

**MINUTES OF THE PLANNING COMMITTEE MEETING**  
**HELD ON MONDAY 8<sup>TH</sup> AUGUST 2005 AT 7.25pm following the Public Session**

**PRESENT:** Councillors P. Collins (Mayor)  
Mrs. P. Desorgher  
H. Lewis (Chairman)  
H. Mordue  
P. Strain-Clark

Also Attending: Cllr. D. Isham

For the Town Clerk Mrs K.W.McElligott

**APOLOGIES FOR ABSENCE**

Apologies were received and accepted from Councillors: J. Barnett, R.Lehmann, G.Loftus, Mrs. P. Stevens and R Stuchbury.

**4789 DECLARATIONS OF INTEREST**

There were no declarations of interest.

**4790 MINUTES OF THE PREVIOUS MEETING**

The minutes of the meeting held on 11<sup>th</sup> July 2005, ratified on 1<sup>st</sup> August 2005, were received. There were no matters arising.

**4791 PLANNING APPLICATIONS**

The following planning applications were received and discussed. –

**04/03434/APP (AMENDED PLANS)**

**OPPOSE**

Stratford House, High Street

Demolition of existing building and erection of four (no.) dwellings with associated parking and car port

*The Chairman gave a brief resume of the reasons for reconsideration of the plans, and noted that work on site had been stopped pending the agreement of Section 106 off-site provision; the Environment Agency had been contacted and while there were no formal objections to the proposed scheme they would be looking to negotiate a Section 30 Agreement in relation to the maintenance of the floodplain land (this is separate from the planning procedure). At the Development Control Committee meeting held on 4<sup>th</sup> August 2005 the application had been delegated to officers to resolve.*

*Members discussed the amended plans and could find no improvement to the scheme sufficient to change their original response. The felling of trees before permission had been granted and conditions set was deplored. Wrong information on the original application on the original plans had misled Councillors and residents alike into thinking there was*

*more separation of the proposed terrace from existing dwellings. Members agreed that the Chairman and Clerk should compose a suitable reply reflecting these views.*

**ACTION THE CHAIRMAN/THE COMMITTEE CLERK**

**05/01398/ALB**

**NOTED**

International Management Centre, 13 Castle Street

Alterations of front window frame colour to dark blue

*It appeared that this was a retrospective application, and the response agreed was that in accordance with normal practice. Verbal criticism of the shade of blue was reported to the meeting but no written complaint had been received.*

**05/01667/APP**

**SUPPORT**

68 Bourton Road

Two storey rear extension

**05/01677/AAD**

**SUPPORT**

Travelodge, London Road

Erection of illuminated sign

**05/01705/APP**

**SUPPORT**

19 Kingfisher Road

Erection of conservatory

**05/01730/APP**

**OPPOSE**

Buckingham Filling Station, Stratford Road

Variation of condition 3 of 93/01687/APP to extend car wash operating times to 07.30hrs-20.30hrs Mon-Sat and 09.00hrs-19.00hrs Sunday and Bank holidays and alterations to existing car wash

*[93/1687/APP Condition 3. "The car wash machinery shall not be operated before 8am nor after 7pm Monday to Saturday; and not before 9am nor after 1pm on Sundays and Bank Holidays." The reason given: "In the interests of the amenities of the area."]. Previous application 05/00218/APP was WITHDRAWN in April.*

*The alterations to the car wash: front and rear doors, to be shut when the wash is in use. Members queried the effectiveness of installing doors.*

Proposed by Cllr. Strain-Clark, seconded by Cllr. Collins, and AGREED that Standing Orders be suspended to allow Mrs. Una Robinson to address the meeting.

Mrs. Robinson reported that the Environmental Health Officer who attended after the mechanism had been changed during renovation of the site had recommended that the doors should be the subject of a separate application. Noise levels would need to be tested after installation before any extension of opening hours could be decided upon; there was also the question of the light pollution from the car wash/jet wash area during if extended hours were permitted.

*Members felt that the extension of hours should be separated from the installation of doors to reduce the noise, and agreed to oppose the extension but support the doors. The doors might prove noisy in operation or exacerbate the noise of the wash mechanism rather than reduce it, reinforcing the case against extension of hours.*

*Members also noted that the residential nature of the immediate area of the service station had not changed since the original conditions were set, and the amenity of the neighbours was still an important consideration*

Proposed by Cllr. Lewis, seconded by Cllr. Mordue, and AGREED to reinstate Standing Orders.

**05/01732/APP** **SUPPORT**  
9 Boswell Court  
Single storey front extension

**05/01771/APP** **SUPPORT**  
7 Middlefield Close  
First floor side extension

The following two applications were considered together:

**05/01777/ALB** **SUPPORT IN PRINCIPLE**  
**05/01778/APP** **SUPPORT IN PRINCIPLE**

25-26 West Street  
Conversion of ground floor outbuildings and first floor offices into four flats  
*Members support residential accommodation in the town centre but hoped that the Planning Officer would liaise with Building Control, the Fire Officer and the developer over the interior layout so that exit in case of fire did not lie through the kitchen area, the most likely source of fire.*

**05/01823/APP** **OPPOSE**  
5 Naseby Court  
Two storey side and single storey rear extension  
*Members felt that the proposed extension was overbearing, overdevelopment of the site, and seriously detrimental to a unified street scene.*

**05/01875/APP** **OPPOSE**  
3 Stowe Close  
Two storey side extension and conservatory  
*Members queried whether the proposed extension complied with the 1m separation from neighbouring property rule, giving the effect of a continuous frontage for nos. 2, 3 and 4 and materially affecting the street scene.*

**05/01877/APP** **SUPPORT**  
72 Moorhen Way  
Single storey rear extension

**05/01890/APP** **SUPPORT SUBJECT TO COMMENTS APPENDED**  
40 Highlands Road  
Single storey rear and side extension  
*Members had been unable to gauge the effect of the extension on the adjoining property and asked that the Planning Officer check the impact of the proposal on the neighbours' amenity and the distances from boundaries of the new build.*

**CC/36/05 (05/01924/ACC)**

**SUPPORT**

Grenville Combined School

Erection of external canopies to create covered play areas for pre-school and early years pupils

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

04/02735/APP Land at Swan Business Pk. Erection of non-food retail warehouse  
*Amended drawings show additional glazing section on North elevation; car parking spaces increased from 124 to 135*

05/01549/APP Pine Lodge, Avenue Rd. Erection of 4 dwellings with garaging  
(amendment to 03/02897/APP)

*Amended drawing shows chimney on Plots 1 & 2 houses to be external (previous drawing showed external in one elevation drawing and internal on another). Members OPPOSED the application.*

## **4792 PLANNING CONTROL**

### **BCC – PERMISSION GRANTED**

CC/33/05 Buck.Primary School Infill extension to create Art/Drama Block Support  
(05/01566/ACC)

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

### **APPROVED**

05/01156/APP 27 Waine Close Conv.roof space inc.dormer windows front and rear Oppose  
05/01303/APP 21 Lime Avenue 2-st.rear extension and single storey front porch Support  
05/01324/APP 1 Lower Wharf Single storey rear extension Support  
05/01326/APP Gwynfa,Stratford Rd. Two storey rear extn. & conservatory & garage extn.Support

### **REFUSED**

05/00453/APP Buck.Town Football Club 17.5m telecomm antenna on floodlight column Support  
05/01099/APP 26 Meadway Single storey side extension Support  
05/01102/APP 19 Badgers Way Two storey side extension Oppose

### **NO OBJECTION**

05/01566/ACC Buck. Middle School Single storey infil to create Art/Drama block Support  
(CC/33/05)

### **WITHDRAWN**

05/01184/ALB } Old Dairy, rear Conv.of offices into 2 dwellings and conv/extn Support  
05/01185/APP } 13&14 Castle St. of outbuildings to form 3 dwellings in Principle

### **APPEAL LODGED**

05/00686/APP 14 Aris Way Enc.of land by reposit<sup>g</sup> 2m high boundary fence Oppose

## **REPORTS TO DEVELOPMENT CONTROL**

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

04/02735/APP land at Swan Business Pk. Erection of non-food retail warehouse (class A1) with access, service arrangements , car parking and landscaping

04/03434/APP land to rear Stratford Ho. Demolition of existing building and erection of 4 dwellings with associated car parking and car port

## **4793 PLANNING - OTHER MATTERS**

### 4793.1 Aylesbury Vale Local Development Framework: Local Development Scheme

A copy of this document was available in the office.

### 4793.2 (4779.1) 02/03028/AOP Land at Burleigh Piece – Appeal Hearing

Cllr. Mordue reported on the informal hearing and site visit. He had been concerned at the statement that Federated Homes had contributed towards the establishment of Bourton Park; this was not so, and the Park could not be counted as part of the open space provision.

The proposed housing, comprising two semi detached 2-bed houses joined by an archway giving access to 7 terraced houses, was not in keeping with the other housing on Linden Village. Vehicle access to the semidetached houses was not shown, and the representative present did not know whether the houses were to have separate drives. The houses and archway gave onto the continuously curving Burleigh Piece.

Cllr. Mordue considered that the £20,000 offered to the District Council if planning permission were to be granted amounted to an inducement.

When the site was visited there were children playing on the area; Cllr. Mordue pointed out that the space had been allocated for community use, and though no meeting place had, in the event, been built the land should still be available for the whole community.

The District Council had taken the maintenance of the public areas on, for which everyone was grateful; however the 21-year period of Receivership ran to 2006, when ownership of the unsold land would pass to the Treasury. He was unable to comment on which entity would be easier to deal with.

The decision would be available in five weeks' time.

### 4793.3 Street Naming: to make suggestions for the land behind Stratford House

The name Cecil's Yard was suggested to commemorate Mr. J. T. Cecil whose builders yard occupied the land during much of the last century. However Members considered that naming the development was premature as the current proposal had not yet received planning permission, and a letter would be sent to AVDC deferring choice until the necessity for a name was demonstrated.

### 4793.4 Street Naming: to make suggestions for the land between Chandos Road and Brookfield Lane

The developer had suggested Steeple View; Members considered this banal and chose Wagland's Garden – Mr. Wagland had owned the land before selling it to the School.

## **4794 CORRESPONDENCE**

### 4794.1 (05/05161 & 01568) MOH Properties

Members were circulated with the letter, which expressed the developer's concerns at the discussion on these applications.

A courtesy reply would be sent.

**ACTION THE CLERK**

4794.2 (05/00686/APP:14 Aris Way) Appeal against AVDC decision  
Notice of the appeal had been circulated with the agenda.

4794.3 (4653.1) Unauthorised display of advertising signs, Browns Hairdressing  
The signs had been removed. A letter would be sent to AVDC thanking them for taking action in this matter.

**ACTION THE CLERK**

**4795 CHAIRMAN'S ITEMS FOR INFORMATION**

There were no Chairman's items.

Meeting closed at: 8.20pm

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