

MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MONDAY 8th JANUARY 2007 AT 7.15pm FOLLOWING THE INTERIM
COUNCIL MEETING

PRESENT: Councillors P. Collins (Mayor)
Mrs. P. Desorgher
R. Lehmann
G. Loftus
H. Mordue
Mrs. C. Strain-Clark
P. Strain-Clark
R Stuchbury
Also Attending: Cllrs. H. Cadd
D. Isham

For the Town Clerk Mrs K.W. McElligott

APOLOGIES FOR ABSENCE

Apologies were received and accepted from Councillor Mrs. P. Stevens (Chairman).

4997 DECLARATIONS OF INTEREST

Cllr. Cadd indicated that, as a result of a recent ruling, it would be possible for him ethically to attend meetings of the Planning Committee and contribute to the discussions. He reserved the right to express different views at meetings of the District Council's Development Control Committee.

Cllr. Mordue declared a personal interest in applications 1 and 11 on the agenda (06/02996/APP & 06/03294/APP)

4998 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 18th December 2006 to be ratified on 5th February 2007 were received. There were no matters arising.

4999 ACTION REPORTS

The Action Report had been circulated with the agenda; there were no matters to discuss not listed on the agenda.

Cllr. Collins left the meeting.

5000 PLANNING APPLICATIONS

The following planning applications were received and discussed. –

06/02996/APP **SUPPORT**

Hill House, 12 Castle Street
Erection of garden pavilion/summerhouse

06/03054/ALB **SUPPORT**

30 West Street
Repairs to upper floors and insertion of new staircase
Support was given subject to the recommendations of the Historic Buildings Officer.

06/03150/ALB **SUPPORT**

Rose Cottage, Bourton Road
Internal works for removal of wall, moving of bathrooms, insertion of French doors, replace back doors and repair to gable end
Support was given subject to the recommendations of the Historic Buildings Officer.

The following applications were considered together:

06/03152/APP & 06/03167/ALB **SUPPORT**

Brackley & Towcester Advertiser, 8 West Street
Conversion of existing buildings into residential apartments
Support was given subject to the recommendations of the Historic Buildings Officer.

06/03155/APP **SUPPORT**

Stowfield, Stowe Avenue
Side extension to garage with annexe above
Members asked that the use of matching materials be made a condition of approval, if given.

06/03178/APP **SUPPORT**

4 Sandy Close
First floor rear extension
Support was given subject to confirmation that neighbouring properties would not be overlooked.

06/03254/APP **OPPOSE**

Arthurs Radio, 24 West Street
Erection of No.2 apartments
Members expressed concern at the loss of parking space in a difficult area of the town; that the proposed building was too large for the enclosed space; that access in emergencies such as fire was restricted and exit hazardous, and that rubbish collecting in the remaining yard would be a fire risk.
Members also noted that the bin stores were not large enough to accommodate the brown compostables bin, and that – given the area of the proposed kitchenette – would have to accommodate the green bin and the recycling crate and baskets as well. The Planning Authority was asked to ensure that adequate bin space was provided for all new dwellings to encourage the separation of recyclable materials.

06/03216/AAD

SUPPORT

Buckingham Colour Press, Osier Way
Erection of a double sided ground mounted internally illuminated totem sign
Members expressed concerns over the possible distraction to motorists. Support was agreed subject to the sign being externally lit, as are other signs on the by-pass.

06/03217/AAD

SUPPORT

Buckingham Colour Press, Osier Way
Erection of floodlit signage comprising stone enamelled aluminium lettering
[Application states 'stove' enamelled]

06/03270/APP

OPPOSE

10 Lenborough Road
Erection of side single and two storey extension
Members were informed that there was no yellow notice visible adjacent to the site, and expressed concern that the neighbours would not have the chance to respond before the due date (19th January).
It was also noted that the previous extension (02/02634) extended the ground floor by 69% and the first floor by 47% (increasing the total floorspace by 58%) and that the same figures for this proposal were 42%, 38% and 40% respectively, leading to an overall increase on the original building of (ground floor) 139%; (first floor) 103%; (total) 121%. Members wondered if this was beyond the bounds of permitted development. They also noted that the new extension comes very close to the property boundary.
Members opposed on the grounds of creeping development, overbearing aspect on the neighbouring property and the effect on the street scene.

06/03294/APP

SUPPORT

Benthill Farm, London Road
Amendments to 06/00179/APP – demolition of existing dwelling and erection of detached 2 storey dwelling and conversion of outbuilding to home office/studio
Members reiterated their criticism of the blocky architectural design, feeling in particular that the roofline could have interest added with chimney detail. Some stone could be incorporated into the elevation treatment to reflect local style, particularly in reference to the traditional Bucks. barn adjacent.

06/03317/APP

SUPPORT

20 Western Avenue
Demolition of conservatory and outhouse, erection of single storey side and rear extension

5001 PLANNING CONTROL

BCC

APPROVED

CC/46/06 Bourton Meadow School
(06/02874/ACC)

Renew permission for temporary classroom Oppose

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

APPROVED

05/01564/AOP former Railway Station	Erection of four detached dwellings	Support in principle
06/01793/APP BP Station	Variation of car wash opening hours	Oppose
06/02311/APP 18 West Street	Ch./use office to residential accommodation	Support
06/02469/APP 22 Grenville Road	Two storey side extension	Oppose
06/02595/ATC 46 Nelson Street	Remove four stems of one ash	Support
06/02638/APP 9 Chandos Road	Erection replacement domestic outbuilding	Support
06/02682/APP 1 st floor, 20 Market Hill	Ch/use office (B1) to Beauty Therapy (A1)	Support
06/02695/APP Beh ^d .Avenue Ho/Barracks Ho.	Erection of two storey dwelling	Support in principle

NO OBJECTION

06/02874/ACC Bourton Meadow School	Renew permission for temporary classroom	Oppose
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REFUSED

06/02538/APP 2 Beaver Close	Ch/use amenity land → res ^l . garden,fence,wall	Oppose
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5002 PLANNING - OTHER MATTERS

5002.1 (4905.2) Planning Gain Supplement: To consider whether to respond to further consultations

HM Treasury had advised of further consultation documents: *Value Planning Gain* (HMRC), *Paying PGS* (HMRC) and *Changes to Planning Obligations* (CLG) and invited the Council to comment.

Members felt it was important to remain included in the consultation process; the Vice Chairman volunteered to download the documents and report.

ACTION CLLR. P. STRAIN-CLARK

5002.2 (4955) To consider a request from Commercial Estates Group to attend a meeting and update the Committee on plans for Tingewick Park.

The Clerk advised the meeting that the planning application for the development was listed on the website and would thus be considered at the next meeting; the Committee decided it would consequently be inappropriate to invite the developer to speak at that meeting.

Members discussed a policy for inviting developers to make presentations and discuss plans. It was felt that the Committee should initiate contact rather than respond to requests.

Proposed by Cllr. Lehmann, seconded by Cllr. Stuchbury, and **AGREED** unanimously that an invitation be sent to developers of any site proposing more than 12 houses to attend a meeting of the Planning Committee, at their own expense.

5002.3 To receive for information a copy of the local CPRE December Newsletter

The Newsletter had been circulated with the agenda: the accompanying *Saving Tranquil Spaces* brochure was available from the office.

5002.4 To receive information from Bulletin 47.06 on PPS 3.

The *Bulletin* had given a brief outline of the changes to PPG3 incorporated in the recently published PPS3 (Planning Policy Statement for Housing). The article had been circulated with the agenda.

5003 CORRESPONDENCE

5003.1 (4984.3) Planning Gain Supplement – response from AVDC

The letter and follow-up email had been circulated with the agenda. Members asked that a letter of thanks be sent for the information, and that the Committee be informed of any progress and policy decisions made by AVDC.

5003.2 (06/01793/APP: Buckingham Filling Station car wash): copy of a letter sent by AVDC to the applicant following granting of permission for extended hours of opening.

Mr. Barker had asked that (a) that the carwash lights be switched off outside the permitted hours; (b) that some means of preventing spray escaping be looked into; and (c) that the tanker light only be used during deliveries.

5003.3 (06/02309/APP: Stratford House, High Street, erection of car port with storage area in roofspace) Reasons for AVDC decision contrary to BTC response.

Members had **SUPPORTED**, approving a storage use (as opposed to the previous proposal for residential use).

AVDC had **REFUSED**: “The proposed design of the development, involving the lowering of the floor level from that approved under planning reference 04/03434/APP, the treatment of the openings and the creation of a central entrance, would result in an inappropriate form of development. Clear views of the site can be achieved from both the High Street and the Conservation Area and it is considered that the proposed design would have a detrimental impact upon the character and appearance of the street scene and as such would fail to preserve the character of the conservation area. The proposed lower floor area would draw additional attention to the building further emphasising its presence within the street scene, to the detriment of the character and appearance of the locality. The development would be contrary to policy RA13, GP35 and GP53 of the AVDLP.

5004 PRESS RELEASES

No press releases were deemed necessary.

5005 CHAIRMAN’S ITEMS

Attention was drawn to the loose earth left by the contractors sampling the ground at the lower White Hart car park and the problems that it could cause if was washed into the river. The owners would be contacted and a copy sent to the Environment Agency.

ACTION THE CLERK

Meeting closed at: 8.20pm

CHAIRMAN DATE