.

The date was noted. Attendance would be decided at a later meeting, per Minute 223.6.

307/09 News releases

None were agreed.

308/09 Chairman's Items

There were no Chairman's items.

Date of the next meeting: Monday 24th August 2009 at 7pm.

Meeting closed at: 10.04pm

CHAIRMAN DATE