

Minutes of the **PLANNING COMMITTEE** meeting held on 26th March 2012 at 7.40pm following the Interim Council meeting in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

Present: Cllr. H. Cadd
 Cllr. P. Collins
 Cllr. J. Harvey
 Cllr. P. Hirons (Vice Chairman)
 Cllr. A. Mahi
 Cllr. M. Smith (Mayor)
 Cllr. R. Stuchbury
 Cllr. M. Try
 Cllr. W. Whyte (Chairman)

Also present: Cllr. D. Isham
 Mr. S. Dix (Town Plan Officer)

For the Town Clerk: Mrs. K. McElligott

888/11 Apologies for absence

Apologies were received and accepted from Cllr. Seabrook and Mr. I. Orton (co-opted member who was attending the Stakeholder Forum event).

889/11 Declarations of interest

Mrs. McElligott declared an interest in application 12/00505/APP, as a neighbour.

890/11 Minutes

The minutes of the Planning Committee Meeting held on Monday 5th March 2012 to be put before the Full Council meeting to be held on 8th May 2012 were received and accepted. There were no matters arising.

891/11 Vale of Aylesbury Plan

891.1 BNDP Scoping Report, Record of Comments & Alterations and the BNDP Project Strategy/Development Scheme.

Members discussed the documents in detail and made a number of suggestions for altering and amending the content. Widening the number of correspondents (by using the Buckingham Plan Stakeholder Group, for example) was agreed.

Cllr. Isham left the meeting.

891.2 (809) Members were informed that the link for the AVDC Neighbourhood Plan document referred to last meeting is

<http://www.aylesburyvaledc.gov.uk/GetAsset.aspx?id=fAAxADAANAA4ADIAfAB8AFQAcgB1AGUafAB8ADAAfAA1> and had already been circulated separately.

Noted.

891.3 The final Neighbourhood Planning regulations had been released (28 pp) – the link is http://www.legislation.gov.uk/ukxi/2012/637/pdfs/ukxi_20120637_en.pdf and had already been circulated separately.

Noted.

891.4 Notes of the meeting held with AVDC officers on Wednesday 7th March 2012. It was felt useful to invite Mr. Barton to address the widened group of interested persons at a suitable meeting.

ACTION TOWN PLAN OFFICER

Mr. Dix left the meeting.

892/11 Action Reports

892.1 To receive action reports as per the attached list.
(363.1:Bridge Street). The Chairman reported that he had contacted AVDC about the change to the treatment of the area between the car park wall and water feature.

892.2 (811.2) Reply received from Cllr. Edmonds (Market Hill)
Noted.

892.3 (811.3) Sport and Leisure Facilities: to receive the latest table (August 2004)
Noted. A letter was agreed to ask about including the deficit items in s106 terms.

ACTION COMMITTEE CLERK

892.4 (811.4) Reply received 19/3/12 from Cllr. S. Polhill (HiMOs)
Members agreed a meeting should be organised; Cllrs. Whyte Stuchbury and Smith volunteered to attend subject to availability.

ACTION COMMITTEE CLERK

892.5 (819.3) Buckinghamshire Historic Towns: the draft document is available on BCC's website (the Buckingham part is in 4 sections totalling 113 pages) via the link http://www.buckscc.gov.uk/bcc/archaeology/Historic_Towns.page
A paper copy was available in the office.

893/11 Planning Applications

12/00358/ALB

SUPPORT

10A West Street, MK18 1HL

Installation of satellite dish on the garden side of external wall to West Street
Members agreed support for the site within the garden, but not the alternative visible from the street.

12/00394/ADP

OPPOSE

Land to the S of A421 & E of A413:SubPhase 1L(part) and 1M

Approval of reserved matters of appearance, layout, landscaping and scale pursuant to outline permission 09/01035/AOP for erection of 128 dwellings with garages, roads, sewers and all ancillary matters

It was noted that the access road to the school was so badly designed that the refuse truck had to use both sides of it when manoeuvring; this had been pointed out before by the Committee. The situation would be exacerbated by on-street parking, school traffic permitted to park on the site (including coaches).

The rear of the block of rental dwellings 318-333 was considered cheerless and Members asked that the elevation be made compliant with the Design Guide.

The point of drawings C-738- 17, 18 & 19 was queried, especially as the basis for approval, as every plant label had been obliterated.

12/00416/APP

OPPOSE

8 Foxglove Close, MK18 1FU

Two storey side and rear extension

Members opposed as the footprint of the building remained unaltered from the previous application and the critical remarks of the Appeal Inspector had not been addressed.

12/00419/APP

SUPPORT

10 Willow Drive, MK18 7JH

Single storey rear extension

12/00449/ATP Manor House, Church Street, MK18 1BY Works to №6 Leylandii and mixed species; fell №1 Holly and Willow	SUPPORT
12/00450/APP Ashleigh, Avenue Road, MK18 1QA Two storey rear extension <i>Minor amendments had also been received for this application, altering the materials specified.</i> <i>Members supported even though the extension was not clearly subordinate.</i>	SUPPORT
12/00452/ATP 3 Bostock Court, MK18 1HP Re Pollard №1 Willow and 25-30% crown reduction of №2 Ash	SUPPORT
12/00457/ALB 24 Castle Street, MK18 1BP Insertion of №5 windows	SUPPORT
12/00499/ATP 21 Beech Close, MK18 1PG Crown reduce №1 Ash	SUPPORT
12/00505/APP 8 de Clare Court, MK18 1XD Front extension of garage to create annexe <i>Members opposed as the extension projected forward of the building line.</i>	OPPOSE
12/00586/ATC 22 Chandos Road, MK18 1AH Reduction of height of Leylandii tree and thin canopy of cherry tree	SUPPORT
12/00590/APP 18 Lime Avenue, MK18 7JJ Erection of double garage	SUPPORT

Minor Amended plans had also been received, for Members' information
11/02724/APP Land to N. Park Manor Farm; erection of 80№ dwelling units with associated parking, landscaping and open space provision
Amendments: Landscape and Planting plans
A letter from the developers was also circulated for information.
Members were aware that this application had already been refused.

894/11 Planning Decisions

Approved

11/01529/ADP Phase 1F & 1G, Land to the S of A421 & E of A413 Creation of 83 dwellings for residential purposes along with garages, roads, sewers and all ancillary matters		Oppose
11/02310/APP Meadow Row tearooms	Installation of extractor unit	Support
12/00039/AAD Land off London Rd.	Erection of №2 site sale boards	No comment
12/00058/ALB 20 Church Street	Internal alts.to create shower room	Support
12/00096/ATP 4 Bostock Court	Fell №1 Weeping Willow	Support
12/00141/APP 10 Lenborough Road	Two storey side extension	No comment

Refused

11/02359/ATP 4 McKenzie Close 20% reduction of lime tree Support

Planning Inspectorate

11/02563/APP 8 Foxglove Close Two storey side extn + first floor balcony Oppose
Inspector has refused the appeal.

895/11 Reports to Development Control

Reports had been received for the following applications, and are available in the office
11/02476/APP 23 Western Avenue
Two storey side extension, single storey rear extension, porch and loft conversion
The Chairman asked that he be copied the reasons for the decision when they arrived.

ACTION COMMITTEE CLERK

896/11 Enforcement

896.1 Members agreed that the new signage at the Belci food store be reported.
896.2 An enquiry would be made about changing paint colours on Listed Buildings, as some owners sought permission and others did not.
896.3 The sheet of visible satellite dishes in the town enclosed as part of application 12/00358/ALB would be sent to AVDC as evidence of the lack of enforcement.

ACTION COMMITTEE CLERK

897/11 Transport

897.1 Response from Transport for Buckinghamshire circulated at the last meeting and the maps and documents circulated subsequently by email.
Members noted that the Moreton Road play area path would be completed 'in the near future'; and asked the Clerk to find out when this meant. It was hoped that the path would be ready for Easter.
The apology for not consulting on the cycleways was noted.

ACTION COMMITTEE CLERK

897.2 Aylesbury Vale Transport Users Group surgery to be held in the Council Chamber on Tuesday 3rd April 2012 from 2pm to 4pm.
Noted.

898/11 Any other planning matters

898.1 Verbal report from Cllr. Harvey on the Action for Market Towns Event **Getting to Grips with Localism and Neighbourhood Planning** held on Thursday 8th March 2012 at Chesham.

Cllr. Harvey said that it had been very interesting, and Cllr. Newell would be writing a report. The main points to note were:

- i. Under the Localism Act, appropriately qualified Councils would have an extended range of activities, such as building rental housing.
- ii. the District Council would appoint the Inspector for the Neighbourhood Plans. They would not be employees of the Planning inspectorate.
- iii. The presentation on Wolverton's Neighbourhood Plan, to redevelop a compact area comprising the Agora and some railway land, had been interesting and showed real community engagement, though they had not carried out a Sustainability Appraisal.

898.2 Verbal report from the Chairman on the **RTPI Historic Environment Group & RTPI Regeneration Network** meeting held on Wednesday 14th March 2012 in Towcester

Councillors from all levels of local government had attended the event centred on the develop-led proposals for the backland between the river and the main street,

including Bury Mount. Cllr. Whyte was impressed by the way that the local authority had put together a package to realise its vision that would be of interest to developers and create the desired town centre improvements.

898.3 (811.4) HiMOs; To receive for information a paper produced by Mr. Townsend of Chapter 1. Members were informed that one estate agent had replied with a personal view but no data.

898.4 Strategic Housing Land Availability Assessment

To receive for information notes of a Steering Group meeting held on 19th January 2012.

899/11 Correspondence

899.1 (749/11 & 755.2/11) Response from Mr. Byrne
Noted.

899.2 Response from Mrs. S. Kitchen to a letter prompted by the Chairman.
Noted.

900/11 News releases

Members agreed a release on the hoped-for opening of the Moreton Road play area for Easter.

901/11 Chairman's items for information

None.

902/11 Date of the next meeting:

Monday 16th April 2012 at 7pm. following the Interim Council meeting.

Meeting closed at 10.00pm.

Chairman..... Date.....