

MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MONDAY 19TH JULY 2004 at 7.05pm after the Public Session

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

Also Attending: Cllr. H.Cadd (for the latter part only)
D. Isham

For the Town Clerk Mrs K.W.McElligott

APOLOGIES FOR ABSENCE

There were no apologies for absence.

4670 DECLARATIONS OF INTEREST

There were no declarations of interest.

4671 MINUTES OF THE LAST MEETING

The minutes of the meeting held on 28th June 2004 were accepted; there were no matters arising not listed on the agenda.

4672 PLANNING APPLICATIONS

The following planning applications were received and discussed. –

04/01649/APP

SUPPORT

Esso Petrol Filling Station, Buckingham Ring Road
Demolition of car wash and provision for car parking and bin store. Cladding of existing sales building. Replacement forecourt pavior blocks

04/01650/AAD

SUPPORT

Esso Petrol Filling Station, Buckingham Ring Road
Part illuminated and non-illuminated canopy and other illuminated and non illuminated signs

04/01652/APP 11 Pitchford Avenue Conservatory to rear	SUPPORT
04/01705/APP 24 Chandos Road Amendment to approved plans 01/01704/APP for rear extension	SUPPORT
04/01706/APP (corrected verbally to ALB 19/7/04) 9 Bristle Hill Replacement of staircase, back door and front door and other internal works <i>Support was given subject to the Historic Buildings Officer's report. Members criticised the incorrect suffix, the inadequate drawing supplied for a listed building application, the lack of an internal plan and any description of the works to the staircase; it also appeared that the application was retrospective.</i>	SUPPORT
04/01733/APP 114 Moreton Road Erection of timber garage	SUPPORT
04/01758/APP 36 Embleton Way Single storey front extension <i>Though the proposed garage was forward of the building line, the houses were staggered along the street frontage and the projection was not considered important. Members voted to support:5; to oppose:1; with 2 abstaining.</i>	SUPPORT
04/01771/AAD Manor Farm, Bourton Road Non-illuminated 3 metre tenants board	SUPPORT
04/01809/APP Braeside, Lenborough Road Rear roof extension <i>Members asked a condition be imposed that materials and colour should be matched to the existing.</i>	SUPPORT
04/01832/APP 32 Addington Road Two storey rear extension <i>The yellow notice had been posted very recently; support was given subject to revision should any comments be received from neighbours.</i>	SUPPORT
04/01837/APP 1 Glynswood Road Single storey front and rear extension	SUPPORT

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

04/01346/APP23 Gawcott Road Part two storey part single storey side extension

The ridge of the extension has been made subsidiary to the existing.

04/01505/APP24 Page Hill Ave. Single storey rear extension and first floor side extension

The ridge line of the extension roof has been made subsidiary by dropping it 0.5m below the existing roof ridge line.

4673 PLANNING CONTROL

The following planning decisions had been received from Aylesbury Vale District Council;

APPROVED

04/00792/APP	Manor Farm	Conversion of barn to offices	Support
04/00816/APP9	Fleet Close	Erection of first floor, 2 st. & single storey side extensions	Oppose
04/01090/APP3	Moreton Dr.	Single storey rear/infill extension	Support
04/01161/APP	Stratford Ho.	2 metre high gate	Support
04/01204/ATP	land to rear of 2	Watchcroft Drive	
		Works to 1 oak and 1 maple	Support
04/01359/APPT	Tesco Store	Extn.to provide dot.com facility, bulkstore extn & jetwash	Support

REFUSED

04/01191/APP12	Robin Cl.	Two storey front extension and single storey rear	Oppose
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WITHDRAWN

04/00972/APP1	Glynswood Rd.	Single storey front & single storey rear extension	
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REPORTS TO DEVELOPMENT CONTROL

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

03/03224/APP 12-18 Stratford Rd.

Extension to former cottages to form 3no. dwellings and erection of 2no.semi-detached dwellings

03/03227/APP 12-18 Stratford Rd.

Extension to former cottages to form 3no. dwellings and erection of 2no.semi-detached dwellings

04/01429/APP Superchips, Homestall

Change of use from public landscaped area to private landscaped area

4674 PLANNING - OTHER MATTERS

4674.1 Response to the GOSE Public Consultation document: Proposed changes to RPG9 – Energy Efficiency and Renewable Energy & Tourism and Related Sport and Recreation

The Chairman volunteered to report on the part of the document dealing with Energy and Cllr.Mordue on the part dealing with Tourism and Recreation for the August 2nd 2004 meeting.

ACTION CLLR. STRAIN-CLARK/CLLR. MORDUE

4674.2 Chimney Pots to Boot Scrapers: The Architecture of the Victorian and Edwardian Terrace Houses of Wolverton

A copy of this publication had been received and was available in the office.

4675 CORRESPONDENCE

4675.1 04/00816/APP: 9 Fleet Close, erection of first floor, two storey and single storey side extensions; AVDC reasons for decision contrary to BTC response

BTC had responded:

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.

AVDC: "The Committee assessed the impact that the proposed development would have upon the street scene and the amenities of the near by residential properties and took into account the scale, design and location of the development.

Members noted that a gap of 1200mm would be retained to the side, south-eastern boundary and that the design of the development would be in keeping with that of the existing property. On this basis Members concluded that the development would not unacceptably close the gap between the dwellings or result in a massing appearance and nor should it appear an overdevelopment in the street scene."

4675.2 (03/03245/APP; amended plan) Stratford House flats

The developer had written criticising the response made to the amended plans by the Buckingham Society and the Town Council. A reply would be sent thanking him for his comments.

ACTION THE CLERK

4675.3 (4668.4) AVDC Enforcement re Buckingham Buildbase

Mr. Dales, the Enforcement Team Leader had sent a copy of a letter he had sent to Buildbase's agent indicating that the use of the area of the Yard by the BP garage fence was not authorised, neither had it lasted 10 years, and as such required planning permission. Buildbase was given 28 days from 21st June 2004 to cease using the land, submit a planning application or an application for a certificate of lawful development.

The Clerk reported that letters had been sent to the other three businesses in the Yard, BP, and three adjacent long-term residents asking for their recollection of the use of this area: all had replied except BP.

4675.4 (4668.5) AVDC Response to concerns over Dark Alley

AVDC indicated that the matter of Dark Alley would be referred back to DCC in due course, and if the decision was to re-route it the comments of the Crime Prevention Design Officer would be sought.

Members would prefer to retain the existing line of Dark Alley; however they were concerned that if Development Control decided for the proposed alignment the re-routing might be carried out early in the development, leaving children to negotiate an unlit path along the edge of the building site. The CPDO might only comment on the finished path line and not consider the interim conditions. AVDC would be asked to ensure that either the path would be completed last or that adequate lighting was provided from whenever the path was brought into use, and that the Town Council be kept informed on proceedings.

ACTION THE CLERK

4675.5 (4660.3) 04/01001/APP Burrows Field, Gawcott; further correspondence

The Chairman of Gawcott with Lenborough Parish Council had sent further information on this application including a copy of a letter from Mr. John Bercow MP, indicating that he was asking the Minister for a statement on the granting of retrospective planning permission.

4676 CHAIRMAN'S ITEMS

4676.1 Areas of Attractive Landscape

CPRE had written pointing out that though AALs are protected in PPG7 the Government's draft PPS7 states: *The Government does not believe that local countryside designations are necessary.* CPRE were appealing for letters of support for their view that this would encourage opportunistic and haphazard development.

Members echoed CPRE's concern and a letter would be sent to the Minister.

ACTION THE CLERK

4676.2 Vodaphone mast, Wharf Yard.

The residents adjacent to Wharf Yard had noticed that since the new mast had been installed their Sky reception had been affected. It appeared that this interference with the signal was known to both Sky and Vodaphone, and had happened elsewhere. A Sky technician was to call on 21st July 2004 to see if anything could be done to restore the service.

Cllr. Loftus reported that a similar interference had been noted after the new masts had been installed at the Chandos Road University site, and that filters had had to be installed on equipment to cure the problem.

Members decided that, depending on the result of the Wednesday technician's visit, the matter would be raised with the District Council, the MP and Vodaphone. The Chairman would also investigate lobby groups via the Internet.

ACTION THE CHAIRMAN/THE CLERK

4676.3 "Bramblefields"

Reassurance had been received from AVDC that the Developer and Royal Mail were both aware that the extension to Treefields would also be known as Treefields; Bramble Field/Bramblefields were only marketing names.

Meeting closed at: 7.50pm

CHAIRMAN DATE