

**MINUTES OF THE PLANNING COMMITTEE MEETING**  
**HELD ON MONDAY 23<sup>rd</sup> MAY 2005 following the Interim Council meeting**

**PRESENT:** Councillors                      J. Barnett  
   P. Collins        (Mayor)  
   R. Lehmann  
   H. Lewis  
   G. Loftus  
   H. Mordue  
   P. Strain-Clark        (Chairman)  
   R. Stuchbury  
   Also Attending: Cllr D Isham  
   Town Clerk        Ms P J Heath

**APOLOGIES FOR ABSENCE**

Apologies were received and accepted from Councillors: Mrs. P. Desorgher and. Mrs. P. Stevens

**4766 DECLARATIONS OF INTEREST**

Cllr Lehmann declared a personal interest for item 8.1 on the agenda –Moreton Road Development Brief

**4767 ELECTION OF CHAIRMAN**

Proposed by Cllr Collins seconded by Cllr Stuchbury and **AGREED** that Cllr H Lewis be appointed as Chairman of Buckingham Town Council’s Planning Committee

*Cllr Lewis took the Chair*

**4768 ELECTION OF VICE CHAIRMAN**

Proposed by Cllr Stuchbury seconded by Cllr Mordue and **AGREED** that Cllr P Strain-Clarke be appointed as Vice Chairman of Buckingham Town Council’s Planning Committee

**4769 MINUTES OF THE PREVIOUS MEETING**

Minutes of the previous meeting held 3<sup>rd</sup> May 2005 to be placed before the Council on 13<sup>th</sup> June 2005 were received and accepted

**4770 PLANNING APPLICATIONS**

The following planning applications were received and discussed. –

**05/1055/APP**

**SUPPORT**

12 Wharfside Place  
Conservatory to rear

**05/01063/APP****OPPOSE**

8 - 10 Market Hill

Erection of external chiller to rear of shop

*Members opposed this application on the grounds of noise disturbance to neighbouring residential properties caused by the refrigeration units being sited outside. The new location would also impact on access to the flats above the premises, waste storage, and residential parking.*

**05/01070/ATP****SUPPORT**

Land at rear of 1 Edge Hill Court and 4 Naseby Court

Fell and poison stump of one lime and one beech, and crown thin one oak by 20%, and remove epicormic shoots to 5m up the stem

*Members discussed the application and agreed by 3 votes to 1 (Cllr R Stuchbury requested his objection to be recorded) to support the application.*

**05/01090****SUPPORT**

Buckingham Lodges, Stowe Avenue

Repair and restoration works to east lodge and west lodge

**05/01091/APP****SUPPORT**

127 Burleigh Piece

Single storey rear extension

**05/01099/APP****SUPPORT**

26 Meadway

Single storey side extension

**05/01156/APP****OPPOSE**

27 Waine Close

Conversion of roof space to living accommodation including insertion of dormer windows to front and rear

*Members opposed this application on the grounds of overdevelopment, adverse effect on the street scene caused by the dormer windows creating another storey, and the style of the development not in keeping with the immediate area.*

**4771 PLANNING CONTROL**

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

**APPROVED****(Gawcott with Lenborough)**

|              |                        |  |        |
|--------------|------------------------|--|--------|
| 05/00272/APP | Land to S.B'ham Bypass | Instal station & erection 17.5m telecom.mast | Oppose |
|--------------|------------------------|--|--------|

**(Buckingham)**

|              |                      |  |         |
|--------------|----------------------|--|---------|
| 05/00277/APP | 20 Grenville Road    | 2 storey side extension and detached garage            | Oppose  |
| 05/00336/APP | 25 Moreton Drive     | Part first floor and single storey rear/side extension | Oppose  |
| 05/00411/APP | 5 Lark Close         | Two storey side extension                              | Oppose  |
| 05/00531/APP | 52 Deerfield Close   | Two storey rear and single storey front extension      | Support |
| 05/00621/APP | 26 Highlands Road    | Single storey rear extension                           | Support |
| 05/00672/ATP | Maids Moreton Avenue | works to trees   | Support |

### REFUSED

05/00636/APP 20 Lenborough Road Single storey and first floor rear extension Oppose

### WITHDRAWN

05/00218/APP BP Filling Stn, Stratford Rd. Var.of cond.3 re car wash opening hours

05/00670/ACC Magistrates Ct., Verney Cl. Adult learning centre, one stop shop, etc.

### DEFERRED

04/03431/APP Land off Western Ave. Erection of new dwelling Reason for deferral: Site visit

### REPORTS TO DEVELOPMENT CONTROL

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

**03/00199/CON** Land at Wharf Yard The open storage of building materials/equipment without permission.

**04/03431/APP** Land off Western Ave. Erection of a new dwelling – report of site visit

**04/03434/APP** Stratford House Demolition of existing building/erection of four dwellings with associated car parking and carport

**05/00526/APP** 61 Meadway Single storey rear extension

**05/00582/APP** 14 Deerfield Cl. Single storey front and side extensions

## 4772 PLANNING - OTHER MATTERS

### 4772.1 Development Brief for land at Moreton Road

Members discussed at length the proposed development brief for Moreton Road, a copy of which had been circulated prior to the meeting.

The following points were raised and **AGREED** to be included in the response to AVDC

- Affordable House – this is shown at 10% housing association and 30% affordable housing. Government criteria states it should be 45% affordable housing. Members felt that the District should comply with the Government directive and also asked that special needs housing be included.
- Traffic Problems these are not sufficiently addressed in the report which identifies only Addington road as potentially needing traffic calming measures. Members felt that Avenue Road/Maids Moreton, Western Avenue, the Pinch points at the Old Gaol, and the pinch points near to wharf yard also need to be addressed and possible improvements funded by the Developer
- The Community Plan Group had already been in consultation with Addington Road residents. Their results show that a one way system down hill was preferred. Cllr Lehmann had declared a personal interest on this item. He expressed concern that the solution offered by the brief was in conflict with the consultation results. Members agreed that any measures taken on traffic calming must have the full support of the residents in that area.
- Drainage and Water Management still caused concern for members who are aware that historically the high water table results in springs developing all over the land. Members asked for assurance that a full hydrological survey had been undertaken and the unpredictable nature of the springs taken into account.
- Members were pleased to note that a Full Archaeological survey would be undertaken as shown under section 3.6.

*Cllr R Lehmann left the meeting during the above item*

*Cllr G Loftus left the meeting*

### 4772.2 Information from Bulletin 17/05 on Planning Guidance for Town Centres

Members were reminded that the Town Council had already made a response to this consultation document.

4772.3 BCC Development Control meeting - the Magistrates' Court applications.

Members' felt that they had made a full response to the planning application therefore did not need to attend the Development Control meeting

4773.3 (4491.1) Gawcott Road/Sandhurst Drive: parking restrictions and road safety

This was deferred at the request of Cllr P Strain-Clark

**4774 CORRESPONDENCE**

4774.1 (4759) W.E.Black re Brookfield Lane: copy of letter to Royal Latin School

Members noted the contents of the letter from W H Black to the Royal Latin school, which was read at the meeting; a copy had appeared in the local newspaper minus the last paragraph. Proposed by Cllr Stuchbury and **AGREED** that the Chairman and the Mayor draft a response to the letter from Mr Black stating the Council were pleased they were complying with the planning conditions with the start of the Chandos Road entrance. And noting their confirmation that there will be a traffic movement and parking problem at Chandos Road caused by the new development.

Cllr P Strain-Clarke raised an email received from the owners of no 20 Chandos Close who were experiencing problems with spring water due they believed to the realignment of a natural run by the building on the Grenville Cottage site. The residents had received little support from AVDC planning department or building control. It was noted that the developer could appoint his own building control officer and not use AVDC. It was **AGREED** to establish who was responsible for the Building control on the site and supply the residents of no 20 with that information and suggest they seek independent advice.

4774.2 (4764.4) Further correspondence from Mr. Heine

Members noted the letter from Mr Heine and expressed their condolences to his widow.

4774.3 Re Marriotts, The Old Dairy and the Workshop

*Cllr P Collins declared a personal interest*

The Chairman read the letter, which had been sent to all neighbouring properties of the Old Dairy and Workshops at Castle Street, concerning the proposed development of the outbuildings.

4774.4 (4765.2) Land adj. Sandmartin Close – email response from AVDC

The Chairman read the email received from AVDC in respect of the temporary entrance at the side of Sandmartin close. AVDC confirm that the developers did not have permission to cross the public open space adjacent to gain access; this had been passed to their estates department.

Meeting closed at: 9.15 pm

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