

DEVELOPMENT MANAGEMENT COMMITTEE

11 December, 2014

PRESENT: Councillor Mrs J Blake (Chairman); Councillors Adams, Mrs Bloom (in place of Mrs Renshell), Bond, Mrs Brandis, Cashman, Fealey (Vice Chairman), Mrs Polhill (ex-officio), Rand, Miss Reynolds, Richards and Mrs F Roberts. Councillors Edmonds, Hawkett, Stanier and Yerby attended also.

APOLOGY: Councillor Mrs Renshell

1. MINUTES

RESOLVED –

That the Minutes of the meeting held on 13 November, 2014 be approved as a correct record.

2. MATTER WITHDRAWN

(a) 14/02557/APP, 89 Broughton Avenue, Aylesbury

Single storey front, two storey side and single storey rear extension and new pitched roof over existing single storey side element.

Report withdrawn by officers as the application could now be determined under delegated powers due to Aylesbury Town Council withdrawing their objections to the application.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

Generally

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

(a) 14/00966/APP, Walnut Cottage, 11 Brook End, Weston Turville

Demolition of outbuildings to rear of existing dwelling and erection of four new dwellings with associated landscaping, parking and turning area and alterations to existing access including communal bin store.

RESOLVED –

That the Development Management Manager be authorised to determine the application indicated above subject to the satisfactory completion of a Legal Agreement, if required, to secure financial contributions towards education and off-site recreation. Any permission given to be subject to such conditions as considered appropriate, or if an agreement, if required, cannot be reached, the application to be refused for such reasons as appropriate.

(b) 14/02685/APP, Former Railway Station Site, Station Road, Buckingham.
Erection of 6 dwellings (amended scheme following approval of 14/00402/APP)

RESOLVED –

That the Development Management Manager be authorised to determine the application indicated above subject to the satisfactory completion of a Legal Agreement, if required, to secure a financial contribution towards off-site recreation. Any permission given to be subject to such conditions as considered appropriate or if an agreement, if required, cannot be reached, the application to be refused for such reasons as appropriate.

Note:- Councillor Rand declared a Disclosable Pecuniary Interest in the above application as he was a Board Member of VAHT who had a proprietary interest in part of the site and left the meeting whilst the application was determined.

4. OTHER PLANNING MATTERS

TPO `2014 No. 4 (14/01250/ATC), Objection to Tree Preservation Order, Cedar Tree, St. Marys Church, Church End, Haddenham.

Members received a report on an objection to a Tree Preservation Order made on 19 June 2014 on a Cedar tree at St. Marys Church, Haddenham.

The Development Management Committee was asked to consider whether the Order should be confirmed in the light of the Trees Working Party recommendations.

After due consideration, it was

RESOLVED –

That the Tree Preservation Order No. 4 2014 should not be confirmed.

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.

(a) 14/00519/APP, Land at Worminghall Road, Worminghall.

The use of the land for the stationing of caravans for residential purposes for 3 No. gypsy pitch together with the formation of additional hardstanding and 3 No. utility/dayrooms ancillary to that use and Stable block for the stabling of horses.

Permission refused for the following reason:-

1. The proposal constitutes development within the open countryside which appears as an intrusive feature detracting from and to the detriment of the character and appearance of the rural amenities of the area contrary to sustainable development criteria. Furthermore, 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 cycle ways 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 outweigh the 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 would not represent sustainable development and would result in substantial harm to the surrounding area which is not outweighed by the benefits contrary to policy GP35 of the Aylesbury Vale District Local Plan and to the advice in the National Planning Policy Framework, and the Planning Policy for Traveller Sites.

NOTE: The Development Management Manager reported that three further representations had been received. These were taken into account and duly considered before the above decision was made.

14/02931/AOP, Brook Farm, Brook Street, Aston Clinton.

Outline planning permission with all matters reserved for subsequent approval for the demolition of existing dwelling and erection of four detached dwellings.

Permission granted subject to the following conditions:-

1. STC1
2. STC3
3. STC4.
4. US01.
5. The details to be submitted in accordance with condition 2 above shall include full details of both hard and soft landscape works. For hard landscape works, these details shall include means of enclosure, hard surfacing materials, and minor artefacts and structures. For soft landscape works, 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 prior to the first occupation of the development so far as hard landscaping is concerned and for soft landscaping, within the first planting season following the first occupation of the development or the completion of the development (whichever is the sooner).
6. LDS5
7. BDT1
8. SLB1
9. HG10C

10. HG19

11. HG29

12. HG25 "2.4" "43" "0.6"

13 The details to be submitted in accordance with condition 2 above shall include details of an ecological mitigation and enhancement strategy in accordance with the recommendations set out in the Ecological Appraisal produced by ACD, July 2014 which shall make provision for the following:

- a. retention of boundary hedge(s) and mature fruit trees
- b. 10m buffer strip along the water course retained by boundary hedge
- c. Native riparian planting along brook
- d. Any vegetation removal to occur outside of bird breeding season
- e. Location of log piles to be provided within watercourse buffer zone
- f. installation of bat and bird boxes where appropriate.
- g. The development shall be carried out in accordance with the approved details.

14 The details to be submitted in accordance with condition 2 above shall include details of all trees to be retained with measures for their protection before and during the course of construction in accordance with the details set out in the Tree Survey Report, September 2014 prepared by Influence-cla Ltd. The development shall be carried out in accordance with the approved details.

15 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 building, structure, extension or means of enclosure shall be erected within the 10m buffer strip along the Bear Brook water course identified in drawing number CB-90-009-PS02 rev C.

Reasons for conditions:-

1. RE01
2. RE02.
3. RE02.
4. RE11and to comply with Policy GP35 of the Aylesbury Vale District Local Plan.
5. RE14 and to comply with Policy GP38 of the Aylesbury Vale District Local Plan.
6. RE14and to comply with Policy GP38 of the Aylesbury Vale District Local Plan.
7. RE16and to comply with Policy GP35 of the Aylesbury Vale District Local Plan.
8. RE17and to comply with Policy GP35 of the Aylesbury Vale District Local Plan.
9. RE45
10. RE48

11. RE52 and to comply with Policy GP24 of the Aylesbury Vale District Local Plan.
12. RE50
13. To address the impact of the development on biodiversity and to accord with the National Planning Policy Framework
14. RE15 and to comply with Policy GP39 of the Aylesbury Vale District Local Plan.
15. In order to protect the ecological value of the watercourse corridor and to accord with the National Planning Policy Framework.

12/02288/APP, Swallow Barn, Berryfields, Aylesbury.

Erection of barn and outdoor arena for horses (retrospective).

Permission granted subject to the following conditions:-

1. The barn and outdoor arena hereby permitted shall not be used for any business or commercial use.
2. No burning of dung, faecal matter, soiled straw or other bedding material shall take place within the site
3. Within 3 months of the date of this decision, a scheme for the disposal of manure and wash water shall be submitted to and approved in writing by the Local Planning Authority and the disposal of manure and wash water shall be carried out in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority
4. FL03

Reasons for conditions:-

1. RE35 and to comply with GP77 and GP78 of the Aylesbury Vale District Local Plan and with the guidance within the National Planning Policy Framework
2. RE36 and to comply with GP95 of the Aylesbury Vale District Local Plan and with the guidance within the National Planning Policy Framework
3. RE36 and to comply with GP95 of the Aylesbury Vale District Local Plan and with the guidance within the National Planning Policy Framework
4. RE66 and to accord with guidance within the National Planning Policy Framework.

NOTE: Councillor Adams declared a personal interest in the above application as he was a Member of Aylesbury Town Council who had commented on the application.

NOTE: Councillor Mrs Bloom declared a personal interest in the above application as she was a Member of Aylesbury Town Council who had commented on the application.

14/02432/APP, 7 Gawcott Fields, Gawcott Road, Buckingham

Single storey and two storey rear extension

Permission granted subject to the following conditions:-

1. STC5 – Standard time condition
2. US05 –Materials as indicated
3. WIN6 '010 & 011' – No windows other than those shown on the approved drawings
4. The window at first floor level in the south-west elevation of the extension hereby permitted, except for the top hung element, shall be non openable and shall not be glazed or reglazed other than with obscure glass.
5. The altered bathroom window at first floor level in the north-west elevation of the original dwelling, except for the top hung element, shall be non openable and shall not be glazed or reglazed other than with obscure glass.
6. The scheme for parking indicated on the submitted plan No.011 shall be laid out prior to the initial occupation of the development hereby permitted and that area shall not thereafter be used for any other purpose.
7. AMP1 '010' '30/10/14' '30/10/14' – Minor amended plans

Reasons for conditions:

1. RE03
2. RE11 and to comply with GP9 of the Aylesbury Vale District Local Plan and with the guidance within the National Planning Policy Framework
3. RE25 and to comply with GP8 of the Aylesbury Vale District Local Plan and with the guidance within the National Planning Policy Framework
4. RE25 and to comply with GP8 of the Aylesbury Vale District Local Plan and with the guidance within the National Planning Policy Framework
5. RE25 and to comply with GP8 of the Aylesbury Vale District Local Plan and with the guidance within the National Planning Policy Framework
6. RE52 and to comply with GP24 of the Aylesbury Vale District Local Plan
7. RE39 and to comply with GP35 of the Aylesbury Vale District Local Plan and with the guidance within the National Planning Policy Framework

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

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

Permission granted subject to the following conditions:-

1. STC5
2. AG01
3. US01
4. US02 insert "driveway and parking areas

5. No development shall take place until full details of soft landscape works have been submitted to and approved in writing by the Local planning Authority. These shall include details of trees and hedges to be retained. The approved details shall be carried out prior to the occupation of the dwelling.
6. LDS5
7. BDT1
8. SLB2
9. 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 classes A, B, C and E of Part 1 of Schedule 2 shall be carried out within the curtilage of any dwelling the subject of this permission, other than those expressly authorised by this permission.

Reasons for conditions:

1. RE03
2. RE33 and to accord with guidance within the National Planning Policy Framework.
3. RE11 and to comply with GP35 of the Aylesbury Vale District Local Plan and with the guidance within the National Planning Policy Framework
4. RE11 and to comply with GP35 of the Aylesbury Vale District Local Plan and with the guidance within the National Planning Policy Framework
5. RE14 and to comply with GP38 and GP39 of the Aylesbury Vale District Local Plan and with the guidance within the National Planning Policy Framework
6. RE14 and to comply with GP38 and 39 of the Aylesbury Vale District Local Plan and with the guidance within the National Planning Policy Framework
7. RE16 and to comply with GP35 and GP8 of the Aylesbury Vale District Local Plan and with the guidance within the National Planning Policy Framework
8. RE17 and to comply with RA8 and GP35 of the Aylesbury Vale District Local Plan and with the guidance within the National Planning Policy Framework
9. RE19 and to comply with GP35 and GP8 of the Aylesbury Vale District Local Plan and with the guidance within the National Planning Policy Framework