

DEVELOPMENT MANAGEMENT COMMITTEE

21 August, 2014

PRESENT: Councillor Mrs J Blake (Chairman), Councillors Bond, Mrs Brandis, Fealey (Vice Chairman), Lambert (in place of Cashman), Mrs Polhill (ex-officio), Rand, Mrs Renshell, Richards and Mrs F Roberts.

APOLOGIES: Councillors Adams, Cashman and Miss Reynolds.

1. MINUTES

RESOLVED –

That the Minutes of the meeting held on 31 July, 2014 be approved as a correct record.

2. MATTERS WITHDRAWN

14/01355/APP, Unit 2, Grove Farm, Ivinghoe Aston..

Approval of external and internal alterations associated with residential change of use following prior approval, ref 14/00345/COUOR

Report withdrawn by officers as the application could now be determined under delegated powers due to Ivinghoe Parish Council withdrawing their objections to the application.

14/01368/AAD, Units 3, 3A and 4 Wynne Jones Centre, Aylesbury.

Two externally illuminated fascia signs.

Report withdrawn by officers as the application could now be determined under delegated powers due to Aylesbury Town Council withdrawing their objections to the application.

3. APPLICATIONS TO BE DETERMINED

(a) Generally

That determination of the following applications be deferred for the reasons indicated:-

Application No, Nature of Application and Location	Reasons for Deferment
---	------------------------------

14/00758/APP, 7 Plough Orchards, Weston Turville. Erection of one detached dwelling.	Deferred to enable Members to inspect the site. Members that indicated they could attend were Councillors Mrs Blake, Bond, Mrs Brandis, Fealey, Richards and Mrs Roberts.
--	---

Application No, Nature of Application and Location

Reasons for Deferment

14/00760/APP, 8 Plough Orchards, Weston Turville.

Erection of one detached dwelling with detached garage.

Deferred to enable Members to inspect the site. Members that indicated they could attend were Councillors Mrs Blake, Bond, Mrs Brandis, Fealey, Richards and Mrs Roberts

Application No, Nature of Application and Location

Reasons for Deferment

14/01273/APP, Norbury Farm, Mursley Road, Little Horwood.

Erection of a 4 bedroom agricultural dwelling, farm workshop, carport and associated landscape works.

Deferred to enable Officers to obtain further information from the applicants and ACORUS regarding future viability. The application to be returned to the Committee for final determination.

4. APPLICATIONS DETERMINED

RESOLVED –

That the applications submitted under the Town and Country Planning Act, 1990 (as amended) and the Town and Country Planning (Development Management Procedure) (England) Order, 2010 be determined as set out below.

NOTE: The standard planning conditions and reasons referred to are as set out in the publication “Aylesbury Vale District Council – Planning Conditions and Reasons” – dated 1st October, 2007.

14/01508/APP, 7 Edgecombe Road, Aylesbury.

Two storey side and single storey rear extensions.

Permission refused for the following reason:-

The proposed two storey side extensions by reason of their height, scale and massing to both flank elevations of the host dwelling would overwhelm the existing dwelling to the detriment of its character and appearance. Furthermore the proposals would result in an overly assertive and uncharacteristic form of development that would not sit comfortably in the street scene and which would appear unduly dominant in the street scene, reducing the space about the building to the detriment of the character and appearance of the area. The development would therefore be contrary to policies GP9 and GP35 of the Aylesbury Vale District Local Plan, and the Design Guide for Residential Extensions and with guidance contained in the National Planning Policy Framework.

14/01491/APP, Chestnut Farm, Ford Road, Dinton.

Provision of field access and track.

Permission granted subject to the following conditions:-

1. STC5: Standard Time Condition
2. No other part of the development shall begin until the new means of access has been sited and laid out in accordance with the approved drawing and constructed in accordance with Buckinghamshire County Council's guide note "Agricultural Vehicular Access Within Highway Limits 2013".
3. The line of the ditch beneath the new access shall be piped or culverted so as not to impede the flow of water within the ditch.
4. Notwithstanding the provisions of Part 2 of the Second Schedule to the Town and Country Planning General Permitted Development Order 1995 (or any Order revoking or re-enacting that Order) no gates or other means of enclosure shall be erected across the access way within 13 metres of the edge of the carriageway.

Reasons for conditions:

1. RE03
2. RE45 and with guidance contained in the National Planning Policy Framework
3. RE57 and with guidance contained in the National Planning Policy Framework
4. To enable vehicles to draw off clear of the highway for the safety and convenience of highway users and to accord with guidance contained in the National Planning Policy Framework.

14/01504/APP, Chestnut Farm, Ford Road, Dinton.

Conversion and alteration of an existing barn to form a four bedroom dwelling together with parking and amenity space.

Permission granted subject to the following conditions:-

1. STC5: Standard Time Condition
2. US01
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), no enlargement of the dwelling hereby approved, nor the erection of any garage, nor the erection of buildings structures or means of enclosure shall be carried out within the curtilage of the dwelling that is the subject of this permission, other than as expressly authorized by this permission.
4. No development shall take place until full details of planting and landscaping works, including full details of boundary planting, have been submitted to and approved in writing by the Local Planning Authority. These details shall include identification of all trees to be retained showing their species, spread and maturity, planting plans, and schedules of plants, noting species, plant sizes and proposed numbers/densities. These works shall be carried out in accordance with the approved details within the first planting season following the first

occupation of the dwelling or the completion of the development (whichever is the sooner).

5. LDS5
6. The dwelling hereby approved shall not be occupied until the parking, garaging and manoeuvring provision indicated on the approved drawings has been laid out and made available for use, and those areas shall not thereafter be used for any other purpose.
7. The dwelling hereby approved shall not be occupied until the Dutch barn located to the northeast of the building to be converted has been demolished and all resultant debris removed from the site.
8. No demolition or alteration of any existing building or any part of any existing building other than the demolitions and alterations shown on the approved drawings shall take place without the prior written consent of the Local Planning Authority.

Reasons for conditions:

1. RE03
2. RE11 and to accord with Aylesbury Vale District Local Plan policy GP35 and advice in the National Planning Policy Framework.
3. RE19 insert 'further development within the site area' and to accord with Aylesbury Vale District Local Plan policies GP8, GP9, GP35, GP95.
4. RE14 and to accord with Aylesbury Vale District Local Plan policies GP35, GP38, GP39 and GP40 and advice in the National Planning Policy Framework.
5. RE14 and advice in the National Planning Policy Framework
6. RE52 and to accord with Aylesbury Vale District Local Plan policy GP24, and advice in the National Planning Policy Framework.
7. In the interests of the visual amenities of the locality and the residential amenity of occupants of the dwelling hereby approved, and to accord with Aylesbury Vale District Local Plan policies GP8, GP35 and GP53, and advice in the National Planning Policy Framework.
8. To secure the retention and reuse of an existing building and to prevent the proliferation of new built development in the countryside, to safeguard the character and appearance of the area and to accord with Aylesbury Vale District Local Plan policies GP35, GP53 and RA11, and advice contained in the National Planning Policy Framework.

14/01123/APP 28 Lenborough Close, Buckingham

Single storey side and rear extension to incorporate utility, dining room and living room extension

Permission granted subject to the following conditions:-

1. STC5: Standard Time Condition
2. US04

3. AMP1 - Amended plans - drawing numbers 1307/10 Rev.F, 1307/11 Rev.F, M1307/12 Rev.E received by Local Planning Authority on 10th June 2014.

Reasons for conditions:

1. RE03
2. RE11 and to accord with Aylesbury Vale District Local Plan policy GP9,
3. RE39

NOTE: The Development Management Manager reported that one further representation had been received. This was taken into account and duly considered before the above decision was made.

14/01591/APP 2 Folding Close, Stewkley

Change of use of land to rear from agricultural land to residential garden (retrospective)

Permission granted subject to the following condition:-

1. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), no development falling within Class E Part 1 of Schedule 2 shall be carried out within the residential curtilage of the dwelling the subject of this permission, other than those expressly authorised by this permission.

Reason for condition:

1. In the interests of residential and visual amenities and to accord with policy GP.8 of the Aylesbury Vale District Local Plan