



Buckinghamshire Council

Central Buckinghamshire Area Planning Committee

Agenda

Date: Thursday 10 December 2020

Time: 2.30 pm

Venue: Via Video Conference: Accessible to members of the public at
<https://buckinghamshire.publici.tv/core/portal/home>

Membership: P Strachan (Chairman), C Paternoster (Vice-Chairman), M Bateman, J Bloom, J Brandis, P Cooper, B Foster, R Khan, R Newcombe, B Russel, J Ward and M Winn

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If you would like to attend a meeting, but need extra help to do so, for example because of a disability, please contact us as early as possible, so that we can try to put the right support in place.

For further information please contact: Harry Thomas - harry.thomas@buckinghamshire.gov.uk on 01296 585234, email democracy@buckinghamshire.gov.uk.

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Corrigendum to Central Buckinghamshire Area Planning Committee

Application Number:	20/03388/APP
Proposal:	Variation of Condition 13 (approved plans - added under non-material amendment approval 16/B0472/NON) of planning permission 16/00472/APP to allow for changes to the design of plots 3 and 4, changes to slab levels, removal of external steps, revised paths and retaining walls.
Site Location:	Site Of The Former 54 Castle Street Aylesbury Buckinghamshire
Applicant:	Mr Raj Khan
Case Officer:	Helen Fadipe
Ward(s) affected:	Aylesbury North
Parish-Town Council:	Aylesbury Town Council
Date valid application received:	06.10.2020
Statutory determination date:	01.12.2020
Recommendation	Approval subject to conditions.

Erratum

Page 5 - Recommendation

Revised wording to read:

‘Approval subject to conditions’

Reason for change – omission

Page 6, Paragraph 1.7

Delete ‘Raj Shah’ and insert ‘Raj Khan’ paragraph to read

The application is reported to committee in accordance with the constitution as the applicant is Councillor *Raj Khan*

Reason: Typographical error

Page 6, Paragraph 1.8

Insert Director, Planning and Environment

Delete ‘heritage officer’ and insert ‘consultee’ . Paragraph to read

The Officer recommendation is that the application be Deferred and Delegated to the *Director, Planning and Environment* for approval subject to the receipt of outstanding *consultee* comments as set out in the report and subject to any conditions considered appropriate.

Reason: To identify the officer to whom the delegation should be made and to reflect that the heritage officer's comments have now been received but other consultee responses are awaited. The outstanding comments are from SUDs Team, Trees and Landscaping.

Page 11, Paragraph 7.5

Revise paragraph to read:

On balance, *it* is considered that the proposal would preserve *and* not harm the significance of the grade II listed wall and *the* setting of the listed buildings in the locality or the conservation area. *Therefore, the proposal is in accordance* with the aims of Section 16 of the NPPF, GP53 of AVDLP and emerging policy BE1 of VALP

Reason: Clarification

Page 15, Paragraph 15.1

Insert " Director, Planning and Environment"

Delete 'heritage officer' and insert 'consultee'. Paragraph to read

The Officer recommendation is that the application be Deferred and Delegated to the *Director, Planning and Environment* for approval subject to the receipt of outstanding *consultee* comments as set out in the report and subject to any conditions considered appropriate

Reason: To identify the officer to whom the delegation should be made and to reflect that other consultee responses are awaited. The outstanding comments are from SUDs Team, Trees and Landscaping.

OUTSTANDING CONSULTÉE RESPONSES

Heritage Officer's comments

Paragraph 7.4 of the Officer's Report on page 11 of the Committee Agenda, reference is made to reporting the comments of the Heritage Officer to the Committee. This section provides an update on the Heritage Officer's comments.

The heritage concerns that were outstanding included the repair of the historic north west boundary wall; the front boundary treatment along Friarage Road; the requirement to use Setts in the parking area and access road and the colour of the windows. The revised plans show that

- The proposed works to the historic northern boundary wall have been removed from the plans as the wall is not in the applicant's ownership.
- The front boundary treatment is reduced to a single retaining wall which surrounds a walkway to the front and side of plots 3 and 4. This wall will be clad in the same stone detail that is already found on the corner of Castle Street and along Friarage Road.
- Setts will be used in the car park and access road
- The colour of the windows will be satin white.

The Heritage Officer has responded to the consultation that the proposed changes are acceptable in heritage terms subject to an informative notifying the applicant and/or owner of the listed wall that listed building consent will be required for any repairs to the northern boundary wall.

In view of the above, all heritage issues relating to the proposal are considered to have been satisfied.

CONDITIONS

Page 13, Paragraph 12.0

Heritage officer's comments have been received and reported above, however the consultation responses from SUDs Team, Landscape and Trees are awaited.

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