

**MINUTES OF THE PLANNING COMMITTEE MEETING**  
**HELD ON MONDAY 3<sup>RD</sup> MAY 2005 at 7.30pm**

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

Also attending: Councillor D. Isham

For the Town Clerk Mrs. K.W.McElligott

**APOLOGIES FOR ABSENCE**

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

**4758 DECLARATION OF INTEREST**

There were no declarations of interest at this point.

*Proposed by Cllr. Strain-Clark, seconded by Cllr. Stuchbury, and AGREED that item 7.7 on the agenda be taken immediately for the convenience of residents who had attended the Public Session.*

**4759 BROOKFIELD LANE**

The Chairman read out the letters received from Sue Gibson, AVDC Planning Officer; Mrs. Moors, a concerned resident; and from E. Gadsden for W.E. Black, the developers. There was also a summary of information obtained by Mr. E. Grimsdale from telephone conversations with AVDC.

Members were concerned to learn that, on advice from BCC, no planning condition had been imposed preventing the use of Brookfield Lane as the site access. A condition requiring the construction of the access from Chandos Road before work on the site began had not been complied with; the developers explained that this was due to a fibre optic cable under Dark Alley which might be damaged by construction work, and that they were waiting for the school holidays before starting work on the road. Members considered this an inadequate reason, as preventive measures could have been taken to avoid damage to the cable. Work had started on site before the Easter break.

Members were also concerned that the lane was so narrow that the lorries either had to reverse in, or reverse out on to the London Road, neither of which was satisfactory from a safety point of view. The verges had also been turned into a mess of mud and deep puddles by the lorries, and this was the only route pupils and other pedestrians had to get past vehicles.

Members instructed the Clerk to put the matter before the Health and Safety Executive first thing the following day, and to write to the Chief Executive and Mr. Byrne at AVDC, the Education Department at BCC and W.E. Black reiterating their concerns and asking for action preventing the use of Brookfield Lane by site vehicles before someone is hurt, and also pointing out that residents have a right to access their homes without hindrance. Residents were recommended to examine the deeds of their houses for details of covenants on access. Members also asked for confirmation from the developer that no home on the site would be occupied before the Chandos Road access is available for residents.

**ACTION THE CLERK**

*Cllr. Mordue arrived*

*Agenda order was resumed.*

#### **4760 MINUTES OF THE PREVIOUS MEETINGS**

The minutes of the meetings held on 14<sup>th</sup> March 2005 and 4<sup>th</sup> April 2005 ratified on 25<sup>th</sup> April 2005 were received: there were no matters arising not elsewhere on the agenda.

#### **4761 PLANNING APPLICATIONS**

The following planning applications were received and discussed. -

**05/00704/APP (AMENDED PLANS)**

**SUPPORT**

47 Westfields

Two storey side extension

*Members had SUPPORTED the original application. The applicant had altered the extension to 150mm (6") wider than originally applied for, from 2300mm to 2450mm. There were no other changes.*

**05/00853/APP**

**OPPOSE**

21 Lime Avenue

Two storey rear extension and new porch to front

*Members did not object to the principle of extension, but felt the scale of that proposed amounted to overdevelopment of the site.*

*Cllr. Desorgher wished her objection to ceaseless applications for extensions leading to the depletion of the stock of small and affordable houses to be minuted.*

**05/00883/ACL**

**OPPOSE**

Land adjacent Cobblers Cottage, Nelson Street/Tingewick Road

Certificate for the erection of detached garage/store for domestic storage and car parking

*Planning permission had been applied for in 2002 and refused; the subsequent appeal had been dismissed. The Environment Agency had had concerns about building on the flood plain.*

*Members felt that dereliction of duty by the Enforcement Officer was no grounds for granting a Certificate especially when other authorities had material reasons against the retention of the structure.*

**05/00893/APP**

39 Fox Way

Two storey side extension

*Members would have preferred the extension ridge to be subsidiary to the existing.*

**SUPPORT**

**05/00985/APP**

26 Kingfisher Road

First floor side extension

**SUPPORT**

*The three following applications had not been received:*

**05/1055/APP**

12 Wharfside Place

Conservatory to rear

**05/01063/APP**

8 - 10 Market Hill

Erection of external chiller to rear of shop

**05/01070/ATP**

Land at rear of 1 Edge Hill Court and 4 Naseby Court

Fell and poison stump of one lime and one beech, and crown thin one oak by 20%, and remove epicormic shoots to 5m up the stem

**CC/19/05 (05/01071/ACC)**

Buckingham Magistrates Court, Verney Close

Two storey building comprising adult learning, joint authorities "one stop shop", internet café and alterations to existing library

*Members were pleased to see that the majority of their criticisms of the previous applications had been addressed, although the uses of the building were still only loosely defined. The opportunity to upgrade the Library building should have been taken. Members also asked whether any mechanical ventilation/cooling system is to be installed, and where this plant would be housed, and whether a hearing loop will be incorporated.*

*Members noted that the Town Council had not been formally invited to the presentation of the new plans – although the Buckingham Society had – and no discussions had taken place with the Council about its role vis-à-vis the 'one-stop shop'. Members would consequently resist any request for funding contributions.*

**SUPPORT**

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

**05/00412/APP**

17 The Holt

Two storey side extension and rear conservatory

*Revision adds 1<sup>st</sup> floor window in SW elevation.*

*Members had commented "... Members supported the extension, though they criticised the design of the windows which was not in keeping with those of the existing house."*

*Members were pleased to see that their comment had been acted upon.*

**05/00526/APP**

61 Meadway

Single storey rear extension

*Revision reduces depth of extension to 3m from 3.5m.*

Members had opposed, concerned that the relationship to the neighbouring (terraced) properties had not been shown.

**05/00796/APP**

8 Nightingale Place

Conversion of garage to residential use

*Revision shows widened driveway to accommodate an additional vehicle*

Members had supported the original application.

Members had no comments to add to their original responses.

**4762 PLANNING CONTROL**

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

**APPROVED**

05/00053/ALB	17 Market Hill	Repl.first fl.windows,reinst. side window,internal alts.	Support
05/00189/APP	6-7 Meadow Row	Change of use from office to A1	Support
05/00274/APP	15 Hilltop Ave.	Erection of conservatory to rear	Support
05/00296/APP	38 Nelson Street	Change of use of ground floor from B1 to residential	Support
05/00367/APP	12 Aris Way	Conservatory	Support
05/00412/APP	17 The Holt	Two storey side extension and rear conservatory (amended plans)	Support
05/00549/ATC	Land adj.Castle Ho.	Work to 1 sycamore	Support

**REFUSED**

05/00496/ATN	Home Farm,Bourton Rd.	15m telecom. Mast & two cabinets	Support
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**WITHDRAWN**

CC/11/05	Magistrates Court	2 storey building comprising adult learning centre etc. (05/00670/ACC)	
05/00218/APP	BP Filling Station	Variation to carwash opening times	

**PLANNING PERMISSION NOT REQUIRED**

05/00334/APP4	Warren Close	Single storey side extension	(Support)
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**APPEAL LODGED**

04/03305/APP 7 Kingfisher Road Two storey side extension

*BTC: Members opposed on the grounds of negative impact on the street scene and that the extension was not clearly subsidiary to the original building.*

*AVDC REFUSED PERMISSION: The proposed extension would be, by reason of its size, design and location be a dominant and incongruous feature that would result in the loss of the composition of the original dwelling and would adversely affect its general appearance and character.*

## **REPORTS TO DEVELOPMENT CONTROL**

Reports on the following applications have been received and are available in the office

04/03431/APP Land off Western Ave.	Erection of a new dwelling
05/00218/APP BP Station, Stratford Rd.	Variation of condition 3 of planning permission 93/01687/APP to extend carwash opening times
05/00272/APP Land South of Ring Road	Installation of base station and erection of 17.5m high telecomm. mast
05/00277/APP 20 Grenville Road	Two storey side extension and detached garage
05/00336/APP 25 Moreton Drive	Part first floor and single storey rear/side extension
05/00411/APP 5 Lark Close	Two storey side extension

## **4763 PLANNING - OTHER MATTERS**

### 4763.1 Entries for the 2005 AVDC Design Awards (non-residential development)

After discussion (Cllr. Mordue declaring an interest) Members suggested the Vetoquinol building on the Frontage site, Great Slade, Buckingham Industrial Estate (applications 03/00948, 04/122 and 04/124).

### 4763.2 Planning News from Bulletin 13/05 on High Hedges

The item had been circulated with agenda. Members were pleased that residents would be able to resolve hedge complaints. The leaflet would be obtained.

**ACTION THE CLERK**

## **4764 CORRESPONDENCE**

### 4764.1 (4756.2) Response from John Byrne

A copy of the response had been circulated with the agenda.

Members felt that specific issues discussed at the meeting had still not been addressed and asked that the matter be pursued, referencing the appropriate parts of the minutes of the meeting. A copy would be sent to the Chairman of Development Control.

**ACTION THE CLERK**

### 4764.2 BP Garage, Stratford Road: breach of condition, car wash hours

The Enforcement Officer had visited the site and the manager had undertaken to ensure that the lights were switched off and the permitted hours adhered to.

*Cllr. Stuchbury declared an interest in the following item.*

### 4764.3 (4750.4) 33 Hare Close: acknowledgement

Enforcement would investigate.

### 4764.4 Mr. C. Heine, re Health Risk from Mobile Phone Masts

Mr. Heine had written complaining of a sound disturbance which he ascribed to heavy use of the existing phone masts, and enclosing an extensive bibliography of reports and papers on the effects of the proximity of masts.

A letter would be sent thanking him for his information and opinions.

**ACTION THE CLERK**

4764.5 04/03251/AAD White Hart Hotel: AVDC report and thanks

AVDC reported that the signs had been removed and the investigation had therefore been closed. The Town Council were thanked for drawing the matter to the Authority's attention.

4764.6 (4750.3) AVDC Street Naming re 'Drovers Lane'

The Street Naming Officer had drawn attention to the problems of altering the address of existing houses on this lane, and the ownership of the lane.

The letter would be copied to the Buckingham Society for their action, with a note of the Town Council's support should they wish to proceed with the name change.

**ACTION THE CLERK**

4764.7 (4757.2) Brookfield Lane; letter from Mr & Mrs Moors; letter from AVDC; letter from W.E.Black

This matter was dealt with earlier in the meeting, see Minute 4759.

**4765 CHAIRMAN'S ITEMS**

4765.1 6 Kestrel Way

The resident appears to have enclosed his corner plot with a very high fence, contrary to the open plan nature of the estate. This would be reported to AVDC for investigation.

**ACTION THE CLERK**

4765.2 Land adjacent to Sandmartin Close

The builder is using the adjacent amenity land for access to the rear of the site; two fence panels have been detached to provide an opening, and these are left propped against the posts to loosely close the gap when not required, thus neither the site nor the fence is adequately secured. AVDC had already been informed and were investigating.

4765.3 Replacement of tree, Elm Street

The Town Council had been contacted for its views on replacing the dead commemorative tree on Elm Street, which was planted by the W.I. Members noted that there was now a virus-resistant species of elm available, and that Mr. Osbourne should be recommended to contact Mr. Hopcraft for details of this, and the W.I. for advice on the authorities to be consulted.

**ACTION THE CLERK**

4765.4 Revised plans, proposed Bridge Street development (see minutes of Special Council Meeting 13/12/04)

The developers had sent revised plans – there were fewer houses and the height of the proposed restaurant building had been reduced

Proposed by Cllr. Stuchbury, seconded by Cllr. Lewis, and RECOMMENDED that the plans be considered at the Interim Council meeting on May 23<sup>rd</sup> 2005, and an initial response formulated.

Cllr. Lewis wished it minuted, for the avoidance of doubt, that he had been approached to act as consultant for this development and had declined.

Meeting closed at 8.50pm.

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