

**MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 10<sup>th</sup>  
JANUARY 2005 AT 8.30pm FOLLOWING THE EVENTS COMMITTEE MEETING**

**PRESENT:** Councillors J. Barnett  
Mrs. P. Desorgher  
R. Lehmann  
H. Mordue  
Mrs. P. Stevens (Vice Chairman)  
P. Strain-Clark (Chairman)  
R Stuchbury (Mayor)

Also Attending: Cllrs. H. Cadd  
D. Isham

For the Town Clerk Mrs K.W.McElligott

Owing to the indisposition of the Chairman, the meeting was taken by the Vice Chairman.

**APOLOGIES FOR ABSENCE**

No apologies had been received.

**4724 DECLARATIONS OF INTEREST**

There were no declarations of interest.

*Cllr. Mordue arrived*

**4725 MINUTES OF THE PREVIOUS MEETING**

The Minutes of the meeting held on 13<sup>th</sup> December 2004 to be placed before the Council on 17<sup>th</sup> January 2005, were received and accepted. There were no matters arising not listed later on the agenda.

**4726 PLANNING APPLICATIONS**

The following planning applications were received and discussed. –

**04/03251/AAD**

White Hart Hotel, 2 Market Square  
Erection of banners

*Members felt that the banners were inappropriate in the Conservation Area and were detrimental to the visual amenity of the garden area.*

**OPPOSE**

**04/03253/APP**

2 –18 Homestall  
Demolition of 3 Industrial Units and erection of 2 storey office extension

**SUPPORT**

**04/03301/APP** **SUPPORT**  
102 Moreton Road  
Ground and first floor rear extensions

**04/03305/APP** **OPPOSE**  
7 Kingfisher Road  
Two storey side extension  
*Members opposed on the grounds of negative impact on the street scene and that the extension was not clearly subsidiary to the original building.*

*The following application had been withdrawn*

**04/03308/APP**  
9 Downer Close  
Replacement of existing single patio door and windows with double doors and windows

**04/03309/AAD** **SUPPORT**  
17 Pitchford Walk  
One internally illuminated fascia sign

**04/03317/APP** **SUPPORT**  
Pavilion, Buckingham Town Cricket Club, Bourton Road  
Change of use from D2 to mixed use D2 and D1 (pre school playground) and alterations to windows

**04/03338/APP** **SUPPORT**  
4 Stowe Close  
Single storey side extension

**04/03349/APP** **SUPPORT**  
17 The Holt  
Single storey side extension and rear conservatory

**04/03364/APP** **SUPPORT**  
9 Deerfield Close  
Single storey rear extension

*Members considered the next two applications together*

**04/03392/AAD** **SUPPORT**  
Dillons Newsagents Ltd, 8-10 Market Hill  
Erection of illuminated front fascia sign and projecting sign

**04/03393/APP** **SUPPORT**  
Dillons Newsagents Ltd, 8-10 Market Hill  
Alteration to front elevation. Internal alterations and refrigeration plant at rear  
*Members supported both applications, but asked that a condition be imposed limiting deliveries to the rear of the premises and to one or two per day, particularly as there is no access to the front of the premises for vehicles on market days.*

*The following two applications were considered together:*

**04/03394/ALB**

**OPPOSE**

Land to rear of 4 High Street

Change of use from office to restaurant/wine bar and erection of link corridor

**04/03395/APP**

**OPPOSE**

Land to rear of 4 High Street

Change of use from office to restaurant/wine bar and erection of link corridor

*Members took note of the letter received from the only resident of Meadow Row, whose premises back onto the application site and who had expressed concern at the additional noise and invasion of privacy the change of use might cause.*

*Members also presumed that food would be transported from the existing kitchen area to the proposed wine bar area along the link passage and asked for comments on this from the Environmental Health Department.*

*There had been problems in the past with bins obstructing the fire exit pathway, and Members also asked for the opinions of the Fire Safety Department.*

*Concerns were also expressed about the loss of an office unit in Meadow Row which would become a rear entrance to the restaurant, in particular that the entrance, stairs and raised connecting corridor would be unsupervised and would need at least CCTV coverage.*

**04/03401/ATP**

**SUPPORT**

Holloway Spinney, Holloway Drive

Work to trees

*Support was given subject to the arboriculturalist's report*

**04/03442/ATP**

**SUPPORT**

Land at Avenue Lodge, Maids Moreton Avenue

Work to trees

*Support was given subject to the arboriculturalist's report*

**04/03461/APP**

**NOTED**

14 Aris Way

Repositioning of garden wall

*Members asked for information on the ownership of the piece of land and whether it was designated open space or highway verge, and would consider the application at the next meeting in the light of this information.*

*Members were invited to comment on the following application; the site is in Gawcott-with-Lenborough Parish*

**04/01001/APP**

Burrows Field, Radclive Road, Gawcott

Change of use of land for the siting of sixteen mobile homes and associated internal access together with the insertion of a klargester tank for waste

*The amendments took the form of applicant's responses to points made in letters opposing the application.*

*Members declined to comment.*

The following application was deferred to the next meeting to await the complementary ALB application and further details

**04/03426/APP**

25-26 West Street

Conversion of ground floor outbuildings and first floor offices into four flats

*Cllr. Lehmann left the meeting*

**04/03434/APP**

**OPPOSE**

Stratford House, High Street

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

*Members were informed that, at the appeal on the previous application, the Inspector had been loth to permit even a footpath on the floodplain area. The easternmost end of the housing block was within the floodplain. Concern was also expressed at the size and height of the garage block which would make the adjacent garden very enclosed, and that the open nature of the front would lead to it becoming a gathering place for local youths.*

*Members opposed on the grounds of encroachment on the floodplain and the size and height of the garage block, and Section 17 of the Crime and Disorder Act.*

**03/03202/APP (Amended plans)**

**OPPOSE**

Land between Brookfield Lane and Chandos Road

Demolition of Grenville Cottage and erection of one block of 9 flats, one terrace of 4 dwellings, 4 detached dwellings and two semidetached dwellings

*The amended plans showed the upper part of Dark Alley revised to follow the access road into the housing area and on to Brookfield Lane between two garages. Members agreed that this route was better than the previous proposal which went between the rear fences of the gardens and the wall around Rotherfield, but that the existing line of Dark Alley was to be supported on safety grounds. Concern was expressed that the pinch point between the garages was unsafe in that it was not overlooked from adjacent houses, and some doubt was voiced that the gradient of the land would permit a sloping path as illustrated; steps would make access problems.*

*Members opposed the realignment on the grounds of safety, quoting the Crime and Disorder Act, Section 17.*

*Concern was also voiced about the loss of 'right of way' not only along the top portion of Dark Alley, but also along the upper section of Brookfield Lane as far as the gates.*

**4727 PLANNING CONTROL**

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

**APPROVED**

04/02425/APP 3 The Chewar	Change of use from tattoo shop to residential	Support
04/02486/AAD BP Filling Stn, Stratford Rd.	New and replacement fascia sign	Support
04/02549/APP Tesco Store, London Rd.	Install'n of car wash and relocation of Jet Wash	Support
04/02696/APP 8 Middlefield Close	1 <sup>st</sup> fl. side extn, front & rear dormers, 1 st. front extn.	Support
04/02824/APP 25 Chandos Road	Conv. garage to provide bedrm+office; front canopy	Support
04/02838/APP 23 Lime Avenue	Single storey rear extn. and first floor side extn.	Oppose
04/02913/ALB Woolwich plc.	Renov/alter. of 1st & 2 <sup>nd</sup> floors to four apartments	Support
04/02955/APP 27 Mitre Street	Two storey and single storey rear extension	Support

## **REFUSED**

04/02218/APP5 Market Square	Change of use from A1 – A3 fast food takeaway	Oppose
04/02350/APP70 Moorhen Way	Conv. garage to accom. & erect repl.det.garage	Oppose
04/02360/ALB 5 Market Square	Change of use from A1 – A3 fast food takeaway	Oppose
04/02842/APP8 Glynswood Road	Two storey front extension	Conditional support (changed to Oppose per minute 4717.2)

## **WITHDRAWN**

04/03308/APP (as above)

## **DEFERRED (9<sup>th</sup> December 2004)**

04/02486/AAD BP Filling Stn. New and replacement fascia sign Support  
Reason for Deferral: Subject to expiry of publicity period.

## **PLANNING PERMISSION NOT REQUIRED**

04/02878/APP17 Pitchford Walk Change of use from takeaway to restaurant  
*The Clerk reported that the Chairman had approved a letter asking whether the Town Council's comments expressed last meeting re the car parking for this application would still be taken into account.*

### **REPORTS TO DEVELOPMENT CONTROL (for 9<sup>th</sup> December meeting)**

Reports on the following applications had been received and were available in the office  
04/02486/AAD BP Garage, Stratford Rd. New and replacement fascia sign and other signage  
04/02838/APP 23 Lime Avenue Single storey rear extension & first floor side extension

### **REPORTS TO DEVELOPMENT CONTROL (for 6<sup>th</sup> January meeting)**

A report on the following application had been received and were available in the office  
04/02886/APP 4/6 Fox Way Two storey side extension and pitched roof over garages

## **4728 PLANNING - OTHER MATTERS**

4728.1 ODPM: Statements of Community Involvement and Planning Applications  
A copy of this publication had been downloaded and was available in the office.

4728.2 Planning News from Bulletin 50/04

News items as follows:

- Applications on the web (plans and associated documents are now available on the AVDC web site)
- Delivering Sustainable Waste Management (Consultation on PPS10)

**Clerk to download for the Chairman to review**

- Revisions to Chapters 10 and 14 of RPG9
- First Edition of *Buckinghamshire Tourism News*
- Employment Land Reviews: Guidance Note

had been circulated with the agenda.

## **4729 CORRESPONDENCE**

4729.1 04/02403/APP 4 Addington Road; two storey rear extension and rear access  
Reasons for AVDC decision contrary to Town Council response  
*Members had supported the proposed extension to the house.*

*Members had opposed the access from Mary McManus Drive as adding traffic movements to an already difficult junction, and the effect on the street scene (an attractive brick wall and an old stone wall) especially as there was no indication of the style or height of the proposed gates.*

AVDC: Members had regard for the fact that an access has been created to the rear of no. 6 and considered that the proposed rear access would therefore be in-keeping with the site surroundings and would not be unacceptable or detrimental to the character and appearance of the street scene. A condition requiring the submission of the details for the proposed gates to be submitted to and approved in writing by Officers was imposed to ensure an appropriate form of development and as such Members considered that the proposal would be in accordance with policy GP35 of the AVDLP.

With regards to highway safety members noted that this application proposed the creation of a new access and one parking space within the site which would represent a highway gain in that at the present time no official off road parking is available. No objection was raised with regards to the proposed access by the Highways Engineer.

4729.2 04/02639/APP Springfield, 12 Gawcott Fields; erection of 1½ storey side extension and demolition of lean-to. Reasons for AVDC decision contrary to Town Council response  
*Members had opposed on the grounds of overdevelopment of the site and the effect on the street scene of filling the gap between this house and the neighbours’.*

*(This application: ground floor 57%; first floor 67%; overall 62%)*

AVDC: Members had regard for the fact that the proposed development would be located 0.9m from the shared boundary of the site, and that design guidance would normally require a gap of 1m. Members concluded that in this instance the proposed development would result in a terracing or massing effect on the street scene and that sufficient space would be retained around the building to ensure that the proposal would not result in overdevelopment of the site.

Members concluded that given the sympathetic nature of the proposal and compliance with the Design Guide, and the variety of house types in the street scene, the proposal would not be visually intrusive or detrimental to the street scene and would be of an acceptable scale. As such it is considered that the proposals would not have an adverse impact upon other properties in the locality.

4729.3 04/02838/APP 23 Lime Avenue; single storey rear extension and first floor side extension. Reasons for AVDC decision contrary to Town Council response

*Members had opposed on the grounds that the proposed extension changed the character of the house and presented a monolithic end view (overdevelopment and effect on the street scene).*

AVDC: It was considered that the majority of the side elevation would not be visible in the street scene as it would be blocked by No.21. Its size, design and location would bring the dwelling in line with most of the other properties in the street in terms of size and bulk. The width of 3m was not considered to be unreasonable for a dwelling of that size. A similar proposal was approved in 1995 at No.33.

4729.4 (4720.1: 04/02486/AAD; BP Garage signage) AVDC reasons for decision

Members had complained that the decision had been scheduled for the Development Control meeting before the expiry of the consultation period, and that the work had been started on site before approval had been given. The date given on the web site for the end

of the consultation period was 21<sup>st</sup> December; the garage opened for business on the 14<sup>th</sup> December; Development Control met on 9<sup>th</sup> December 2004.

AVDC had responded in detail and the letter had been copied out with the agenda, together with a letter sent by the planning officer to the applicant about the signage placed on the verge outside the garage.

A letter to the AVDC Enforcement Team from the Buckingham Society and copied to the Committee recorded their concerns over the signage, and advised that customers of the café were smoking under the forecourt canopy, which is illegal and dangerous.

4729.5 (4715) MK & SM Strategy

The Government Office for the East Midlands had acknowledged receipt of the Town Council's further comments.

4729.6 (4716.2) 3 Stowe Avenue

The Enforcement Team Leader had responded to Members' concern over the breach of a planning condition: the hedge was to be replaced in the next planting season.

4729.7 (4721; 12-18 Stratford Road) Response from Planning Officer

The Senior Planning Officer would endeavour to keep the Town Council informed of the outcome of the site investigation on the old garage ground.

4729.8 (4722.1) Affordable Housing

The response from AVDC indicated the Government guidelines which prevented their amending their practice on Affordable Housing numbers. The letter had been copied to all with the agenda.

Members felt that the matter should be brought to the attention of the Office of the Deputy Prime Minister as a problem which required urgent attention.

**ACTION THE CLERK**

4729.9 (4722.2) Buckingham Buildbase

A letter had been sent to the Chairman of Development Control, who had deputed Mr. Cannell to reply. The response had been copied with the agenda.

Members expressed dissatisfaction with the content of the reply and asked that the letter be copied back to the Chairman of the DCC soliciting his views on the adequacy of the actions and response described, in particular the apparently open-ended period when an application might, possibly, be made; Members asked if a finite time limit could be set for submission of an application with enforcement action to follow if the limit was not met.

4729.10 (4723.2) Flood Alleviation Scheme

The Clerk of Stony Stratford Town Council had replied that his Council had never been consulted on the scheme and asked for information; his Members would be interested as any scheme would also affect their town. Subsequently, a meeting between the two Councils could be useful.

Members decided that information would be sent, and a meeting arranged.

**ACTION THE CLERK**

Meeting closed at: 9.40pm

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