

DEVELOPMENT MANAGEMENT COMMITTEE

11 September, 2014

PRESENT: Councillor Mrs J Blake (Chairman), Councillors Adams, Bond, Mrs Brandis, Fealey (Vice Chairman), Mrs Polhill (ex-officio), Rand, Mrs Renshell, Miss Reynolds and Richards. Councillor Stanier attended also.

APOLOGIES: Councillors Cashman and Mrs F Roberts.

1. MINUTES

RESOLVED –

That the Minutes of the meeting held on 21 August, 2014 be approved as a correct record.

2. WORKLOAD AND PERFORMANCE REVIEW FOR QUARTER APRIL – JUNE 2014

Members received a comprehensive report that provided a detailed analysis of performance in four key areas of work: planning applications, appeals, enforcement and informal enquiries.

RESOLVED –

That the report on the workload and performance review be noted.

3. MATTERS WITHDRAWN

14/00519/APP, Land at Worminghall Road, Worminghall

The use of land for the stationing of caravans for residential purposes for 3 no. gypsy pitches together with the formation of additional hardstanding and 3 no. utility/dayrooms ancillary to that use and stable block for the stationing of horses..

Report withdrawn by officers following the receipt of further comments from Buckinghamshire County Council Highways withdrawing their objections to the application.

14/01758/APP Land adjacent to 5 Keepers Close, Cheddington

Erection of detached dwelling (amendment to application 13/02278/APP)

Report withdrawn by officers as the application could now be determined under delegated powers due to Cheddington Parish Council failing to register to speak on the application.

14/01959/APP Ashcroft, 62 Hale Road, Wendover

Single storey front and side and part single, part two storey rear extensions, conversion of garage into living accommodation including new pitched roof, addition of dormer to side and provision of detached garage and detached bike/log store

Report withdrawn by officers as the application could now be determined under delegated powers due to Wendover Parish Council advising that they did not wish to speak on the application.

14/02235/APP Clocks and Chimes Court, 2A Rickfords Hill, Aylesbury.

Alterations to existing building comprising replacement windows, construction of dormer to courtyard elevation and alterations to doors and windows in courtyard area to facilitate conversion to six flats approved under ref 13/01750/COUOR

Report withdrawn by officers as the application could now be determined under delegated powers due to Aylesbury Town Council failing to register to speak on the application.

4. APPLICATIONS TO BE DETERMINED

Generally

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

- (a) **14/00758/APP, 7 Plough Orchards, Weston Turville.**
Erection of one detached dwelling.

RESOLVED: –

That the Development Management Manager be authorised to determine the application indicated above subject to the satisfactory completion of a Legal Agreement to secure financial contributions towards off-site recreation and education. Any permission given to be subject to such conditions as considered appropriate.

***NOTE:** Councillor Miss Reynolds declared personal and prejudicial interests in the above application as she was a personal friend of the objector and left the meeting whilst the application was determined.*

- (b) **14/00760/APP, 8 Plough Orchards, Weston Turville.**
Erection of one detached dwelling with detached garage.

RESOLVED: –

That the Development Management Manager be authorised to determine the application indicated above subject to the satisfactory completion of a Legal Agreement to secure financial contributions towards off-site recreation and education. Any permission given to be subject to such conditions as considered appropriate.

***NOTE:** Councillor Miss Reynolds declared personal and prejudicial interests in the above application as she was a personal friend of the objector and left the meeting whilst the application was determined.*

- (c) **14/01112/APP, 2 Risborough Road, Stoke Mandeville.**
Subdivision of plot and conversion of the garage into a self contained dwelling including new porch and front dormer.

RESOLVED: –

That the Development Management Manager be authorised to determine the application indicated above subject to the expiry of the notice served regarding ownership and to a Grampian condition to secure adequate space for vehicles to manoeuvre on the site, Any permission given to be subject to such other conditions as considered appropriate.

5. 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.

14/00107/APP, Land off Little Horwood Road, Nash.

Change of use of land to residential use for one static caravan , one touring caravan and car parking for gypsy family

Permission refused for the following reasons:-

1. The development constitutes development within the open countryside which appears as an intrusive feature detracting from the open countryside, to the detriment of the character and appearance of the rural amenities of the area. The development is therefore contrary to policy GP35 of the Aylesbury Vale District Local Plan and to the guidance contained in the National Planning Policy Framework, and the Planning Policy for Traveller Sites.
2. The site is remote from local facilities and services and performs poorly in terms of sustainability in that there are no public bus services to or from the site and no footways on roads or cycleways leading away from the site. Accordingly, anyone living on the site would be dependant on the private motor car for servicing their day to day needs. It is considered that these issues of distance and travel mode outweigh the sustainability benefits that may accrue from a settled lifestyle, which could equally be secured from a site in or near a settlement with access to local facilities. The development for these reasons is considered to be contrary to the advice in the National Planning Policy Framework, and the Planning Policy for Traveller Sites.

14/01393/APP, 30 Main Road, Drayton Parslow.

Erection of detached outbuilding to form workshops.

Permission granted subject to the following conditions:-

1. STC5: Standard Time Condition

2. No development shall take place until details of the slab levels of the outbuilding in relation to the existing and proposed levels of the site and surrounding land have been submitted and approved in writing by the Local Planning Authority with reference to a fixed datum point. The building shall be constructed with the approved slab levels.
3. The development hereby permitted shall only be carried out in accordance with the amended plan no. 13/GH/001 received by the Local Planning Authority on 1st July 2014, under cover of the Agent's letter dated 1st July 2014, and received by the Local Planning Authority on 1st July 2014.
4. US05
5. The outbuilding hereby permitted shall not be used or occupied for any purposes other than as ancillary to the residential use of the property currently known as 30 Main Road, Drayton Parslow and shall not be used to house dogs.

Reasons for conditions:

1. RE03
2. For the avoidance of doubt and to ensure a satisfactory form of development and to comply with Policy GP8 of the Aylesbury Vale District Local Plan.
3. RE39 and to comply with policies GP8 and GP35 of the Aylesbury Vale District Local Plan.
4. RE11 and to comply with policies GP9 and GP35 of the Aylesbury Vale District Local Plan.
5. RE20 and to comply with Policy GP8 of the Aylesbury Vale District Local Plan.

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.