

MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MONDAY 14th MARCH 2005 AT 7.15PM

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

Also Attending: Cllr. D. Isham

For the Town Clerk Mrs K.W.McElligott

APOLOGIES FOR ABSENCE

There were no apologies for absence.

4744 DECLARATIONS OF INTEREST

Cllr. Lewis declared an interest in application 05/00272/APP as a member of Gawcott-with-Lenborough Parish Council.

4745 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 14th February 2005, ratified on 7th March 2005, were received and accepted.

4746 PLANNING APPLICATIONS

The following planning applications were received and discussed. –

05/00189/APP

6-7 Meadow Row

Change of use from office to A1

SUPPORT

The following application is in the parish of Gawcott-with-Lenborough, about 6m outside the boundary with Buckingham South.

05/00272/APP

Land to the South of Buckingham Ring Road

Installation of base station and erection of 17.5metre telecommunications mast

Members felt that the mast would dominate the skyline and be detrimental to views of the Conservation Area.

OPPOSE

- 05/00277/APP (AMENDED PLANS)** **OPPOSE**
 20 Grenville Road
 Two storey side extension and detached garage
Members considered that gable-end roof was more intrusive than the original hipped roof, and though the extension was slightly smaller it still was an overdevelopment of the site and had an adverse effect on the street scene.
- 05/00296/APP** **SUPPORT**
 4D Forklifts Ltd., 38 Nelson Street
 Change of use of ground floor from B1 to residential
- 05/00311/APP** **SUPPORT**
 The Saleroom, Moreton Road
 Conversion of saleroom to form 5 residential flats
Members approved of the addition of 5 small housing units to the town centre and the sensitive detailing of new openings to reflect the character of the existing, but hoped that the conversion would not compromise the planned redevelopment of the whole area to the rear of Market Hill.
- 05/00334/APP** **SUPPORT**
 4 Warren Close
 Single storey side extension
- 05/00336/APP** **OPPOSE**
 25 Moreton Drive
 Part first floor and single storey side extension
Though the view was expressed that the application had sought to address comments made against previous applications for a similar extension, a majority of Members voted to oppose the application on the grounds that the extension was overbearing, an overdevelopment of the plot size and had a detrimental effect on the street scene both from the front and the rear.
- 05/00367/APP** **SUPPORT**
 12 Aris Way
 Conservatory
- 05/00411/APP** **OPPOSE**
 5 Lark Close
 Two storey side extension
Members noted that the extension encroached on to an area currently laid to grass which added to the open aspect of the street scene, and that the extension was large and barely 'subsidiary', and opposed on the grounds of overdevelopment and a detrimental effect on open character planned into the street environment.
- 05/00412/APP** **PARTIAL OPPOSITION**
 17 The Holt
 Two storey side extension and rear conservatory
Members were concerned that the solid side wall of the proposed replacement conservatory breached the 45° rule. Members supported the extension, though they

criticised the design of the windows which was not in keeping with those of the existing house.

05/00438/APP

OPPOSE

Bourton Mill Health and Leisure Club, Bourton Road

Two storey side and rear extension to provide ground floor café and reception area and first floor aerobics room

Members were very concerned that the proposed building was in the flood plain, and that in times of flood, debris would catch on the pile supports and severely restrict water flow causing floodwater to spread unnecessarily upstream of the Mill.

Members were also critical of the size and materials of the extension, and of the likely noise nuisance from the aerobics room.

Extension of the facilities would imply more clients and extended parking requirements; parking was already tight on the site and the roadside was unsuitable for overflow parking as it is a 40mph limit, and the Mill entrance is adjacent to the crossing used by children from the Badgers estate to get to the school and park. In addition, access to the properties to the east needed to be maintained. Members also noted that the planting which was a condition of the original conversion approval had been removed.

Members opposed on the grounds of development in the flood plain, overdevelopment of the site, detrimentally affecting the setting of a listed building, and noise nuisance for nearby residents and users of the park.

05/00453/APP

SUPPORT

Buckingham Town Football Club, Ford Meadow

Erection of 17.5 metre high replacement floodlighting column incorporating 3 telecommunications antennas, radio equipment, electricity meter cabinets and ancillary development

Members commended the use of the existing floodlighting column, but, with the Stewart Report recommendations in mind, wished to point out the proximity of sheltered housing at Brooks Court and Chandos Court.

05/00496/ATN

SUPPORT

Home Farm, Bourton Road

15m telecommunication mast and two cabinets

The following applications did not arrive in time for the meeting

05/00549/ATC

Land. Adj. Castle House, Western Avenue

Works to 1 sycamore

05/00531/APP

52 Deerfield Close

Two storey rear extension and single storey front extension

05/00582/APP

14 Deerfield Close

Single storey front and side extensions

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

04/03394/ALB & 04/03395/APP Land to rear of 4 High Street

Change of use from office to restaurant/wine bar and erection of link corridor.

Amendment removes labelled 'Principal Entrance' and makes clear there is no link to Meadow Row proposed. Members therefore agreed to support the application.

CC/10/05

SUPPORT

Buckingham Magistrates Court, Verney Close

Conservation consent for demolition of Magistrates Court Building

CC/11/05

OPPOSE

Buckingham Magistrates Court, Verney Close

Two storey building comprising adult learning, joint authorities one stop shop, internet café and alterations to the existing library

Members declared that they supported the use of the site for community activities but had the following criticisms of the planned building:

- 1. The architectural style was more appropriate to an industrial park than to the centre of a Conservation Area.*
- 2. There appeared to be little relationship between concept and interior design; in particular the 'one stop shop' appeared to consist of a wide reception counter and two interview rooms, with no office accommodation or secure facilities for money or document storage.*
- 3. Members had hoped for increased library space; in fact the existing desk area was now to be part of the entrance, and the desk relocated into part of the shelving area, so that the library space was decreased. A second storey could have been incorporated into the plan.*
- 4. Replacement of the large library windows with small metal units matching those in the new building would considerably decrease the current attractive light airiness of the interior.*
- 5. Given that a high proportion of the users of the Adult Learning areas would have some sort of disability, evacuation from either level in the case of lift failure or fire would be difficult; the lower level fire exits gave on to (a) the narrow passage at the rear, (b) the gated sculpture garden via doors with a step down to the ground level or (c) steps down to Verney Close from the door adjacent to the lift. No ramp exit was indicated.*
- 6. Concern was expressed about the use of a series of readily accessible flat roofs instead of pitched roofs; the differing levels could have given rise to an attractive and interesting roofscape with tiles and pitch reflecting those typical of the town. Flat roofs have known maintenance problems, and the accessibility from neighbouring property could prove a temptation for the less responsible members of the population.*
- 7. The large curved south-facing glass window would focus heat and light on the reception staff.*
- 8. The shape of the balcony edge of the internet café bore no relationship to the internal architecture.*
- 9. Members expressed the view that the walled and gated sculpture garden would become a resort for truants, illegal drinkers and graffiti artists.*
- 10. There appeared to be no structural reason for narrowing the footway with a rectangular arch.*

Members felt that an opportunity had been missed to provide the town with an interesting feature building on a sizeable site.

4747 PLANNING CONTROL

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

APPROVED

03/03202/APP Land between Brookfield Lane and Chandos Road	Demolition of Grenville Cottage & erection of housing, etc.	Oppose
04/02547/AAD Tesco, London Rd.	Erection of post mounted and canopy signage	Support
04/03317/APP Cricket Club Pavilion	Ch.of use from D2 to mixed D2 & D1(playgroup)	Support
04/03349/APP 17 The Holt	Single storey side extension and rear conservatory	Support
04/03364/APP 9 Deerfield Cl.	Single storey rear extension	Support
04/03393/APP 8-10 Market Hill	Alt.to front elevation;internal alts.& refrig'n plant to rear	Support
04/03401/ATP Holloway Spinney Works	to trees	Support
04/03442/ATP Land at Avenue Lodge Works	to 1 oak	Support
05/00090/APP 2 Cromwell Ct.	Erection of porch	Support
05/00163/ATC Land at North End Ct.	Works to trees	Support

REFUSED

04/03461/APP 14 Aris Way	Repositioning of garden wall	Oppose
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REPORTS TO DEVELOPMENT CONTROL

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

03/03202/APP Land between Brookfield Lane & Chandos Road; Demolition of Grenville Cottage and erection of one block of 9 flats, one terrace of 4 dwellings, 4 detached dwellings and two semidetached dwellings

04/01001/APP Burrows Field, Radclive Road, Gawcott (NB – in Gawcott with Lenborough Parish); Change of use of land for the siting of sixteen mobile homes and associated internal access together with the insertion of a Klargester tank for waste

04/03204/APP 2 Edmonds Close; Two storey front extension

4748 PLANNING - OTHER MATTERS

4748.1 Deferred decision from last meeting

Cllrs. Strain-Clark, Stevens and Barnett had met as per Planning Terms of Reference No.5 and made the following response:

04/03504/APP

SUPPORT

Tennis Courts, Chandos Park
10metre floodlighting

Members supported the application subject to an assessment of light spillage on to Chandos Court sheltered accommodation. Members noted the Court was not shown on the drawings.

4748.2(4741.3) *SEERA – SE Plan Consultation Draft*

Members reported on the sections of the report as follows:

Cllr. Stevens Economy and Tourism

A written report had been circulated to Members. Summarising, Cllr. Stevens said that as the ideas offered were very general and there were few detailed proposals, it would be difficult to counter with specific criticism.

Cllr. Strain-Clark Housing

A written report had been circulated to Members. The Plan encouraged Local Authorities to consider mixed use developments, 60% of which should be on previously developed land, at a target density of 40/ha. A substantial increase in subsidised housing with at least 25% social rented plus 10-15% other forms of affordable housing is advocated, with small scale sites in rural areas.

The infrastructure provision should consider public transport in particular; however there was no indication of how the infrastructure provision was to be funded. Concern was expressed that much of the SM & MK Plan was predicated around a viable E-W Rail link and the Government had not committed itself to the necessary investment. Without investment in infrastructure the remainder of the plans would founder.

Cllr. Loftus Communication & Transport

The content concentrated on the urban environment including airports and waterways, but it was noted that poor public transport in rural areas inevitably led to travel by car. Provision of bus services was subject to constraints. The A421 upgrade was “under consideration” but in general the view of rural transport networks was negative.

Cllr. Strain-Clark Sustainable Natural Resource Management

A written report had been circulated to Members. The section dealt with water resources, sewage and drainage, flood risk; conservation and biodiversity; woodlands; coastlines; air quality; noise. The Waste, Energy and Minerals section were as RPG9 which the Council has already made response to.

Cllr. Stevens Countryside and Landscape Management

A written report had been circulated to Members. The ideas were unspecific and centred on strengthening farming and advocating sustainable management.

Cllr. Mordue Management of Built and Historic Environment

The section dealt with urban regeneration and considered increasing the density of housing in the South to compare to that in the North. Better use of ‘design and build’ could design out crime from neighbourhoods, for example by eliminating alleyways. He felt the ideas were too diffuse to mean much.

Buckingham was at the very top edge of the map and had the largest number of Grade II and listed buildings in the area. Any building would have to take the Conservation Area into account. Developers would still be obliged to make community contributions under a S106 system.

Cllr. Lehmann Town Centres

A written report had been circulated to Members. The document advocated concentrating development on the major regional and subregional town centres – MK, Aylesbury and Banbury - Local Development Documents would be drawn up to consider what other development would be appropriate to smaller towns. However there was no indication of how the smaller centres would be linked to those where social and economic development was to be concentrated.

Cllr. Desorgher Social, Cultural and Health Dimensions

A written report had been circulated to Members. Each section emphasised the need for good public transport, especially for the elderly who may not be able or permitted to drive.

Also, with more people living alone and an ageing population, there was a need for more small properties. This Council had already pointed out the loss of small properties by permitted extension. Members also suggested that local Planning Committees could concentrate on the best for the immediate area; what worked for Aylesbury may not be the best solution in the rest of the Vale.

Cllr. Lehmann left the meeting

Cllr. Strain-Clark Milton Keynes and Aylesbury

A written report had been circulated to Members. This had been drawn from the MK and SM Study. Members discussed their preference for 'Base Growth' or 'Higher Growth' for MK and Aylesbury to 2026, and decided on Base Growth for both areas, being critical of the expansion of the south at the expense of the north of the country.

4748.3 The meeting with AVDC held on 23rd February 2005

Notes of the questions raised and responses made at the meeting had been circulated. Members found the attitude of AVDC reassuring, but asked what progress had been made on the various subjects. A report would be requested, and the notes copied to the AVDC officers.

ACTION THE CLERK

4748.4 Best Practice Guidance on the Validation of Planning Applications (ODPM: £7.00)

Members agreed this would be a useful volume to purchase from the Planning budget.

4748.5 (referred from Full Council, 7th March 2005) Chandos Road Highway Improvement Scheme – comments and concerns: to agree a response

Members expressed regret at the length of time taken to achieve any kind of solution to the traffic problems of Chandos Road, and advocated that the experts from the Highway Department visit the area during the rush hour on a school day. Members pointed out that the Bourton Road and London Road are also affected and discussed how the situation could be improved.

Traffic Calming per se was not necessary during the rush hours, as traffic could not do more than crawl given the school buses and the number of parked cars; the problem was speeding cars at other times, particularly in the evening. This had been a problem in Hunter Street before the nips and humps had been installed, and the situation was now much improved. However traffic humps required better lighting, and it was thought the residents would object to this.

Members suggested, as measures to be considered:

- A 20mph speed limit
- A weight restriction
- Paint markings on the road to give the illusion of narrowing
- Chicanes or nips with 'give way to oncoming traffic' - direction to maximise safety at the school entrance
- The provision of an off-street parking area
- Restrictions on the number of RLS VIth form cars allowed (perhaps by permit)

Cllr. Mordue left the meeting

4749 CORRESPONDENCE

4749.1 (4729.8) Response from GOSE for OPDM; smaller properties and affordable housing

The very full response had been circulated to Members, who agreed that it answered many of the points raised, and to go further would fetter the rights of individual property owners.

4749.2 (4729.10) Response from Stony Stratford re flood alleviation

The Stony Stratford Town Council had raised the matter with the Environment Agency and copied their letter to BTC for information.

Cllr. Stevens was in correspondence with Mr. Bercow over why the scheme had not been pursued, and would report any progress.

4749.3(4736.2) Response from Marconi re proposed Ford Meadow mast

Members had expressed concern over the possible effects of siting a mast at Ford Meadow: Marconi had sent an informative reply indicating that with modern technology and current legislation there should be no problems.

4749.4(4742.3) Response from Chairman, AVDC Development Control

Cllr. Isham had replied outlining the powers of Development Control

Members hoped that Cllr. Isham would carry back to the District Council their complaints that promised correspondence on progress was not sent and that enforcement when scheduled should be carried out without delay.

4750 CHAIRMAN'S ITEMS

4750.1 Stowe Avenue trees

The Chairman reported that lime trees in Stowe Avenue had been found to be infected by fungus and had been swiftly felled to curtail the spread of the disease. Though the disease had subsequently been found to be not as severe as was first thought, the trees were nearing the end of their life; they would be replaced by semi-mature trees at the appropriate time.

Members noted that, while an avenue of trees was fine visually, it implied simultaneous planting and – eventually – simultaneous decay and death. A programme of continuous replacement was to be preferred. Members also asked that the replacement trees not be limes, which dropped a sticky substance and threw up suckers; they would prefer oaks for long term effect, and a system of sustainable management.

4750.2 Brookfield Lane

Concern had been expressed that the developers vehicles were using Brookfield Lane as access to the Grenville Cottage site, endangering the pupils of both secondary schools and younger children using the (concealed) back entrance to Grenville Combined. The verge had been so degraded as to be unusable as a refuge. This Council had understood that access was to be from the Chandos Road bus lane. BCC & AVDC would be asked if any action could be taken in this matter.

ACTION THE CLERK

4750.3 Drovers Lane

A request had been made that a short length of lane between Brackley Road and the river, adjacent to the western end of Bostock Court and almost opposite Western Avenue be named Drovers Lane to commemorate its use by drovers to water their cattle since before the 17th century.

ACTION THE CLERK

4750.4 33 Hare Close

Cllr. Stuchbury declared an interest as a near neighbour.

The planting of leylandii at this address had been investigated by the Enforcement Team in 2002 and declared permissible as the trees were within the curtilage and permitted development rights had not been withdrawn – except in specific areas – on the Badgers Estate.

The trees had been replaced by a 2m high wooden fence in an area of otherwise open frontages and Members asked that AVDC be contacted to see if this was equally permissible, as they recollected a recent planning application for such a fence elsewhere.

ACTION THE CLERK

Meeting closed at: 9.30pm

CHAIRMAN DATE