

**MINUTES OF THE BUCKINGHAM TOWN COUNCIL PLANNING COMMITTEE**  
**MEETING HELD ON MONDAY 5<sup>th</sup> APRIL 2004**

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

Also attending: Councillor D.R.Isham

For the Town Clerk Mrs. K.W.McElligott

In the absence of the Chairman, the meeting was taken by the Vice Chairman Cllr. P. Strain-Clark.

**APOLOGIES FOR ABSENCE**

Apologies were received from Councillor Mrs. P. Stevens (Chairman).

**4635 DECLARATION OF INTEREST**

There were no declarations of interest at this point.

**4636 PLANNING APPLICATIONS**

The following planning applications were received and discussed. -

**04/00548/APP**

**SUPPORT**

Stratford House, High Street

Erection of detached dwelling (amendment to 03/02153/APP)

*The proposed amendment was the additional of a sunroom to the rear of the property; this projected no further back than the rear of the adjacent property.*

**04/00564/ALB**

**SUPPORT**

16 Market Square

Conversion of 8 bedsits into 4 flats and erection of first floor porch

*Support was given subject to the report of the Historic Buildings Officer.*

**04/00611/APP**

**OPPOSE**

20 Beech Close

Single storey and double storey side extension

*Members felt that a plan showing proximity to adjacent properties in Gilbert Scott Road would have been helpful. Although the roofline of the extension was clearly subsidiary, the whole appeared to increase the house by about a third and bulked large in the street scene and overshadowed the (lower) houses in Gilbert Scott Road. Members opposed on the grounds of overdevelopment, and the effect on both street scenes.*

*The following two applications were considered together:*

**04/00655/ALB**

**SUPPORT**

**04/00656/APP**

**SUPPORT**

The Bakery, 27 West Street

Conversion of first and second floors into two flats and internal alterations

*Support was given subject to the report of the Historic Buildings Officer. Members also asked that the Fire Service and Police Authority be consulted about the access via the existing fire escape - which passes across a bedroom window - for their views on its safety and security for future occupiers.*

**04/00723/AAD**

**SUPPORT**

Little Chef Restaurant, Buckingham Ring Road

Freestanding illuminated signage, and illuminated signage to approved Travelodge

**04/00735/APP**

**SUPPORT**

Durado Investments, 1 Badgers Way

First floor front extension

*The following two applications were considered together:*

**04/00786/ALB**

**SUPPORT**

**04/00787/APP**

**SUPPORT**

5B Bourton Road

Single storey rear extension and internal alterations

*Support was given subject to the report of the Historic Buildings Officer.*

**04/00792/APP**

**SUPPORT**

Manor Farm, Bourton Road

Conversion of barn to offices

**04/00798/APP**

**SUPPORT**

High Acre Farm, Gawcott Road

First floor extension

**04/00816/APP**

**OPPOSE**

9 Fleet Close

First and second floor extension

*Members felt that this large extension was out of keeping with the styles of other houses in the close, and objected on the grounds of overdevelopment of the premises and the effect on the street scene.*

*Cllr. Lehmann declared an interest in the following application. Cllrs. Barnett, Desorgher and Stuchbury wished their connection with the Youth Centre to be noted.*

**CC/26/04**

**SUPPORT**

Buckingham Youth Centre, London Road

Proposed erection of Lift Shaft and Glazed Lobby

*[Clerk's note: the corresponding AVDC application number has since been advised as 04/00889/ACC]*

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

**04/00124/APP** Frontage site, Great Slade

Erection of 3no.7m flag poles & illuminated sign

*Amendment withdraws floodlighting for flagpoles*

**04/00498/APP** 8 Woodlands Crescent

Two storey side and single storey rear extension

*Amendment: Proposed First Floor Plan (drawing omitted from original batch)*

**04/00199/APP** 6 Kestrel Way

*Amendment shows revised parking area*

## **4637 PLANNING CONTROL**

4637.1 The following planning decisions had been received from AVDC:

### **APPROVED**

03/02740/APP	48 Bourton Road	Erection of outbuilding	Oppose
04/00070/APP	Land behind Avenue Ho.	Erection of detached garage	Support
04/00122/APP	Frontage site, Great Slade	Erection of fence & gates	Support
04/00124/APP	Frontage site, Great Slade	Erection of flagpoles & sign	Support
04/00186/ATC	Well House, 35 High St.	Fell 1 yew and shape 1 yew	Support
04/00197/APP	5 Chandos Road	Rear conservatory	Support

### **WITHDRAWN**

03/02769/APP Manor Farm, Bourton Rd. Conversion of barn to form offices

### **PLANNING APPEAL DISMISSED**

03/01680/APP 12-18 Stratford Rd.

Demolition of existing cottages and erection of 3 storey block of flats

03/01682/ACD 12-18 Stratford Rd.

Demolition of all buildings on site inc. removal of underground petrol tank

### **DECISION DEFERRED**

03/02683/APP Stowfield, Stowe Ave. Erection of one detached dwelling

### **NO OBJECTION**

(BCC: 02/03110/AWD) College Farm, Stratford Rd. Application to vary consent re movement of heavy goods vehicles

### **REPORTS TO DEVELOPMENT CONTROL**

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

03/02897/APP Pine Lodge, Avenue Rd.

Demolition of existing bungalow and erection of 4 dwellings

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

Demolition of Grenville Cottage & erection of 9 flats + 4 terrace, 2 semi-detached and four detached houses

04/00199/APP 6 Kestrel Way

Part two storey and part first floor extension

04/00252/APP 6 Portfield Way

Single storey side and rear extension

**(Site Visit)**

03/02863/APP      Stowefield, Stowe Avenue  
Erection of one detached dwelling

4637.2 To receive for information Planning News from Bulletin  
Planning News from Bulletin 10.04 had been circulated with the Agenda.

**4638 PLANNING - OTHER MATTERS**

4638.1 03/03202/APP Land between Brookfield Lane and Chandos Road  
Report from Cllr. Strain-Clark on the Development Control Committee meeting held on 1<sup>st</sup>  
April 2004.

Cllr. Strain-Clark had presented the Town Council's views on the inappropriate entrance to the site, the access through woodland, the substandard road and the congestion of Chandos Road. He advocated fewer houses, the re-positioning of the block of flats and the terrace away from existing houses and access via Brookfield Lane. Residents had also spoken of their concerns on these matters. A Site Visit had been proposed, and although this had taken place in the School holidays when the full effect of the traffic problems could not be seen, the Committee would have been able to gauge the effects of the slope of the site on neighbouring properties, and the amenity value of the trees.

Cllr. Strain-Clark was thanked for attending on the Council's behalf.

4638.2 Reports from Cllr. Strain-Clark on

a) Proposed alterations to Regional Planning Guidance, SE Regional Mineral Strategy  
Cllr. Strain-Clark apologised that he had been unable to produce this report for the meeting due to health problems. The final date for any response was 24<sup>th</sup> May 2004.

b) Proposed alterations to Regional Planning Guidance, SE Regional Waste Management Strategy

Cllr. Strain-Clark circulated his summary of the RPG proposals at the meeting. Members approved of the aims of the document but criticised the following policies:

5 & 6: Targets for recovery/diversion from landfill/recycling and composting. Pessimism was expressed about whether such high targets could be achieved without radical rethinking of packaging by manufacturers and producers.

7: Sites for biological treatment (composting) must comply with the same criteria as for agricultural sites with respect to leaching and other emissions (e.g. spores).

18: Members felt they could not support the possible inclusion of green belt sites without more detailed information, but realised that there were not unlimited numbers of brownfield sites.

19: Tax incentives were thought to be more productive of results than fines, and less discriminatory against rural areas.

Co-ordination between Regions was advocated to maintain unnecessary duplication of facilities.

It was also felt that water management should have been considered. New developments could be designed to collect rainwater for use where clean was not necessary, e.g. for flushing toilets.

4638.3 AVDC's "Good Practice Guide for the Provision of Public Open Space"  
"How AVDC Manages Trees – Tree Management Strategy"

These documents had been downloaded from the web site and were available in the office.

4638.4 BCC application to stop up the old Bletchley Road.

Members supported the application.

#### **4639 CORRESPONDENCE**

4639.1 03/02740/APP 48 Bourton Road, Erection of outbuilding: AVDC reasons for decision contrary to BTC response

Members had considered the building to be inappropriately large, particularly with respect to the height, and opposed the application on the grounds of overdevelopment of the site and impact on the street scene.

AVDC had considered screen planting on the Bourton Road but been over-ruled by BCC Highways. The committee concluded that, given the existing fence and planting to the rear of the site, permission should be granted.

4639.2 AVDC: Developer contributions secured through S106 agreements (attached)

Mr. Byrne, AVDC Head of Planning had sent a list of Financial Contributions exacted from developers of sites in Buckingham. These were principally for the provision and laying out of open space land.

Members noted that no sums of money were listed, and were thus unable to judge whether Buckingham was being fairly treated in this matter. It was felt that the traffic calming in Chandos Road should be included in the table, even if marked "directed to BCC for action" so that the record was maintained. Members looked forward to the imminent adoption of Mount Pleasant and the bringing into use of the Community Hall at Embleton Way, and would also like information provided on any progress on the bridge at Fishers Field.

**ACTION THE CLERK**

#### **4640 CHAIRMAN'S ITEMS FOR INFORMATION**

Cllr. Strain-Clark had been sent some newspaper cuttings about Market Town Initiative pilot projects by Mr. D. Osborne. Cllr. Lehmann drew attention to the CPRE web site where a survey of 100 market towns was available, and asked that this be circulated to Members.

**ACTION THE CLERK**

Meeting closed at 8.15 pm.

CHAIRMAN ..... DATE .....