

**MINUTES OF THE PLANNING COMMITTEE MEETING**  
**HELD ON MONDAY 5<sup>TH</sup> DECEMBER 2005 AT 7.15PM following the Public Session**

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

Also Attending: Cllr. D. Isham  
Cllr. Ms. R. Newell  
Cllr. Mrs. C. Strain-Clark

Guests Mr. Robert Wickham  
Mr. Jeremy Emmerson  
Mr. David Harbottle  
Mr. Jonathan Harbottle

} of Howard Sharp & Partners,  
Surveyors and Town Planners

For the Town Clerk Mrs K.W. McElligott

**APOLOGIES FOR ABSENCE**

Apologies were received and accepted from Councillor R. Lehmann.

**4824 DECLARATIONS OF INTEREST**

There were no declarations of interest.

**4825 MINUTES OF THE PREVIOUS MEETING**

The Minutes of the meeting held on 14<sup>th</sup> November 2005 to be placed before Council on 3<sup>rd</sup> January 2006 were received and accepted.

*Proposed by Cllr. Lewis, seconded by Cllr. Stuchbury and **AGREED** that item 6.1 on the agenda be taken next.*

*Proposed by Cllr. Lewis, seconded by Cllr. Stuchbury and **AGREED** that Standing Orders be suspended to allow the representatives of Howard Sharp and Partners to address the meeting.*

**4826 PROPOSED DEVELOPMENT AT BRIDGE STREET**

Sketches of the current proposal had been circulated to Members with the agenda.

Mr. Wickham outlined, with illustrations, how plans for the regeneration of the area currently used for car parking had been drawn up. There would be a mixture of flats, mews houses and some retail units, with both secure underground parking for residents and surface parking for customers of the shops, café and White Hart. Note had been taken of the history and style of Buckingham with narrow streets, burgage plots, courtyards behind the street frontage, and the influence of the river on the geography. They had also considered aspects of local design as described in the Vision and Design Statement.

Mr. Emmerson described how the design was based on linked courtyards with access from Market Square (via Riverside Mews) and Bridge Street; the retail units would face Bridge Street with a feature building housing a café at the river end; a curved façade would echo the curved wall on the Town Hall which terminates the view up the street. There would be 153 flats and 4 mews houses (some 10 units lower than the previous scheme) with one parking bay per dwelling underground and 32 others at ground level.

Mr. J. Harbottle felt that the present footbridge was unlovely and obscured the detail of the stone bridge. A footbridge curving away from the road bridge was suggested, but there was a question of relocating associated services.

In answer to Members' questions, the team indicated that

- the AVDC Housing Officer had indicated that Buckingham lacked smaller housing units, but the percentage of affordable housing and the location within the complex was not yet determined. Ground floor accommodation with wheelchair accessibility was also mentioned.
- deliveries to the White Hart would be made using the existing entrance beside n<sup>o</sup>22 Bridge Street.
- a concierge on the ground floor would provide security cover and flood warning services.
- Only the undercroft was secured for residents' use only – all other areas of the development were available for public access, including the proposed riverside walk.
- the lake area would remain in private hands as would the management of public areas
- (Concern was expressed that the angle of the inflow channel from the river to the lake area was too sharp, leading to stagnant water). The design of the channels and bottom depth should give a self-cleansing 1m/sec. Final details were subject to discussions with the Environment Agency. Pumps would be available on site anyway, and could be used in times of exceptionally low river level.
- 12-18 ground level parking spaces would be allocated to clients of the White Hart, but the majority of shop and café customers would be expected to park at Cornwall's Meadow. (Members hoped that some spaces would be designated for use of the disabled.)
- A survey carried out in March indicated that Cornwall's Meadow was full only late morning on a Saturday, and the White Hart car park  $\frac{1}{3}$  to  $\frac{1}{2}$  full even at this time. (Members disagreed strongly with this finding and another survey was suggested).
- Vehicle movements for the development were estimated at 32/hour in the morning peak period and 24/hour in the afternoon. The current movement pattern for the car park was not given.
- Discussions with AVDC's Tree Officer indicated that some riverside trees were ready for replacement, and the developers would do this.
- Access to Verney Close had been considered, but could lead to security problems.

Members were very concerned at the loss of car park space when Cornwall's Meadow was close to capacity many times a week during the day. The White Hart car park was also used

extensively at weekends by clients of the restaurant and bars in addition to hotel residents. There was also the problem that the surface parking would be used by persons working in the town, preventing short term use by shoppers and customers of the café. The additional traffic at peak hours, given that two adjacent areas were being developed for housing, would cause further delays in an already difficult peak-hour situation.

The Chairman summed up, saying that he felt this was a very positive scheme for Buckingham, and providing consideration was given to the replacement parking provision, affordable housing, and the design of the water feature it was likely the Town Council would be supportive. The footbridge would be a challenge for the developers and designers. He looked forward to commenting in full on the formal application, and thanked the guests for attending.

The Chairman declared a short break so that the projector etc. could be cleared away.

*Proposed by Cllr. Lewis, seconded by Cllr. Stuchbury and **AGREED** that Standing Orders be reinstated.*

#### **4827 PLANNING APPLICATIONS**

The following planning applications were received and discussed. –

The following two applications were considered together:

**05/02680 /APP & 05/02681/ALB**

**SUPPORT**

Castle House, West Street

Reinstate brick wall and timber gate at front of property and reinstate fanlight over door

**05/02713/AAD**

**SUPPORT**

12 Cornwalls Centre

Erection of externally illuminated sign

*Support was given provided the sign was downlit only.*

**05/02784/APP**

**SUPPORT**

Office Block No.1, Sigma Coatings Building, Tingewick Road

Erection of loading/unloading docking side bay to Office Block N<sup>o</sup>. 1

*Cllr. Mordue left the meeting for a short period during discussion of the next application.*

**05/200011/ACC**

**SUPPORT**

College Farm, Maids Moreton

Relocation and expansion of existing facility for the shredding, screening and maturation of compost

*Members discussed this application at some length, supporting the aims of the facility but noting that vehicles emerging from the side road giving access to the existing and proposed working areas were already a problem, as was the amount of plastic included in the compostable material. The resulting littered appearance of the verges, and the smell emanating from the premises was unfortunate at one of the principal entrances to the town. Concerns were also expressed that the current use of the farm was not subject to agricultural restrictions on drainage and seepage, and that the farm was in a high spring*

area. The river and Hyde Lane lake could easily be contaminated if barrier systems were not insisted upon.

Members were agreed that facilities of this type should be encouraged, but this was not a suitable site, being so close to the town and with difficult access on a lane likely to be subject to increased traffic use when work begins on the major site at Moreton Road.

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

05/00311/APP The Saleroom, Moreton Rd. Conversion of saleroom to form 5 residential flats

Amendment is to red line site boundary.

## **4827 PLANNING CONTROL**

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

### **APPROVED**

05/00771/APP	39 Embleton Way	Ch. of use of shop unit to create one residential flat	Support
05/01851/APP	4 Overn Avenue	Erect.trellis on NE boundary up to 2.45m (retrosp.)	Oppose
05/02202/ALB	17 Market Hill	Alt'ns to shop front/internal alterations for use as charity shop, erection of projecting sign and new signage to fascia	Support
05/02205/APP			
05/02207/AAD			
05/02227/APP	39 Addington Rd.	Erection of porch	Support
05/02266/APP	4 Naseby Court	Two storey side,single storey side & rear extensions	Oppose
05/02337/ALB	4-5 Bridge Street	Int <sup>l</sup> .alts.to ground floor & basement to create 2 units	Support
05/02409/APP	7 Coxwell Close	Conservatory	Oppose
05/02466/APP	Forge Cottage	Ground floor rear extension	Support
05/02669/ATC	Land.adj.Bourton Road & Stratford Road	Fell one Ash	Support

### **WITHDRAWN**

05/02480/APP	6 Portfield Close	Conv. of garage to living accommodation and erection of first floor side extension	
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### **DEFERRED**

05/01564/AOP	Former Station site	Erection of four detached dwellings	Support
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*Reason for deferral: Subject to ecological survey and POA*

### **REPORTS TO DEVELOPMENT CONTROL**

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

03/00199/CON	Wharf Yard	Without planning permission the open storage of building materials and equipment	
05/01564/AOP	Former Railway Station Site, Station Road	Erection of four detached dwellings	
05/01851/APP	4 Overn Avenue	Erection of trellis above fence on Northeast boundary up to 2.45m (retrospective)	
05/02266/APP	4 Naseby Court	Two storey side and single storey side and rear extensions	
05/02335/APP	BP Garage	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 on Sundays and Bank Holidays and installation of doors to car wash	
05/02409/APP	7 Coxwell Close	Conservatory	
05/02483/APP	48 Bourton Road	Erection of rear roof extension	

Cllr. Stevens felt that the report on 05/02335/APP was disappointing; she quoted Para.4.5 “staff are able to ensure no disturbance is caused by customers while on the site and using the shop” although representations at para. 9.2 refuted this, and the Officer’s evaluation (10.3) “...the proposal on balance would be unlikely to result in such a significant further reduction in the level of amenity enjoyed by the occupants of nearby residential properties...” which implied an existing reduction in amenity and this was contrary to AVDLP Policy GP.8, stated in para. 10.2. The previous application, which had also included doors on the car wash, had been refused on the grounds of residents’ amenity; now the officer was recommending approval for an identical application. This inconsistency did not show the Planning Department in a good light.

She found the 03/00199/CON Wharf Yard report unsatisfactory, and that once again the time factor meant that the breach allegations could not be acted upon. Residents and this Council had made complaint about the problems at Wharf Yard three years ago and four Enforcement Notices had been issued without result despite repeated assurances of action by the officers at AVDC. The site was in the DCC Chairman’s constituency, and thus he declared an interest leading to under-representation of the town in the matter. Members agreed that a letter be sent formally and without delay to AVDC for circulation to the Committee and appropriate officers. The Chairman would also contact Mr. Barker and see if anything could be done to postpone consideration until a new report was drafted.

Cllr. Stevens and Cllr. Mordue proposed to attend the DCC meeting on 8<sup>th</sup> December 2006; the Clerk would ensure Cllr. Stevens was recorded as wishing to speak.

**ACTION THE CHAIRMAN/THE CLERK**

## **4786 PLANNING - OTHER MATTERS**

### 4786.1 (4823.4) Development Brief for the Moreton Road site.

A copy of the revised brief had been circulated to Members with notes of the changes from the draft brief. Comments on traffic problems in Addington Road and Avenue Road had led to amendments suggesting one-way working and installation of a pedestrian crossing respectively, but no account had been taken of the resultant problems in the rest of Maids Moreton and the lane emerging on to the A422 at College Farm.

Members were reminded that the brief was a framework for developers to work to and detailed plans would be submitted in due course. Concern was expressed that the site would be developed piecemeal leading to less than 40% of the total being low-cost and affordable housing, and also that the low-cost/affordable housing would not be spread evenly across the whole site.

Proposed by Cllr. Barnett, seconded by Cllr. P. Strain-Clark, and **AGREED** that this Council’s response request that the phrase “with additional traffic calming measures to be agreed with local residents” be added to para. 7.15 [*para.7.15 would then read “A number of options have been discussed with the Bucks County Council including i) speed humps ii) closing Addington Road halfway iii) no right turn at the Moreton Road junction iv) one way street. After consultation with residents it transpires that the most appropriate measure is to convert the road to a one way street with additional traffic calming measures to be agreed with local residents.”*]

Members also noted that no specific mention of Western Avenue was made under Off-site Traffic Management and asked that details of the Traffic Assessment study be made available to them.

Proposed by Cllr. Barnett, seconded by Cllr. Stuchbury, and **AGREED** that a further study should be carried out on the effect of the additional traffic on Western Avenue and the brief be adapted if necessary as a result of the study.

Members supported the brief in principle with the provisos listed above.

4786.2 A Householder's Planning Guide for the Installation of Satellite Television Dishes (DLTR 2000)

A copy of this booklet was available in the office.

**4787 CORRESPONDENCE**

4787.1 To discuss a suggestion re Woolworths signage

A resident had written to the Mayor suggesting that the style of signage seen on the Stratford-on-Avon branch of Woolworths was more in keeping with Buckingham town centre than the more modern signs currently displayed.

Members felt that Woolworths could be asked if they had various versions of their corporate signage to suit different types of locations and whether they would be prepared to discuss changing that on their Buckingham store.

**ACTION THE CLERK**

4787.2 (05/01823/APP: 5 Naseby Court, Two storey side and single storey rear extension) AVDC reasons for decision contrary to BTC response

Members had **OPPOSED**, feeling that the proposed extension was overbearing, overdevelopment of the site, and seriously detrimental to a unified street scene.

**AVDC APPROVED:**

It was considered at DCC that the proposal was acceptable as it would be a relatively small extension which would be set several metres back from the main frontage of the dwelling. It would also be subservient to the ridge line of the main dwelling and set within a large plot. Several other dwellings in the immediate area had been extended with larger and more prominent extensions and so the proposal would not appear incongruous or out of character in the area.

4787.3 (05/01973/APP: Buckingham Rugby Club, 5m extension to 15m telecommunication mast and erection of 3 antennae) AVDC reasons for decision contrary to BTC response

Members had **OPPOSED**, objecting 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.

**AVDC APPROVED:** It was considered at Development Control Committee that the proposal would be visible in the area but would be set 200m from the A413 and most of the significant views in the area. Tree screening would go some way to protecting the visual amenity of the area and the mast would not exceed the height of the existing O<sub>2</sub> mast on site. The proposed development off Moreton Road would at its nearest be 350m away from the mast and so it was considered that the proposal would not harm the future development of the AVDLP allocated site.

4787.4 (05/02019/APP: 19 Badgers Way, single storey side extension) AVDC reasons for decision contrary to BTC response

Members had **OPPOSED**, noting 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.

AVDC **APPROVED**: It was considered at Development Control Committee that the proposal would respect the character of the area and would not appear as a prominent or incongruous feature adjacent to the lower bungalow.

4878.5 (4653.1: Signage matters in the Town)

The apparently unauthorised signage at the Works, Bridge Street (then used by Whizzers) was reported to AVDC in May 2004.

AVDC Enforcement Dept. has responded:

“The investigation concluded that both the illuminated sign on the frontage and the sign on the rear were unauthorised. The owner was advised that in order to benefit from deemed consent it would be necessary to remove the source of illumination and to re site both signs so that they were no more 3.6m above ground level. In response the illuminated sign was removed and the other sign lowered. However, the confirmatory site visit noted that it was still more than 3.6m above ground level. A further reduction was sought and has been carried out.

The current position is that the sign on the rear accords with qualifying criteria for deemed consent and therefore does not require the consent of this Council.”

Meeting closed at: 9.30pm

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