

MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MONDAY 20TH JUNE 2005 at 7.05pm

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

Also Attending: Cllr. D.R.Isham

For the Town Clerk Mrs K.W.McElligott

APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs. P. Collins (Mayor) and R.Lehmann.

4775 DECLARATIONS OF INTEREST

Cllr. Stuchbury declared an interest in application 05/01284/APP.
Cllrs. Loftus and Mordue declared an interest in application CC/33/05.

4776 MINUTES OF THE PREVIOUS MEETING

The Minutes of the meeting of 23rd May 2005 ratified on 13th June 2005 were received and accepted. There were no matters arising not referred to later in the meeting.

4777 PLANNING APPLICATIONS

The following planning applications were received and discussed. –

05/01102/APP

OPPOSE

19 Badgers Way

Two storey side extension

Members considered that the extension was barely 'subsidiary', increased the size of the property by over 60%, and filled in the gap between this dwelling and its neighbour; support might have been given if the extension had been smaller and obviously subsidiary. Members opposed on the grounds of overdevelopment of the site and effect on the street scene.

05/01129/APP

SUPPORT

Sports Grounds, Bourton Road

Variation of condition 2 of 04/03317/APP relating to no external play areas and erection of timber shed

05/001178/APP

SUPPORT

23 West Street

Change of use from office to beauty therapy salon

The following two applications were considered together:

05/01184/ALB

SUPPORT IN PRINCIPLE

05/01185/APP

SUPPORT IN PRINCIPLE

Old Dairy to rear of 13 and 14 Castle Street

Conversion of offices into 2 dwellings and conversion and extension of outbuildings to form 3 dwellings

Members asked the officer to consider the following points:

- 1. The internal design of the flats from the fire safety aspect – escape access in some cases is via the kitchen, the most likely fire source*
- 2. The rooflines of the new storey should be considered in the context of the neighbouring properties*
- 3. The entrance on Elm Street is to be cut through a continuous stone wall (possibly constructed of robbed stone from the Castle) – Members asked that as much of this wall be preserved as possible*
- 4. The materials used in construction should be of a quality appropriate to the Conservation Area*
- 5. The adequacy of the turning space for vehicles using the entry, given the width of Elm Street and the position of the parking bay.*

05/01232/APP

OPPOSE

25 Moreton Road

Erection of storage container

Members opposed on the grounds that this was an unsuitable installation in a residential area. No indication had been given of the necessity for or proposed contents of the container.

05/01284/APP

SUPPORT

36 Hare Close

Single storey rear extension and addition of pitched roof over garage

05/01285/APP

SUPPORT

Celtic Court, 22-26 Ball Moor

Change of use from office to retail

Some concern was expressed over the increase in car movements for retail usage.

05/01303/APP

SUPPORT

21 Lime Avenue

Two storey rear extension and single storey front porch

Members were pleased to see that their comment on the size of the extension in the previous application had been acted upon.

05/01324/APP

SUPPORT

1 Lower Wharf, Stratford Road
Single storey rear extension

05/01326/APP

SUPPORT

Gwynfa, Stratford Road
Two storey rear extension and conservatory and single storey side garage extension
Members noted the size of the extension, but felt that it was sympathetically designed and did not affect the neighbours' amenity or the street scene adversely.

05/01350/APP

SUPPORT

37 Overn Avenue
Single storey rear extension

The following two applications had not arrived in time for the meeting:

05/01463/APP

3 Dukes Piece, Linden Village
Erection of conservatory to rear

05/01468/APP

Building 4, University of Buckingham, Chandos Road
Change of use from academic use to commercial cinema building and academic use

04/02735/APP (AMENDED PLANS)

SUPPORT

Land at Swan Business Park
Erection of non-food retail warehouse (class A1) with access, service arrangements, car parking and landscaping

Amendments are:

- 1. Store repositioned towards northeast of site*
- 2. Wide landscape areas to north, east and south boundaries*
- 3. 124 parking spaces include 4 disabled and 4 parent&child spaces*
- 4. Full height brickwork on principal elevations (to north, east and south) and glazing introduced to better relate to Buckingham Colour Press building.*

Members felt that the applicants had made an effort to provide a more acceptable proposal with minimal corporate features; however they asked that additional landscaping be provided to the rear (west) of the site to screen the site from dwellings on that side, and to ensure that light spill from the site is kept to a minimum.

CC/33/05 (05/01566/ACC)

SUPPORT

Buckingham Primary School, Foscott Way
Proposed infill extension to create Art/Drama Block
Members asked that the toilets proposed on the previous application (CC/48/04) be reinstated so that the room could be used without requiring access to school facilities.

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

05/00777/APP 11 Sandhurst Drive Two storey rear and first floor side extension
Amendment shows revised elevation drawing to show no part of extension encroaches upon the boundary.

4778 PLANNING CONTROL

The following planning decisions had been received;

APPROVED

BCC

CC/19/05 Magistrates Court Erection 2st.building for adult learning,one-stop shop etc Support
(05/01071/ACC)

AVDC

05/00526/APP 61 Meadway	Single storey rear extension	Oppose
05/00547/APP Works,Bridge St.Ch./use of part, indoor play area (D2)to office use (B1)		Support
05/00582/APP 14 Deerfield Cl.	Single storey front & side extensions	Oppose
05/00704/APP 47 Westfields	Two storey side extension	Support
05/00795/APP 17 Badgers Way	Single storey extension and resiting of garage	Support
05/00796/APP 8 Nightingale Pl.	Conv. garage to residential use	Support
05/00801/APP 22 Embleton Way	Conv.garage to residential use+new det. garage	Support

REFUSED

05/00618/APP Barracks House	Erection of detached single garage	Support
05/00623/APP Stowefield	Add. of front & rear dormers & removal of chimney	Support
05/00686/APP 14 Aris Way	Enclosure of land by 2m high boundary fence	Oppose

NO OBJECTION

05/00669/ACC Magistrates Court Conservation consent for demolition of building Support
(CC/10/05)

NO OBJECTION IN PRINCIPLE

05/01071/ACC Magistrates Court Erect. 2st.building for adult learning,one-stop shop Support
(CC/19/05)

DECISION DEFERRED

04/03431/APP Land off Western Ave. Erection of a new dwelling Support
Reason for deferral: Subject to expiry of publicity period and no new material representations
04/03434/APP Stratford House, High St. Demol.exist.building/erect.4 dwellings &car port Object
Reason for deferral: Planning Obligation Agreement

WITHDRAWN

05/00438/APP Bourton Mill Health Club 2 st.side & rear extension to provide café & aerobics room and decking
05/00774/ALB Bourton Mill Health Club 2 st.side & rear extension to provide café,aerobics room and extn of decking
05/00853/APP 21 Lime Avenue Two storey rear extension and new porch to front

REPORTS TO DEVELOPMENT CONTROL

Reports on the following applications had been received and were available in the office
05/00623/APP Stowefield,Stowe Ave. Addition of front & rear dormers and removal of one chimney

4779 PLANNING - OTHER MATTERS

4779.1(4694.1) 02/03028/AOP Land at Burleigh Piece: to agree a representative to attend the Appeal Hearing on 5th August 2005 in Aylesbury.

No Member present was available to attend and the matter was referred to the Interim Full Council meeting on 11th July 2005 in case any other Member was able to do so.

5th August is a Friday.

4779.2(4748.4) Best Practice Guidance on the Validation of Planning Applications (ODPM 2005)

This publication may be borrowed from the office.

4780 CORRESPONDENCE

4780.1 (05/00526/APP: 61 Meadway) AVDC reasons for decision contrary to BTC response

Members had opposed, concerned that the relationship to adjacent properties was not shown and, as this was terraced housing, opposed on loss of amenity to neighbouring properties. Members had no further comment to add when 'minor amended' plans were submitted.

AVDC: "Town Council expressed concerns that the relationship to the adjacent property was not shown and opposed the application on grounds of loss of amenity. Since this objection an amended drawing was submitted reducing the depth of the proposal from 3.5m to 3.0m which is in line with advice contained in Design Guide 3: Residential Extensions. The proposal would be visible from the neighbouring properties to either side however, there are no windows proposed to the north east elevation and only high level windows to the south west elevation. As such it is considered that the proposal would not have a detrimental impact upon people who live nearby, in particular their character of outlook, natural light and privacy."

4780.2 (05/00582/APP: 14 Deerfield Close) AVDC reasons for decision contrary to BTC response

Members had opposed, feeling 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.

AVDC: "The initial scheme showing a one and a half storey rear extension was asked to be reduced in size by planning officers. The application was withdrawn and a single storey extension proposed. The agent was very aware of the potential impact on the neighbouring property so endeavoured to propose an extension with a low eaves height and shallow roof angle to minimise the height. The height at eaves level would be 2.25m which would not be significantly higher than the existing wall. It was therefore considered that the proposal would not reduce the amenities of the occupants of the neighbouring dwelling below a level which they should reasonably expect to enjoy. It was also considered that a reasonable garden area would be retained and the additions would not be disproportionately large for the dwelling.

Members deplored the decision of the Development Control Committee in this instance: there were few very small properties available in the town and this extension would

increase the size, and hence price, of this most basic dwelling. Members also disagreed with the view that reducing the light levels to the neighbour's only window would not reduce their amenities to any significant extent. No regard appeared to have been paid to the neighbour's objections.

The Committee decided that a letter should be sent to the Chairman of the Development Control Committee detailing Members' concerns and asking for a copy of the appropriate meeting's minutes, including the vote. The neighbouring resident would be advised that the Town Council was taking up the matter.

ACTION THE CLERK

4780.3 Street Naming

The Rotary Club had written reiterating their request that Mr. Wilf Whitehead's name be considered when suggestions for a street name were next required.

Pointing out that no names had been needed since Pateman Close, and that the Rotary Club had been advised in 2002 that Mr. Whitehead's name had been added to the list, Members suggested that a copy of the 2002 letter be sent to the Club, adding that the new Moreton Road development would be an appropriate place to commemorate Mr. Whitehead, who farmed at Chackmore.

ACTION THE CLERK

4780.4(4759) Brookfield Lane – response from WE Black

A letter had been received giving the developer's response to several points raised in the letter resulting from the 3rd May meeting. A copy of this letter had been circulated to the Committee.

The Chairman reported that, after discussions with the Mayor, no letter had been sent as per Minute no. 4774.1; it was felt inappropriate as the letter was addressed to the School and copied to the Town Council.

Members suggested that an acknowledgement only be sent, noting the contents and hoping for a safe and speedy conclusion to the works.

ACTION THE CLERK

4780.5 (referred from Full Council 13/6/05) – re Moreton Road from Mr. Waterman

The Chairman read a suggested response to the meeting. Members agreed the content and deferred further comment until the Minutes of Full Council were available.

ACTION THE CLERK

4780.6 (4763.1) AVDC Design Awards 2005

An acknowledgement of receipt of BTC nomination had been received.

4781 CHAIRMAN'S ITEMS FOR INFORMATION

4781.1 04/03434 Land behind Stratford House

A resident had complained that work had started on the site before planning permission had been granted (decision deferred pending agreement on Offsite Provision) and further that the foundations had been laid out incorrectly.

The Chairman had visited the site and the complainant, and had held a meeting with the agent and officers from AVDC; it appeared that a discrepancy in the plans had led to the incorrect setting out. All work had been stopped immediately and a revised application

would be submitted. The Planning Officer would look at the privacy issue of adjacent properties, the level of the decking proposed and a condition of obscure glazing in rear elevation windows.

4781.2 05/01156/APP 27 Waine Close

The applicants had contacted the Council asking for the reason behind their response (meeting of 23rd May 2005). The Chairman offered to reply to the e-mail.

ACTION THE CHAIRMAN

Meeting closed at: 8.00pm

CHAIRMAN DATE