

MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MONDAY 18th DECEMBER 2006 AT 9.02pm FOLLOWING THE
ENVIRONMENT & PROPERTY COMMITTEE MEETING AND PUBLIC SESSION

PRESENT: Councillors P. Collins (Mayor)
Mrs. P. Desorgher
H. Lewis
H. Mordue
Mrs. P. Stevens (Chairman)
Mrs. C. Strain-Clark
P. Strain-Clark
R Stuchbury
Also Attending: Cllr. D. Isham
For the Town Clerk: Mrs K.W. McElligott

APOLOGIES FOR ABSENCE

Apologies were received and accepted from Councillor G. Loftus.

4988 DECLARATIONS OF INTEREST

Cllrs. Mrs. C. and P. Strain-Clark declared personal interest in agenda item 8.1 (appeal: 23 Church Street).
All Members declared a personal interest in application 06/03077/APP as the applicant was the Town Crier.

4989 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 13th November 2006 ratified on 11th December 2006 were received.

4990 ACTION REPORTS

The Action list had been circulated with the agenda.

4974: appln. 06/02557/ATC

Cllr. Mrs. Strain-Clark noted that the pealights remained unlit; Cllr. Stuchbury said that the Events Committee had the matter in hand.

ACTION EVENTS COMMITTEE

4991 PLANNING APPLICATIONS

The following planning applications were received and discussed: –

The following applications were considered together:

06/02795/AAD & 06/03066/ALB

OPPOSE

Lloyds TSB, 19 Market Square

Erection of non-illuminating signs and lettering to front and side elevations

Members noted that the application stated that the signage was to be internally lit; it was felt that this was inappropriate in the Conservation Area on a listed building.

06/02913/APP **OPPOSE**
Bourton Mill House
Single storey front extension
Members opposed any addition to a building in the flood plain.

Cllr. Collins left the meeting.

06/02933/ATP **SUPPORT**
34 McKenzie Close
Fell one Copper Beech tree
*Members were aware of the Tree Officer's report, and that permission to fell was not required because the tree was dangerous. However, the tree is very prominent in the street scene and Members asked whether works could be carried out to the tree to prolong its life as much of it appeared viable.
Should the health of the tree demand felling, Members asked that it be replaced by another copper beech; the recommendation of Fraxinus excelsior was not popular.*

06/02939/APP **SUPPORT**
Gwynfa, Stratford Road
New front porch, two storey rear extension, rear conservatory and new detached garage

06/02940/APP **SUPPORT**
3 Bostock Court
Fell three conifers

06/02977/APP **OPPOSE**
Stratford House, High Street
Alterations to garage building to form 2no. 1 bedroomed flats above and associated parking
Members expressed concern that the access to the proposed flats was via the rear of the parking bays and asked that a report be obtained from the Fire Officer on the safety implications of this. Similarly there was no access for the disabled. The skylights, though moved to the other side of the roof from a previous application, would still overlook private gardens. In addition, Members' concerns re overdevelopment of the site, the access road, and the additional parking spaces required (with associated hard surfaces) remained.

06/02982/APP **OPPOSE**
37 Fox Way
Single storey side extension and garage
Members objected that the proposed building would become the property boundary, with no access for maintenance purposes without the permission of the neighbouring owners. Members had been advised that the current boundary was a fence in shared ownership and asked that usual separation of 1m be established.

06/03017/APP **SUPPORT**
8 Busby Close
New pitched roof over garage and rear extension

06/03018/APP

SUPPORT

32-34 Bourton Road

Demolition of dwelling house presently used for shared living learning disabled accommodation and erection of 7no. one person self-contained learning disabled apartments and common room.

Members noted that adjustments had been made acknowledging the concerns of the neighbour most affected.

06/03047APP

SUPPORT IN PRINCIPLE

32 Portfield Way

Two storey side extension and single storey rear extension

Members agreed to support the application if the extension were made clearly subsidiary to the existing dwelling.

06/03077/APP

SUPPORT

7 Poplars Road

Single storey side extension

06/03080/APP

OPPOSE

Land off Western Avenue/Avenue House & Barracks House

Erection of new dwelling

Members have previously opposed the siting of two dwellings on this land as being overdevelopment. While Members supported application 06/02695/APP in principle, they felt that an additional dwelling, however small, inserted between this larger house and Avenue House would seriously affect the setting of a listed building and have a detrimental effect on the Conservation Area.

06/03141/APP

SUPPORT

16 Mallard Drive

Two storey rear extension and alterations to front porch

It was reported that there was no yellow notice posted for this application.

The following applications had not arrived in time for the meeting:

06/03150/ALB

Rose Cottage, Bourton Road

Internal works for removal of wall, moving of bathrooms, insertion of French doors, replace back doors and repair to gable end

06/03152/APP

Brackley & Towcester Advertiser, 8 West Street

Conversion of existing buildings into residential apartments

06/03155/APP

Stowefield, Stowe Avenue

Side extension to garage with annexe above

4992 PLANNING CONTROL

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

APPROVED

05/03015/APP	land off Overn Cres.	Erection of 4 semi-detached dwellings	Support
06/02339/APP	3 Boswell Court	Single storey extension & new roof to conservatory	Support
06/02386/APP	7 Woodlands Cres.	Erect of rear dormer and extension of front dormer	Support
06/02408/APP	Appledore, Stowe Ave.	Two storey front & single storey side extensions	Support
06/02431/ATC	22 Chandos Road	Reduce height & cut back branches from 3 conifers	Support
06/02434/APP	Community Centre	Ext ⁿ to provide add ^l accomm., new council chamber, etc.---	
06/02486/APP	23 Gilbert Scott Rd.	Replace windows and add juliette balconies to rear	Support
06/02513/APP	67 Moreton Road	Single storey extension	Support
06/02540/APP	31 High St.	Ch. use second floor from residential to office A2	Support
06/02549/APP	110 Embleton Way	Single storey rear extension	Support
06/02557/ATC	Cattle Market	Works to trees	Support
06/02594/ATP	21 Beech Close	Lopping overhanging branches of 1 ash	Support
06/02696/APP	24 Chandos Close	First floor rear extension	Support

REFUSED

06/02309/APP	Stratford Ho., High St.	Erection of car port with storage area in roof space	Support
06/02443/APP	11 Chandos Close	Two storey side and rear extension	Oppose

WITHDRAWN

06/02483/APP	8 West Street	Conv. retail/residential into 6 residential apartments	(Support)
06/02545/ALB	8 West Street	Conv. retail/residential into 6 residential apartments	(Support)
06/02554/APP	32-34 Bourton Rd.	Demol. house and erect. 7 apartments for learning disabled	(Support)

APPEALS LODGED

06/02063/APP	Waglands Garden	Variation of Condition 13 of 03/03202/APP re windows	
06/02145/APP	Land/rear 25 Nelson St.	Alterations to rear of garage building to provide loft room	
06/02226/APP	rear Stratford Ho.	Erection of 6 car garage building with two flats over and associated parking	

REPORTS TO DEVELOPMENT CONTROL

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

06/01793/APP	BP Garage	Var.condition 1 of 05/02335/APP (car wash opening hours)
06/02469/APP	22 Grenville Road	Two storey side extension
06/0595/ATC	46 Nelson Street	Remove 4 stems of 1 ash

4993 PLANNING - OTHER MATTERS

4993.1 For information, news from Bulletin 41/06 re Forward Plans staffing

The list of Forward Plans personnel with job title and contact telephone number had been circulated with the agenda.

4993.2 (4984.2) For information, the response sent to BCC re Waste & Minerals Consultation.

The responses drawn up by Cllr. P. Strain-Clark and submitted before the due date (8th December 2006) by the Committee Clerk had been circulated with the agenda.

4993.3 Receipt of CPRE Fieldwork December 2006

This was available from the office.

4994 CORRESPONDENCE

Members noted receipt of the following documents:

4994.1 Planning Appeal Documents for 06/00385/APP Land to rear of 23 Church Street: One new dwelling with access

4994.2 Planning Appeal Documents for 06/02063/APP Land at Brookfield Lane: Variation of Condition 13 of 03/03202/APP

4994.3 Planning Appeal Documents for 06/02226/APP Land to rear of Stratford House: Garage with two flats over

4994.4 06/02554/APP 32-34 Bourton Road footway

The BCC Area Engineer had looked into the Committee’s request for a footway along the Bourton Road obviating the need for pedestrians to use the private road serving Nos. 30-40. He had provided an approximate cost - £8750 – to include dropped kerbs and tactile paving, and recommended that a submission be made to Mr. D. Chapman for a local committee bid next year. Members agreed to make the submission.

ACTION THE CLERK

4994.5 (4976.1) Pedestrian Crossings - BCC

A response had been received from BCC indicating that the proposed crossing sites would be subject to appraisal by the local area technician for practicality, and judged against other requests for crossings for priority demand on the budget. The Town Council could also bid for funding via the delegated budget scheme.

Members also referred to the mooted crossing at Avenue Road (*Cllrs. Mrs. C. and P. Strain-Clark declared an interest at this point*) raised at the Public session before the 11th December Council meeting. The Committee Clerk would liaise with the Town Clerk over the action resulting, adding in the Committee’s preference for a 20mph limit rather than a pedestrian crossing in Avenue Road.

ACTION THE COMMITTEE CLERK/TOWN CLERK

4995 PRESS RELEASES

None were deemed necessary.

4996 CHAIRMAN’S ITEMS

The Chairman wished everyone a Happy Christmas, and indicated that she would be absent for the 8th January meeting.

Meeting closed at: 9.45pm

CHAIRMAN DATE
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