

MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MONDAY 30TH AUGUST 2005 AT 8.15pm following the Interim Council meeting

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

For the Town Clerk Mrs K.W.McElligott

APOLOGIES FOR ABSENCE

Apologies were received and accepted from Councillors J. Barnett and G.Loftus.

4796 DECLARATIONS OF INTEREST

There were no declarations of interest.

4797 MINUTES OF THE PREVIOUS MEETING

The Minutes of the meeting held on 8th August 2005, to be put before Council on 19th September 2005, were received and accepted.

4798 PLANNING APPLICATIONS

The following planning applications were received and discussed. –

05/01976/APP **SUPPORT**
3 Brackley Road
Single storey rear extension

05/01987/APP **SUPPORT**
8 Glynswood Road
Single and two storey front extension

05/02018/ALB **SUPPORT**
Flats above 28 West Street
Repair and rebuild staircase and windows. Remove chimney. Erection of new internal stud walls.
Members supported the repairs, but asked that the chimney be retained as it was important in the roofscape of the Conservation Area. Members also pointed out the hazard of the proximity of the kitchen areas to the exit doors of the flats.

05/02019/APP

OPPOSE

19 Badgers Way
Single storey side extension

Members noted that the dimensions of the extension were unchanged from the previous, refused, application and that the proposal still closed the gap between the property and the boundary fence of the neighbouring bungalow to the detriment of the street scene.

05/02049/APP

SUPPORT

4 Bostock Court
Erection of conservatory

05/02080/ATP

SUPPORT

Holloway Spinney
Crown clean 1 ash and removal of dead wood of 1 ash and fell 3 sycamore
Support was given subject to the arboriculturalist's report

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

05/02101/APP

Highcroft
Single storey side and rear extension

05/02104/APP

12 Cornwalls Centre
Change of use from A1 (retail) to A2 (financial and professional services)

The following application is in the parish of Maids Moreton:

05/01973/APP

OPPOSE

Buckingham Rugby Club, Duck Lake
5metre extension to 15metre telecommunication mast and erection of 3 antennae
Members objected to the visual impact on the surrounding countryside of such a tall mast, and its effect on the proposed extensive housing development in the adjacent field.

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

05/01232/APP 25 Moreton Road Erection of storage container
Amendment shows alternative sites for container, and photos of area.

Members had OPPOSED the application 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.

The following additional plans were posted for members' information only:

05/0164/AOP Former Railway Station Site, Station Road Erection of 4 detached dwellings
Additional plans show relationship to Lenborough Close

Members had SUPPORTED IN PRINCIPLE but asked that a full environmental and arboricultural survey of the site be carried out to ensure that no important trees or group of trees would be affected by the proposal and that suitable wildlife corridors would be maintained.

If the appropriate Officers were subsequently satisfied that the proposed development would have no material effect, Members would support the application.

4799 PLANNING CONTROL

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

APPROVED

04/02735/APP land at Swan.Bus.Pk. Erection of non-food warehouse +parking etc	Support
05/01129/APP Sports Ground, Bourton Rd. Var.of 04/03317/APP,external play areas	Support
05/01178/APP 23 West Street Change of use, office to beauty salon	Support
05/01463/APP 3 Dukes Piece Erection of conservatory to rear	Support
05/01495/APP Kya,Stratford Rd. Erection of conservatory	Support

DEFERRED

04/03434/APP land behind Stratford House Demol.existing/erect 4 dwellings, carport	Oppose
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Reason for deferral: Planning Obligation Agreement

NO OBJECTION

05/01680/ACC Buckingham Youth Centre Replace fence with steel and timber fence (CC/34/05)	Support
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PLANNING APPEAL DISMISSED

05/03305/APP 7 Kingfisher Rd. Two storey side extension	Oppose
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REPORTS TO DEVELOPMENT CONTROL

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

05/01232/APP 25 Moreton Rd. Erection of storage container
05/01285/APP 22-26 Ballmoor (Celtic Court) Change of use from office to retail
05/01440/APP 16 Sandhurst Dr. Two st. rear extension+1 st fl. rear/side extension over garage
05/01549/APP Pine Lodge, Avenue Rd. Erection of 4 dwellings with garaging

TREE PRESERVATION ORDER

For Member's information only:

Parish of Maids Moreton

Tree Preservation Orders have been issued for 34 trees on land at Maids Moreton Hall, Maids Moreton, including two Wellingtonias.

Member asked that a letter of thanks for the prompt action taken to protect these trees be sent to AVDC.

ACTION THE CLERK

4800 PLANNING - OTHER MATTERS

4800.1 SE Plan: Consultation on District-level Housing Figures

Members noted the advance warning of this consultation, due to be available after 12th September 2005.

Proposed by Cllr. Lewis, seconded by Cllr. Stuchbury, and **RECOMMENDED** that the Consultation be placed on the agenda for the Full Council meeting.

4800.2 PPS9 Biodiversity and Geological Conservation (ODPM August 2005)

A copy of this publication had been obtained and was available in the office.

4800.3 (4793.2) 02/03028/AOP Land at Burleigh Piece: Planning Inspector's decision

Cllr. Mordue reported that the appeal had been dismissed and that this had been the last chance for the Receiver for Federated Homes to obtain planning permission. Ownership of the land would revert to the Treasury in 2006; AVDC could negotiate with the Treasury to take on the public areas.

Members discussed the BBDC monies used by AVDC to cover the cost of maintaining the grass areas as a public service in the absence of any other responsible entity, whether these monies could be recouped, and how AVDC could meet the shortfall subsequent to the Appeal Inspector's decision.

Proposed by Cllr. Lewis, seconded by Cllr. Stuchbury, and **AGREED** that these matters were best discussed by the whole Council.

4801 CORRESPONDENCE

4801.1 (4661.3) AVDC Enforcement: unauthorised signs at the New Inn

The signs had been removed.

4801.2 (4793.3) MOH Properties re Street Naming, land behind Stratford House

The developer had suggested the name 'Cecil's Yard'. AVDC had agreed to await planning permission for the development before requiring a name for it.

4801.3 (4742.3) AVDC re enforcement action: Buckingham Buildbase

AVDC's Legal Department had prepared a Planning Contravention Notice which had been served on 12th August. The Enforcement Team Leader had emailed to say that a response had been received by the Legal Department within the 21 day time limit, but he had not yet received a copy. He would keep the Town Council informed.

4801.4 (4764.6,4765.3) Mr. D. Osborne re Drovers Lane and Elm Street tree

Mr. Osborne had written pointing out that the Drovers Lane request had been personal, not on behalf of the Buckingham Society, and that he hoped that the name could be applied informally as for other areas in the town. A reply would be sent pointing out that the examples quoted had all been through the proper procedure, and to his points re the tree (ref. Interim Council Minute 2644.3).

ACTION THE CLERK

4801.5 (4780.6) AVDC Design Awards: to receive notification of site visit

The judges had planned a site visit on Tuesday 20th September; the Award Ceremony is scheduled for 10th November.

Should the Council's nomination win, suitable communication would be made to the *Buckingham Advertiser*.

4802 CHAIRMAN'S ITEMS

The Chairman had received a letter commenting on application 05/01890/APP (40 Highlands Road, considered at the 8th August meeting) from neighbouring residents. The comments reflected the reservations expressed by Members at the meeting. The letter was handed over for the file.

Meeting closed at: 8.50pm.

CHAIRMAN DATE

W. P: -2005-08-30-planning.doc

08/10/2008

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