

**MINUTES OF THE PLANNING COMMITTEE MEETING**  
**HELD ON MONDAY 4<sup>th</sup> APRIL 2005 AT 7.30pm FOLLOWING THE INTERIM COUNCIL**  
**MEETING**

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

For the Town Clerk Mrs K.W. McElligott

**APOLOGIES FOR ABSENCE**

Apologies were received and accepted from Councillor H. Lewis.

**4751 DECLARATIONS OF INTEREST**

Cllr. P. Strain-Clark declared a personal interest in application 05/00796/APP.  
Cllr. Barnett declared personal interests in 05/00704/APP and 05/00796/APP as minuted.

**4752 MINUTES OF THE PREVIOUS MEETING**

The Minutes of the meeting held on 14<sup>th</sup> March 2005 to be placed before Council on 25<sup>th</sup> April 2005 were received and accepted.

**4753 PLANNING APPLICATIONS**

The following planning applications were received and discussed. –

**05/00412/APP (AMENDED PLANS) SUPPORT**  
17 The Holt  
Two storey side extension and rear conservatory  
*(Amendment details parking arrangements & shows side extension moved forward approximately 1 metre)*

**05/00526/APP OPPOSE**  
61 Meadway  
Single storey rear extension  
*Members were concerned that the relationship to adjacent properties was not shown and, as this was terraced housing, opposed on loss of amenity to neighbouring properties.*

- 05/00531/APP** **SUPPORT**  
 52 Deerfield Close  
 Two storey rear extension and single storey front extension
- 05/00549/ATC** **SUPPORT**  
 Land. Adj. Castle House, Western Avenue  
 Works to 1 sycamore  
*Support was given subject to the arboriculturalist's report*
- 05/00582/APP** **OPPOSE**  
 14 Deerfield Close  
 Single storey front and side extensions  
*Members felt that the size of the proposed extension was disproportionately large for the property, and the solid brick wall to the south of the adjoining house would cut out most of the sunlight from its only living-room window.*
- 05/00618/APP** **SUPPORT**  
 Barracks House, West Street  
 Erection of detached single garage  
*Members gave support subject to the Historic Buildings Officer's report and the use of appropriate materials. Members also asked whether an ALB application was to be expected as the building would affect the setting of Barracks House.*
- 05/00621/APP** **SUPPORT**  
 26 Highlands Road  
 Single storey rear extension  
*(Minor Amended plans had also been received for this application which reduced the depth of the extension from 4.7m to 3.6m)*
- 05/00623/APP** **SUPPORT**  
 Stowefield, Stowe Avenue  
 Addition of front and rear dormers and removal of one chimney
- 05/00636/APP** **OPPOSE**  
 20 Lenborough Road  
 Single storey and first floor rear extension  
*Members could see no modification to the previous application (04/02308/APP) to meet the neighbour's concerns and opposed on the grounds of overdevelopment and loss of amenity to No.21.*
- 05/00672/ATP** **SUPPORT**  
 Maids Moreton Avenue  
 Fell one oak, crown balance one lime, crown reduction by 15% one oak and one lime, clean crown three limes, one beech and one horse chestnut tree  
*A majority of Members supported the application, subject to the Arboriculturalist's recommendations.*  
*Cllr. Stuchbury wished his opposition to the felling of the oak minuted.*

**05/00686/APP**

**OPPOSE**

14 Aris Way

Enclosure of land by repositioning of 2metre high boundary fence

*Members opposed on the grounds of loss of amenity to the area where the open aspect had been planned into the street scene.*

*Cllr. Barnett expressed a personal interest in the following application*

**05/00704/APP**

**SUPPORT**

47 Westfields

Two storey side extension

*Members pointed out that the adjoining semidetached had already been extended.*

**05/00771/APP**

**SUPPORT**

39 Embleton Way

Change of use of shop unit to create one residential flat

**05/00795/APP**

**SUPPORT**

17 Badgers Way

Single storey side extension and resiting of garage

*Cllr. Barnett expressed a personal interest in the following application*

**05/00796/APP**

**SUPPORT**

8 Nightingale Place

Conversion of garage to residential use

**05/00801/APP**

**SUPPORT**

22 Embleton Way

Conversion of Garage to residential use and erection of detached garage and creation of new access

**05/00547/APP**

**SUPPORT**

Works, Bridge Street

Change of use from indoor play area (D2) to office use (B1)

*Members considered the following applications together:*

**05/00774/ALB**

**OPPOSE**

Bourton Mill Health and Leisure Club, Bourton Road

Extension of fitness and leisure club to provide groundfloor café, reception area and first floor aerobics room and extension of decking

**05/00438/APP (AMENDED PLANS)**

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 and decking

*(Amendment is to red edged site area to include parking provision and proposed decking and entrance lobby)*

*Members opposed on the same grounds as previously:*

*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.*

**05/00777/APP**

**OPPOSE**

11 Sandhurst Drive

Two storey rear and first floor side extension

*Members noted that this application was for a noticeably larger extension than that granted permission in 2003 (02/02959/APP) and voted to oppose on the grounds of overdevelopment of the site.*

**4754 PLANNING CONTROL**

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

**APPROVED**

04/03392/AAD	Tesco, Market Hill	Erection of front fascia sign and projecting sign	Support
05/00140/APP	5 Treefields	Single storey side extension	Support
05/000269/APP	7 Cropredy Court	Conversion of garage to habitable room	Support

**REFUSED (Gawcott with Lenborough)**

04/01001/APP	Burrows Field	Ch/use land for siting 16 mobile homes etc.	No objections
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**REFUSED**

04/03204/APP	2 Edmonds Close	Two storey front extension	Support
04/03251/AAD	White Hart Hotel	Erection of banners	Oppose
04/03504/APP	Tennis Courts	Erection of 12no. 10m high floodlights	Support

**WITHDRAWN**

04/03407/APP	14 Deerfield Close	1½ storey and single storey rear extensions	(Oppose)
04/03426/APP	25-26 West Street	Conv. outbuildings & first floor offices into flats	(Support)
04/03427/ALB	25-26 West Street	Conv. outbuildings & first floor offices into flats	(Support)

Members were pleased to see that their action had obliged the White Hart to seek planning permission for its advertising.

Members asked for the reasons for refusal of 04/03504/APP. These were:

- “1. The proposed development, by reason of the level of illumination and the level of intensity of the floodlighting, would adversely affect the residential amenities of the occupiers of Chandos Court to a level below which they could reasonably expect to enjoy. As such the development would be contrary to policies GP8 and GP41 of the Aylesbury Vale District Local Plan.
2. Had the above reason not applied, the Local Planning Authority would have sought to negotiate a reduction in the number of lighting columns to reduce their visual impact on the character and appearance of Chandos Park and the adjacent Conservation Area.”

**4755 PLANNING - OTHER MATTERS**

4755.1 05/00412/APP 17 The Holt

The Planning Officer had requested Buckingham Town Council to reconsider its response (**PARTIAL OPPOSITION:** *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.*), pointing out that the 45° rule only applied to first floor extensions, and that split decisions were not a permitted option.

Members had dealt with the matter earlier in the meeting when discussing the Amended Plans for this application.

**4756 CORRESPONDENCE**

4756.1 (04/03204/APP: 2 Edmonds Close) AVDC reasons for decision contrary to BTC response

Members had supported this application.

AVDC: Members considered that proposed extension which would be located to the front of the property which occupies a corner plot would be too large in scale and would appear overly dominant within the street scene. As such it would have a detrimental impact upon the original dwelling, its setting and other buildings in the locality.

4756.2 (4748.3) Response from John Byrne

Mr. Byrne regretted that he would be out of the office until 7<sup>th</sup> April but would provide an update on those matters requiring action as soon as possible after this.

Members asked that he be reminded of the urgency of the enforcement action proposed.

**ACTION THE CLERK**

**4757 CHAIRMAN'S ITEMS**

4757.1 College Farm

The Clerk reported that BCC had that day telephoned acknowledgement that the complaint about the amount of plastic incorporated in the matter spread on the fields had been investigated and a formal response would be made after the Environmental Health team had completed their report.

Members asked about the other action points from the last meeting:

4757.2 (4750.1) Brookfield Lane. No response. Members asked that it be pointed out to the officers at AVDC and BCC that the school holidays were almost over and immediate action was necessary for the children's safety.

4757.3 (4750.3 Drovers Lane. No response.

4757.4 (4750.4) 33 Hare Close. An acknowledgement of receipt had been received.

Meeting closed at: 8.30pm

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