

**MINUTES OF THE PLANNING COMMITTEE MEETING**  
**HELD ON MONDAY 2<sup>nd</sup> NOVEMBER 2009 AT 8.50pm 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. D. Isham  
For the Town Clerk Mrs K.W. McElligott

**572/09 Apologies for absence**

Apologies were received and accepted from Councillor G. Loftus.

**573/09 Declarations of Interest**

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

**574/09 Minutes of the previous meeting**

The minutes of the Planning Committee Meeting held on Monday 12<sup>th</sup> October 2009 to be put before Full Council on 23<sup>rd</sup> November 2009 were received and agreed.

**575/09 Action list**

575.1 To receive action reports as per the attached list.

**(498.2)** Mrs. Helene Hill of the Buckingham Society had volunteered to help with the review of the Vision & Design Statement.

Proposed by Cllr. Stuchbury, seconded by Cllr. Stevens and **AGREED** that Mrs. Hill be co-opted onto the Committee for this purpose.

Members noted that a co-opted member may speak but not vote. It is likely that appropriate agenda items would be taken early in the meeting to allow Mrs. Hill to leave if she so wished.

**(497)** Cllr. Try confirmed that this had been done.

**(499.6)** Cllr. Stuchbury confirmed this had been dealt with at the TC&E meeting on 26<sup>th</sup> October.

**(502.1) Meeting with Mr. Byrne:** Members asked that this be chased.

**575.2 (363.2) Cycle racks, Waitrose:**

In response to the letter from AVDC, Waitrose had confirmed the installation of 3 further planter/cycle racks.

**575.3 (504.2) Planning event at Quinton on 14<sup>th</sup> November 2009.** No Members wished to attend.

**576/09 Planning Applications**

The following planning applications were received and discussed. –

**09/01790/APP** **SUPPORT**  
Land adjacent 7 High Street  
Demolition of sheds and storage buildings. Creation of small retail units

**09/01808/APP** **SUPPORT**  
31 Willow Drive  
First floor side extension

**09/01838/APP** **SUPPORT**  
17 Gilbert Scott Road  
Conversion of garage into residential use, block pave front area. Single storey rear extension and extension of porch  
*Support was given provided the paving was to be permeable.*

**09/001859/APP** **SUPPORT**  
2 Watchcroft Drive  
Single storey rear extension and two front infill extensions

**09/01886/APP** **SUPPORT**  
1 Foscott Way  
Erection of side extension and alterations to front and rear dormers to create pitched roof

**09/01927/ATP** **OPPOSE**  
Manor Beeches, Avenue Road  
20% Crown reduction of Horse Chestnut and Sycamore  
*Members declined to comment as inadequate information was provided on which to base an informed decision.*

**577/09 Planning Control**

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

**Approved**

<b>09/01358/APP</b> Almhouses	Rear and side extensions; railings & gates	} Support
<b>09/01539/ALB</b> Almhouses	Rear and side extensions; railings & gates	} in princ.
<b>09/01470/APP</b> 25 Nelson St.	Erection of rear porch	Support

<b>09/01490/APP</b> 22 Castle Street	Ch. of use from A1 to Nail bar (sui generis)	Support
<b>09/01524/ALB</b> Prebend House	Repairs & replacements; rebuild wall etc.	Support
<b>09/01525/APP</b> Prebend House	Replace Hunter St. frontage fence	Support

**Planning Appeal Lodged**

**08/02608/APP** 22 Nelson Street Single storey rear extension  
(Members supported subject to Historic Buildings Officer's report; any additional comments to be received within 6 weeks of 14/10/09)

Members noted the above information.

**578/09 To discuss and agree whether to invite an Enforcement Officer to the next meeting (per Minute 363.1)**

Members agreed to invite Mr. Dales to the 30<sup>th</sup> November meeting and suggested that he be asked

1. To give a brief outline (say, 5 minutes) on national legislation and guidance
2. To give a brief outline (say, 5 minutes) on AVDC's statutory duty, and give examples of where enforcement action could be taken but is not, and reasons why.
3. Conservation Areas – common problems and the impact of enforcement action, especially in cases where breaches are considered 'not detrimental'
4. Problems generated by reactive rather proactive enforcement in Conservation Areas and for listed buildings.
5. How this Council can aid AVDC in becoming more pro-active.
6. How many cases the team is currently working on, how long each case takes and why it is sometimes years before action is taken.

A question-and-answer session could then follow.

**579/09 Buckingham Plan**

Cllr. Try reported that there had been 170 downloads of the Plan documents to date.

**580/09 AVA Funding**

No response had been received from AVA. The Chairman undertook to seek responses, especially with respect to the tender document. The Chairman, Cllr. Smith and the Deputy Clerk would review the document and seek clarification of any contentious or unclear points. The final document would then be brought to the next meeting.

**ACTION CLLR. WHYTE**

**581/09 Enforcement**

The updated list was circulated with the agenda.  
Nail bar, Post Office, UKIP, Castle House – can now be removed.

The Clerk was asked to check the status of the wall on Bridge Street in case it was listed. *[It appears that only the bridge itself is listed].*

Orchard Dene would be chased. *[Planning application received, will be before next meeting].*

Bus Café – the Police report that it is MOTd and insured, but so old it does not require a tax disc. Members said that it should have an Exempt disc in that case. The café is currently closed, and Environmental Health have asked that reopening should be reported to them.

#### **582/09 Transport**

To discuss the initial meeting of a North Bucks. Transport Action Group  
The Clerk would contact neighbouring parishes to test the likely support, emphasising the Council's role as facilitator only. The name would be Public Transport Action Group. Should interest be expressed the senior schools would be approached to send a Youth Delegate to the Group.

#### **583/09 Any other planning matters**

**583.1** To note receipt of a new edition of the Planning Reference file.

The Clerk was asked to check for an Enforcement section.

*[Enforcement Section attached to these minutes].*

#### **584/09 Correspondence**

**584.1 09/01241/APP** (Barclays Bank ATM) AVDC: reasons for contrary decision  
Members noted the content.

**584.2 09/01248/ATP** (works to yew trees, Prebend House) AVDC: reasons for contrary decision.

Members were unable to discern how an informed decision could be made without landscape plans of the gardens being made available. Concern was also expressed about the future well-being of the holm oak in the courtyard.

#### **585/09 News releases**

##### **585.1 AVA funding**

The Chairman would check if AVA were considering a release.

The co-option of Mrs. Hill over the review of the V&D Guide could be included.

##### **585.2 Enforcement Officer meeting**

When confirmed, the presence of Mr. Dales at the meeting could be publicised, with reference made to the Conservation Area issues.

*Cllr. Stevens left during the following item.*

**586/09 Chairman's Items**

The Chairman reported on the RTPI Conference he had attended the previous week. Concern had been expressed at the undermining of local democracy by the Government's new Major Infrastructure planning process and its lack of consultation procedures.

There were many Councils having problems with their LDFs; AVDC was not the worst.

Brighton and Hove had presented their Urban Characterisation Study, which had involved planners as well as conservation officers; AVDC Conservation Area study rated well in comparison, but such an important document could be used more forcefully.

**587/09 Date of the next meeting: Monday 30<sup>th</sup> November 2009 at 7pm.**

Meeting closed at: 9.56pm

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