

MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MONDAY 3rd DECEMBER 2007 AT 7.04pm following the Public Session

PRESENT: Councillors T. Bloomfield
H. Cadd
Mrs. P. Desorgher
P. Hirons
G. Loftus
A. Mahi
H. Mordue (Mayor)
M. Smith
R Stuchbury
M. Try
W. Whyte (Chairman)

Also Attending: Cllr. D. Isham

For the Town Clerk Mrs K.W. McElligott

APOLOGIES FOR ABSENCE

Apologies were received and accepted from Councillor Mrs. P. Stevens.

5120 DECLARATIONS OF INTEREST

Cllr. Cadd indicated that, as a result of a recent ruling, it would be possible for him ethically to attend meetings of the Planning Committee and contribute to the discussions. He reserved the right to express different views at meetings of the District Council's Development Control Committee.
Cllr. Loftus declared a personal interest in application 07/03179/APP.

5121 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 5th November 2007 ratified on 26th November 2007 were received. There were no matters arising.

5122 ACTION LIST

The Action list had been circulated with the agenda.
(5113) Mr. Skedge had not confirmed his statement that AVDC had transferred the Badgers Estate drains to Anglian Water in writing. The Clerk was asked to contact Mr. Skedge to obtain this information for the benefit of the resident, copying the letter to the Chief Executive.

ACTION THE CLERK

Cllr. Try arrived.

5123 PLANNING APPLICATIONS

The following planning applications were received and discussed. –

07/02947/APP

SUPPORT

15 Cornwalls Centre, High Street

Change of use of property from A2 to A1 downstairs (retail fresh fish shop) and A3 upstairs (seafood restaurant)

07/02959/ALB

SUPPORT

Manor House, Church Street

Installation of solar panels to rear roof

Support was given subject to the report of the Historic Buildings Officer, but Members wished to point out that the panels would not be visible and such modifications should be encouraged.

07/02991/APP

OPPOSE

Land adjacent Verdun, Western Avenue

Erection of No. 3 dwellings

Members felt that the three three-storey dwellings were cramped on the site and the style out of keeping with the position adjacent to the Conservation Area. There did not appear to be sufficient parking for three dwellings plus Verdun on the site.

Members noted that a previous application for the site – for one two storey dwelling (04/01970/APP) – had been refused by the Authority for reasons which remained valid for this application.

Letters had been received from neighbours clearly indicating that they felt their amenity would be reduced by the proposal.

07/03009/APP

SUPPORT

64 Waine Close

Conversion of garage into residential use

Support was given subject to their being adequate parking space within the curtilage, given the loss of garage space.

07/03011/ATP

OPPOSE

Corner House, 16A West Street

Works and felling of trees

Members supported the removal of the elder and the ivy, but felt that the proposed works to the yews would damage their form and the intensive nature of the proposed works would severely impair the amenity value of these trees.

Members advocated close supervision of any works, should the Authority grant permission.

07/03024/APP

NOTED

8 Adams Close

Erection of conservatory – retrospective

The following two applications were considered together:

07/03031/ALB & 07/03032/APP

SUPPORT

Stoneleigh House, Castle Street

Change of use from commercial to residential with internal alterations

Support was given subject to the recommendations of the Historic Buildings Officer.

Members were pleased to see one of the notable buildings of the town being returned to residential use.

07/03079/APP

OPPOSE

Stratford House, High Street

Alterations to building to create one first floor flat over car port and associated car parking.

Members reiterated their opposition to any additional dwellings on this site.

07/03090/APP

SUPPORT

35 Moreton Road

Two storey extension and erection of double garage

07/03103/APP

OPPOSE

12 Pitchford Avenue

Change of use of land from amenity open space to residential use

Members felt that open space is planned into an estate for amenity value for all, and it should remain so.

07/03166/APP

SUPPORT

14 Portfield Close

Erection of conservatory

07/03179/ATC

OPPOSE

Yeomanry House, Hunter Street

Felling of No.1 Beech

Members would like to see confirmatory reports from AVDC's arboriculturalist and structural engineer on the necessity for felling the beech and consequent loss of its amenity value to the old town.

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

07/02488/APP 2 Embleton Way Conversion of garage to residential use

Amendment shows widening of existing drive to 7.2m

07/02569/APP 16 Bourton Rd. Two storey side extension and provision of new access

Amendment moves access and parking spaces to eastern boundary of frontage adjacent to No.18 (from western boundary).

07/02662/APP 2 Cheyne Close Single storey front extension

Amendments show additional parking area

5124 PLANNING CONTROL

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

APPROVED

07/01003/APPL	Land at Bridge St. Erection of 99 apartments, 4 houses, etc.	Support
07/02075/ACL	Hilltop, Gawcott Fields Continued use of land as garden	Support
07/02518/APP	11 Osprey Walk Erection of conservatory	Support
07/02521/APP	99 Burleigh Piece Erect rear & side conservatory & new window	Support
07/02588/APP	11 K. Charles Cl. Single storey front extension	Support
07/02571/APP	Unit 7(10) Swan. Bus. Pk. Display of two non-illum'd signs	Support
07/02610/APP	36-37 High St. Amendment to 07/00140/APP	Support
07/02611/ALB	36-37 High St. Amendment to 07/00141/ALB	Support
07/02671/APP	9 Woodlands Cres. Alts. to pitched roof over front & rear dormer	Support
07/02685/APP	Unit 7(10) Swan. Bus. Pk. Instal. 7 g.fl. & 7 1 st fl. windows in rear & side el.	Support

TREE PRESERVATION ORDER ISSUED

2007/18 5 Bostock Court *G[roup]1* – 3 Ash

REPORTS TO DEVELOPMENT CONTROL

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

07/02662/APP 2 Cheyne Close Single storey front extension

07/02690/APP 31 Bourton Rd. Two storey side extension and creation of new access

07/02691/APP 33 Bourton Rd. Two storey side extension and single storey rear extension

5125 PLANNING – OTHER MATTERS

5125.1 (5116.2) To agree the Committee budget in light of the agreement of the Council to the Recommendation put before it on 26th November 2007.

The Council had agreed that the Committee proceed with a Town Plan document to be submitted as part of the LDF.

The Chairman outlined a basic strategy: to involve several local organisations and investigate the various issues. He had contacted Bucks. Community Action who had helped with the Community Plan and suggested involving the Economic Group, the Buckingham Society, the Community Wildlife Group and the schools. He suggested 6 – 12 organisations in total. The Community Plan had already tapped the funding sources and further money would be difficult to find.

He thought there would need to be perhaps 4 meetings to establish parameters and 1 formal public exhibition.

AVDC had not been helpful over mapping. The Planning Aid organisation might be of use.

Consideration needed to be given to publicity – whether the existing website should be used or a dedicated website formed – and whether the final document should be available digitally or as a booklet. Work would have to be completed by September

2008 for submission; the Rural Areas plan was scheduled for consultation in November 2008.

Members discussed the budget necessary to accomplish this. Cllr. Stuchbury offered the co-operation of the Events Committee with the exhibition, possibly mounting some parallel entertainment to draw people in.

The Council's Newsletter, *District Link* and *Buckinghamshire Times* were all suggested for publicity; a press release would be drawn up for publication in the New Year.

Members discussed which other organisations it would be appropriate to involve; in addition to the Chairman's suggestions the U3A, the University, Age Concern and the Access Group were put forward. It was felt that the process should be seen to be community-driven rather than Town Council led, and two Councillor representatives appointed. The group should be kept small to stay focussed and aims and directions considered under standard headings. This would be discussed at the next meeting.

The Partnership would be kept informed.

Members agreed a budget of £2000 plus £425 training and hall hire as agreed under minute 5116.2, the latter amount to be increased at a rate of 5%p.a.

DECEMBER AGENDA

5125.2 (5119.3) To receive a report on the NBPPC meeting of 29th November 2007

A written report was circulated at the meeting.

Cllrs. Smith and Hirons enlarged on some of the points and directed Members' attention to the debate Mr. Bercow had arranged for Tuesday morning (4/12/07).

The Town Council had been invited to this meeting as it was a briefing meeting for Mr. Bercow, but the membership of NBPPC had lapsed. The reason for this was explained, and re-joining discussed, as the lack of transport infrastructure plans and the effect of the proposed settlement at Greenway (Horwood airfield) were directly relevant to Buckingham.

Proposed by Cllr. Smith, seconded by Cllr. Cadd, and **AGREED** unanimously that the Town Council re-join the Consortium.

Proposed by Cllr. Stuchbury, seconded by Cllr. Cadd, and **AGREED** that Cllr. Whyte, Cllr Hirons and Cllr. Smith be nominated as the Town Council's representatives at the Consortium, two of the three to attend meetings according to availability.

Cllr. Smith would obtain the necessary forms.

ACTION CLLR. SMITH

5125.3 AV Conservation Area Management Plans Project.

The Chairman reported on the meeting held on 29th November 2007, attended by the Conservation Officer Freya Morris, Cllr. Mrs. Polhill, English Heritage, Bucks. Archaeology, the consultants working on the project and a Councillor from Haddenham. The meeting was positive, with such subjects as traffic, highway design, materials and enforcement being discussed in a detailed and methodical way.

The previous week the Chairman had walked the town with Ms Morris (the Conservation Officer) and Mr. Grimsdale, discussing such issues as footpaths, traffic, dilapidation, materials, signs and bins, etc. focussing on problems specific to the town.

One more meeting may be possible before the production of the final document.

5125.4 To discuss co-operative working with the BTC Tree Wardens over tree work applications and tree protection.

The Chairman felt that the Tree Wardens should be involved more closely in advising on tree works applications, and proposing TPO status.

Cllr. Bloomfield said he had been hoping for training when he became a Tree Warden. Members agreed training should be organised.

Proposed by Cllr. Cadd, seconded by Cllr. Bloomfield, and **RECOMMENDED** that if the Council was minded to appoint Tree Wardens, the Council should arrange training so that they could carry out their duties efficiently.

The AVDC arboriculturalist would also be invited to attend a Planning meeting early next year to inform Members on tree applications and protection and how decisions are made.

ACTION COMMITTEE CLERK

5125.5 *Countryside Voice* (CPRE) for Autumn 2007

This publication was available from the office.

5126 CORRESPONDENCE

5126.1 (5117.1) BCC response re Dark Alley (attached)

The Clerk had supplied the Chairman with the relevant planning conditions (5117.1). He felt that Conditions 10, 15, 16 and 17 (see appendix) were relevant.

Members asked that an explanation of the conditions be sought and whether they had been discharged; Members noted on-going problems with the discharge of various conditions pertaining to this development. A copy of the BCC letter should be sent to AVDC.

It was also recommended that the BCC Rights of Way Officer be asked to look at the problem.

ACTION THE COMMITTEE CLERK

5126.2 (5078.2) BCC Waste & Minerals Consultation – preferred options

BCC had acknowledged receipt of our response to the July consultation document.

5127 NEWS RELEASES

Members felt residents should be kept informed on progress re Dark Alley.

5128 CHAIRMAN'S ITEMS

5128.1 Proposed switch-off of streetlights on Gawcott Road

A letter had been circulated to Members indicating that the current lighting was of poor quality and its loss of no consequence.

The Chairman pointed out this was not a Planning Committee matter neither was it an agenda item, and thus the Committee would not make comment. Members were at liberty to make personal representations of their views.

5128.2 Extensions

Cllr. Cadd informed the meeting that extension sizes were considered in relation to the curtilage of the plot rather than as a percentage increase in footprint.

5128.3 07/02893 & 02894: 3 Well Street

Cllr. Try reported that he had been contacted by residents concerned about the parking for the proposal. Many other Councillors had also received letters.

Meeting closed at: 8.51pm

CHAIRMAN DATE

Appendix: 03/03202/APP land at Brookfield Lane; selected conditions of planning approval

10. No development shall take place until full details of a scheme indicating all of the proposed means of enclosure around and within the site whether by means of walls, fences or hedges has been submitted to and approved in writing by the Local Planning Authority. The approved means of enclosure round the external boundaries of the site shall be constructed, erected or planted prior to the commencement of any other construction work on site, and the approved means of enclosure within the site shall be constructed, erected or planted at the same time as the buildings to which it relates are constructed.
15. No part of the development shall be commenced until details of the access way have been submitted to and approved in writing by the Local Planning Authority and the access way has been laid out and constructed in accordance with the approved details.
16. Prior to the commencement of development details of lighting for the development site and for Dark Alley shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall proceed in accordance with the approved details.
17. Prior to the commencement of development, details of the crossing of Dark Alley and the access road, to include details of any safety bars for the crossing and also where the diverted footpath meets Brookfield Lane, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall proceed in accordance with the approved details.

[Clerk's note: at the meeting held on 10th January 2005, Members made the following response to amended plans described as 'Amended Route for the Upper Section of Dark Alley']

03/03202/APP (Amended plans)

OPPOSE

The amended plans showed the upper part of Dark Alley revised to follow the access road into the housing area and on to Brookfield Lane between two garages. Members agreed that this route was better than the previous proposal which went between the rear fences of the gardens and the wall around Rotherfield, but that the existing line of Dark Alley was to be supported on safety grounds. Concern was expressed that the pinch point between the garages was unsafe in that it was not overlooked from adjacent houses, and some doubt was voiced that the gradient of the land would permit a sloping path as illustrated; steps would make access problems.

Members opposed the realignment on the grounds of safety, quoting the Crime and Disorder Act, Section 17.

Concern was also voiced about the loss of 'right of way' not only along the top portion of Dark Alley, but also along the upper section of Brookfield Lane as far as the gates.

A report on these amended plans was made for the 17th February 2005 meeting of the Development Control Committee, recommending approval, but the amendment does not appear on the (website) agenda or minutes for this meeting.]