

MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MONDAY 2nd FEBRUARY 2004 AT 7.15pm.

PRESENT: Councillors J. Barnett
Mrs. P. Desorgher
R. Lehmann
G. Loftus
H. Mordue
Mrs. P. Stevens (Chairman)
Mrs. C. Strain-Clark
P. Strain-Clark
R. Stuchbury (Mayor)

Also Attending: Cllrs. P. Collins
D. Isham
K. Liverseidge

For the Town Clerk Mrs K.W.McElligott

APOLOGIES FOR ABSENCE

No apologies had been received.

4616 DECLARATIONS OF INTEREST

Cllr. Mordue declared a prejudicial interest in applications 6 & 7 – 04/00122/APP & 04/00124/APP.

4617 MINUTES OF THE PREVIOUS MEETING

Cllr. C. Strain-Clark asked why the Minutes of the previous meeting were not presented for agreement as was the case with other Committees. The Chairman thought that this was for historical reasons, dating from when all Councillors sat on the Planning Committee, but there was no reason why this should not obtain for future meetings of the Planning Committee.

ACTION THE CLERK

4618 PLANNING APPLICATIONS

Members were asked to note that the following amended applications had been listed on the 12th January 2004 agenda having been copied from the AVDC Planning website. AVDC had since conceded that all three were re-listed in error and **no** amendments had been received for the following applications:
03/01447/ACL, 03/01728/AOP and 03/02153/APP.

The following planning applications were received and discussed. –

03/03120/APP (Deferred from 12/1/04) **SUPPORT**
8 Cromwell Court
Rear single storey extension and partial second storey and garage conversion to provide habitable room
The yellow notices had been properly displayed and no letters had been received from neighbours.

03/03224/APP **OPPOSE**
12 – 18 Stratford Road
Conversion and extension to former cottages to form 3no. dwellings and erection of 2no. semidetached dwellings
Members felt that the position of the semi-detached dwellings impaired the vision of drivers emerging from Mary McManus Drive, and that their side-placed doorways did not reflect the pattern of the street scene. There was also no parking provision.

03/03227/APP **SUPPORT**
12 – 18 Stratford Road
Conversion and extension to former cottages to form 3no. dwellings and erection of 2no. semidetached dwellings with associated parking
*Members were pleased to see the renovation of the existing buildings with a sensitive design in matching materials for the new block. However the exit from the garages remained dangerous.
Members voted to support 6:2.*

04/00051/APP **SUPPORT**
1 Stowe Close
Two storey rear and side extension and single storey front porch and detached garage
*Although the extensions were clearly subsidiary to the existing buildings and the resulting appearance attractive, the ground floor would be extended by ~80% and the first floor by ~60%.
Support was given, but Members asked that Planning Officers review the percentage increase in size of the house.*

04/00070/APP **SUPPORT**
Land behind Avenue House & Barracks House, Western Avenue
Erection of detached garage

04/00122/APP **SUPPORT**
Frontage Site, Great Slade
Erection of 2.1m fencing and security gates

04/00124/APP **SUPPORT**
Frontage Site, Great Slade
Erection of 3no. 7metre flag poles and building mounted illuminated sign

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

03/02871/APP Thrift House, 3 Stowe Avenue

Minor amendment: Garage door, set back 80cm from front elevation in original plans, flush with elevation in amended plans, has been set back 1.5m from front elevation to allow driveway of 4.8m

03/03187/APP Shopmobility temporary cabin

Amendments included more detail of the cabin and facilities, and of the surrounding site.

03/03245/APP Stratford House, High Street (erection of 6 flats)

Flood risk document and drawings

4619 PLANNING CONTROL

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

APPROVED

03/02153/APP Stratford Ho. Erection of one dwelling	Oppose
03/02760/ATC Car Park, Western Ave. Works to trees	Support
03/02869/APP Tesco Store Erection of homeshop delivery area + canopy	Support
03/02939/APP 9 Badgers Way Demol.existing single storey garage, erect.two storey side extn.	Support
03/02995/APP 9 Gawcott Flds.Part 2 storey, part single storey rear extn	Support
03/03011/ATP 42 Mallard Dr. Crown thin of oak	Support
03/03018/APP 5 Cropredy Ct. Conservatory	Support
03/03020/APP 7 Beech Close Single st.rear extn,pitched roof to existing rear extn &garage	Support
03/03058/ATC 34 High St. Works to tree	Support
03/03077/AGNManor Farm Storage Barn	Support
03/03078/APP 13 Highlands Rd.Single storey rear extn & loft conversion	Support

REFUSED

03/02587/APP Land behind Avenue Ho. & Barracks Ho. Erection detached garage +1.8m stone wall	Support
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REPORTS TO DEVELOPMENT CONTROL

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

Site Panel Visits:

03/01728/AOP Land to rear of 23 Church Street	Site for one dwelling
03/02740/APP 48 Bourton Road	Erection of outbuilding

Reports to DCC

03/02611/APP 6 Church Street	Erection of outbuilding (retrospective)
03/03180/ATP Holloway Spinney	Fell 1 Ash

4620 PLANNING - OTHER MATTERS

4620.1 03/03202/APP:Land between Brookfield Lane and Chandos Road

The Chairman explained that “called-in” – a term used in error at the last meeting – was inappropriate in this context, and that the matter had been referred to the Local Government Ombudsman for independent assessment.

The County Council was by law required to obtain the best possible settlement when selling land, and the percentage deal with a developer was a common way of doing this. BCC had no control over the planning process as the proposed development was not of buildings for educational use. Lodging the complaint with the Ombudsman would ensure that the various Authorities would be obliged to explain the intricacies of the process.

In the matter of the Highway consultation, the Planning Department was obliged to accept the Highways recommendation.

Residents had complained of damage to the trees on the site, by proximity of the demolition firm’s bonfire, and by its digger. The AVDC Tree Officer had been advised of this, and had attended the site, but his report had not been received as yet.

The Site Landscaping drawings, omitted from the original application documents, had been received. The proposed new trees were very small and densely planted, and would require thinning in due course; little thought appeared to have gone into the choice or mix of types. There was no detail of the shrub planting.

4620.2 AVDC Planning News – review of 2003

A copy of these pages from the Bulletin had been circulated with the Agenda. Members asked if the District Council could be asked for a breakdown of the 106 Agreement monies with particular respect to the Buckingham area.

ACTION THE CLERK

4620.3 Town Council membership of the NBPPC

Although Councillors had attended meetings of the Consortium repeated requests for a copy of the Constitution or Standing Orders defining the organisation had never been received.

Cllr. P. Strain-Clark offered his copy and this would be circulated to Members for the next meeting to provide a basis for discussion of membership. The fee is £20/year and falls due in March.

ACTION CLLR. P.STRAIN-CLARK/THE CLERK

4620.4 (4609.2) Report on the meeting with BCC re the proposed bollards in School Lane

Cllr. P. Strain-Clark had met Mr. Caswell and Mr. Walton of BCC on Tuesday 27th January at School Lane, the Committee Clerk in attendance.

BCC pointed out their responsibility towards pedestrian safety, but agreed that School Lane was in general wide enough for two vehicles to pass with care, and also noted that no accidents had been reported.

It was agreed to give the matter publicity to elicit further views from the local residents and drivers via the *Buckingham Advertiser*; Mr. Caswell would respond to the original complainant and draw her attention to the Public Session before this meeting of the Committee in case she wished to attend and give her views to the Town Council.

Any further comments received on this matter would be copied to BCC.

4620.5 To receive a request from the Buckingham Society for a Town Council representative to attend their meeting on 11th February re Local Plan.
The Chairman explained that she was not available on this date and asked interested Councillors to advise the Clerk if they wished to attend.

4621 CORRESPONDENCE

4621.1 03/02587/APP Land behind Avenue House & Barracks House - Erection of detached garage and 1.8m stone wall

Permission had been refused, contrary to BTC response, because the building would adversely affect the setting of a listed building. The stone wall was considered acceptable.

4621.2 03/02153/APP Stratford House, High St. - Erection of one dwelling

Approval had been given, contrary to BTC response, because the Committee decided that the proposed development would be in keeping with the character and appearance of the street scene and the surrounding area.

4621.3 03/03202/APP and Minute 4609.1

Members had wished the Brookfield Lane/Chandos Road application to be drawn to the attention of the BCC Officer carrying out the Chandos Road traffic calming investigation. The Officer had replied that BCC had been consulted on that application and that the implications of that development, if permitted, would be taken into account in the consideration of the traffic conditions in the road prior to calming measures being designed.

4621.4 (4614.1) 03/02897/APP:AVDC further information on TPOs

The Tree Officer had described the process of obtaining a TPO and what protection could be enforced by planning condition.

4621.5 (4614.4) CPRE further information: Planning and Compulsory Purchase Bill campaign

Members had asked for more information before committing themselves to any support. CPRE had provided this.

Their first amendment supported a statutory duty for County Councils and other higher-tier authorities to play a lead role in the preparation and revision of Regional Spatial Strategies. Their second was a new clause giving planning authorities a statutory duty to enforce planning decisions and to remedy breaches of planning control.

Members discussed the proposed amendments, especially with respect to the likely loss of planning expertise in County Councils if their role is restricted. The CPRE is concerned that sub-regional planning will be less effective without County Council input. Members agreed with the CPRE that planning authorities must fund and carry out enforcement adequately.

Proposed by Cllr. Loftus, seconded by Cllr. Stuchbury, and **AGREED** by a vote of 6:1 that a letter be sent in support of the second amendment proposed, but not the first.

ACTION THE CHAIRMAN

4621.6 (4613.2) MK & SM study – minutes of the meeting held on 6/1/04
The minutes were available in the office.

4621.7 03/03187/APP AVDC clarification of queries re Shopmobility cabin
The AVDC Head of Design Services had written addressing the concerns raised by Members. Members regretted that this information had not been available with the application documents.

4622 CHAIRMAN'S ITEMS

4622.1 Stowe Music Festival Banners

The Festival organisers wished to place banners 10' long and 2'-3' wide on lampposts in the Town Centre for 6 weeks prior to the event, and had asked the Town Council's opinion.

Members asked for further information.

ACTION THE CLERK

4622.2 Sign at the entrance to the Industrial Park

Traders had expressed the opinion that the triangular sign was old-fashioned and whether it could be replaced with something more modern.

Members thought that the sign was not many years old. The Clerk will find out when the sign was installed.

ACTION THE CLERK

Meeting closed at: 8.25pm

CHAIRMAN DATE