

MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MONDAY 26th SEPTEMBER 2005 AT 7.00PM

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

Also Attending: Cllr. D. Isham

For the Town Clerk Mrs K.W. McElligott

APOLOGIES FOR ABSENCE

Apologies were received and accepted from Councillors: R. Lehmann and P. Strain-Clark. Cllr. Strain-Clark had submitted written views on the planning applications before the meeting.

4803 DECLARATIONS OF INTEREST

There were declarations of interest as follows:
Cllr. Collins – personal interest in application 05/02261/ATC
Cllr. Loftus – personal interest in application 05/02251/ATC

4804 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 30th August 2005, ratified 19th September 2005, were received and accepted.

4805 PLANNING APPLICATIONS

The following planning applications were received and discussed. –

05/01851/APP

4 Overn Avenue

Erection of fencing with trellis top on North east boundary

Members felt that the resulting height of the fence would be excessive and would set an undesirable precedent.

OPPOSE

05/02051/APP

77 Overn Avenue

Rear single storey extension

SUPPORT

05/02093/APP **SUPPORT**
19 Homestall
Change of use of land from amenity to seating area and the retention of open porch in connection with the use as sandwich bar

05/02101/APP **SUPPORT**
Highcroft
Single storey side and rear extension and front porch
Support was given subject to the use of matching materials; the Buckingham Vision & Design Statement should be drawn to the applicant's attention.

05/02104/APP **SUPPORT**
12 Cornwalls Centre
Change of use from A1 (retail) to A2 (financial and professional services)

05/02123/AOP **SUPPORT**
Buckingham Colour Press, Osier Way
Phase two of development of printing works and associated parking

05/02130/ATP **SUPPORT**
Land to East of Bridge Street
Works to trees and removal of trees
Support was given subject to the arboriculturalist's report. Members asked particularly to be advised if there were any notable trees on this site.

05/02169/ACD **SUPPORT**
Post Office Counters Ltd, Post Office, Market Hill
Demolition of storage building

05/02186/APP **OPPOSE**
Badgers General Store, 51-53 Badgers Way
Erection of two storey dwelling and detached garage
Representations had been received from a neighbour, expressing concern over the projection of the front of the house forward of the general building line of the street, the likelihood of on-street parking by customers both on Badgers Way and Deerfield Close, and consequent restriction of visibility for drivers emerging from driveways adjacent to the shop. Members concurred and also pointed out that, should the shop fail, reversion of the building to two houses would be less viable if neither had a garden.

The next two applications were considered together:

05/02202/ALB & 05/02205/APP **SUPPORT**
17 Market Hill
Alterations to shop front and internal alterations for use as Charity shop

05/02207/AAD **SUPPORT**
17 Market Hill
Erection of projecting sign and new signage to fascia

- 05/02229/APP** **SUPPORT**
 21 Moorhen Way
 Erection of conservatory
- 05/02251/ATC** **SUPPORT**
 University Precinct, Hunter Street
 Works to trees
Support was given subject to the arboriculturalist's report.
- 05/02252/ATC** **SUPPORT**
 Land. Adj. Castle House, Western Avenue
 Fell two elders and one sycamore
Support was given subject to the arboriculturalist's report.
- 05/02253/ATC** **SUPPORT**
 Land at Cornwalls Meadow
 Works to trees
Support was given subject to the arboriculturalist's report.
- 05/02261/ATC** **SUPPORT**
 Land off Castle Street
 Fell one cherry tree
Support was given subject to the arboriculturalist's report.
- 05/02266/APP** **OPPOSE**
 4 Naseby Court
 Two storey rear extension and first floor side extension
*Some Members expressed concern that, though this already extended house is on a large corner plot, the resulting dwelling would be out of scale with the surrounding houses and skew the planned balance of housing types.
 A majority of Members voted to oppose the application.*
- 05/02269/APP** **PARTIAL SUPPORT**
 Buckingham Ford, Ford Street
 Erection of illuminated and non illuminated signs
Members supported the small replacement signs, but felt that the new, floodlit, double-sided pylon with internal fluorescent lighting was likely to be a distraction to drivers at a difficult junction, was inappropriate to the conservation area and caused a loss of amenity to the adjacent houses.

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

- 05/02335/APP**
 Buckingham Filling Station, Stratford Road
 Variation of condition 3 of 93/01687/APP to extend car wash operating times to 07.30hrs – 20.30hrs Monday–Saturday and 09.00hrs–19.00hrs Sundays and Bank Holidays and installation of doors to car wash.
A request was made that the current permitted hours of operation be made available for the next meeting.

05/02337/ALB

4 – 5 Bridge Street

Internal alterations to ground floor and basement to create two separate units

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

05/01561/APP 13-16 Stratford Rd. Demolition of 13-16 Stratford Road and erection of two storey building comprising 4 one bedroom flats

Amendments remove two skylights on Stratford Road elevation (both over bathrooms) and insertion of bathroom window on NE elevation (facing up Stratford Road).

Members considered these amendments an improvement to the road frontage elevation.

4806 PLANNING CONTROL

The following planning decision were received from Buckinghamshire County Council:

APPROVED

CC/34/005	Buck.Youth Centre Repl. ¹ of existing timber fencing with metal & timber	Support
CC/36/05	Grenville Sch. Erection of external canopies	Support

(05/01924/ACC)

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

APPROVED

04/03394/ALB	Land.rear 4 High St. Ch./use office to restaurant/wine bar & link corridor	Oppose
04/03395/APP	Land.rear 4 High St. Ch./use office to restaurant/wine bar & link corridor	Oppose
05/00883/ACL	Land. adj.Cobblers Cottage Cert. Erection of double garage/store	Oppose
05/01232/APP	25 Moreton Rd Erection of storage container	Oppose
05/01284/APP	36 Hare Close Single st. rear extension & pitched roof over garage	Support
05/01398/ALB	13 Castle St. Alt. ⁵ of window frame colour to dark blue (retrosp.)	Noted
04/01440/APP	16 Sandhurst Dr. 2st.rear extn & 1st floor rear/side extn over garage	Oppose
05/01517/ALB	33 High Street Removal of staircase and replace with Oak staircase	Support
05/01522/ALB	33 High Street Int. ¹ works,create en-suite shower+walk-in wardrobe	Support
05/01523/ALB	33 High Street Repl. shed with conservatory (retrospective)	Support
05/01549/APP	Pine Lodge Erect.4 dwellings (amendment to 03/02897/APP)	Oppose
05/01667/APP	68 Bourton Rd. Two storey rear extension	Support
05/01677/AAD	Travelodge Erection of illuminated signs	Support
05/01705/APP	19 Kingfisher Rd. Erection of conservatory	Support
05/01732/APP	9 Boswell Court Single storey front extension	Support
05/01771/APP	7 Middlefield Cl. First floor side extension	Support
05/01877/APP	72 Moorhen Way Single storey front extension	Support

REFUSED

05/01285/APP	22-26 Celtic Court Change of use from office to retail	Support
05/01730/APP	BP Garage Var. ⁿ of carwash opening hours from 93/01687/APP and alterations of existing carwash	Oppose hours/ Support alter. ^{ns}

NO OBJECTION

05/01924/ACC	Grenville.Comb.Sch. Erection of 2 canopies to existing hard play area	Support
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(CC/36/05)

REPORTS TO DEVELOPMENT CONTROL

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

- 05/01561/APP 13-16 Stratford Rd. Demolition of 13-16 Stratford Road and erection of two storey building comprising 4 one bedroom flats
- 05/01890/APP40 Highlands Road Single storey rear and side extension

4807 PLANNING - OTHER MATTERS

4807.1 Proposed Changes to the Regional Planning Guidance for the South East (RPG9) – Waste and Minerals (GOSE August 2005)

This publication was available in the office.

4807.2 Fieldwork

The September 2005 issue of the CPRE publication was available in the office.

4807.3 (4801.3) Buckingham Buildbase Planning Contravention Notice

The Enforcement Officer had reported that responses had been received from the five parties served with the Notice; he was seeking clarification of some of the points. A report would then be prepared and put before the Development Control Committee for either its 27th October or 17th November meeting.

4808 CORRESPONDENCE

AVDC reasons for decision contrary to BTC response:

4808.1 05/01232/APP: 25 Moreton Road. Erection of storage container

[Members had **OPPOSED** 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.]

AVDC **APPROVED**: It was considered that given the temporary nature of the proposal and its relatively discreet location, the proposal would not adversely affect the character of the area or amenities of neighbouring residents in the long-term. Permission was granted with an 18 month time limit which would give the applicant time to search for larger premises in the area.

Members asked for reassurance that checks would be made after 18 months to ensure compliance with the condition.

4808.2 05/01440/APP: 16 Sandhurst Drive. Erection of two-storey rear extension and first floor rear/side extension

[Members had **OPPOSED** on the grounds of overdevelopment of the site.]

AVDC **APPROVED**: It was considered by Officers and the Committee that the proposal would not harmful to the setting of the dwelling owing to its set back from the frontage and the staggered street scene. The proposal would also leave adequate areas of amenity space to the rear of the site which would still be characteristic of the garden sizes in the immediate area.

4808.3 05/00883/ACL Land adjacent to Cobblers Cottage, Tingewick Road. Erection of detached garage/store for domestic storage and parking

[Members had **OPPOSED**: 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.]

AVDC had granted the Certificate: While I appreciate the concerns of the Town Council we are nevertheless required to deal with this application on the basis of available evidence and it has been concluded, in the light of the information submitted with the application that the building was more than 4 years old and on that basis a Certificate of Lawfulness has been granted.

I note the concerns that enforcement action had not been pursued earlier. This was not as a result of inaction by the Enforcement Officer but rather as a result of a failing in the administrative system that brings forward and links case such as this to the enforcement process. We have recently undertaken a review of this process to ensure that a situation such as this does not occur again.

I note that you have indicated that the building is being used to provide accommodation rather than garaging/storage space and I have asked that this be investigated.

We have also written to the Environment Agency to advise of the situation and to establish whether they could take any action under separate legislation in view of the location of the site relative to the floodplain.

We will keep you informed of progress.

Members voiced their deep concern over this decision and felt that the Planning Authority should be seen to exert its powers of enforcement; otherwise unrestricted development could occur without perceived penalty, to the detriment of the townscape. Members hoped that the revised enforcement process would prove more efficient. A letter of response would be drafted.

ACTION THE CLERK

4808.4 05/00296/CON (03/03202/APP) Brookfield Lane site.

Mrs. Miller, a resident of Chandos Close, had written to AVDC complaining that their house and garden was so overlooked from the Brookfield site that they had to keep blinds closed to retain some privacy. The slope of the land meant that traffic on the site was at bedroom window level. The agreed acoustic fence was almost 2m below the level of the road and provided no protection. She included indicative photographs.

The Chairman reported that he had already discussed the matter with the Enforcement Officer and understood that changes would be made to the fencing. He would investigate further

ACTION THE CHAIRMAN

4809 CHAIRMAN'S ITEMS

4809.1 (4793.4) Street Naming: Brookfield Lane site

The developers had not agreed with Members' choice of Wagland's Garden; they had suggested Rotherfield Close or Place.

Though 'Rotherfield' is not a postal address, it is the name of the RLS VIth Form Centre and access is gained from Brookfield Lane. Members had been against any indication of possible vehicle access from the Lane for the housing on the site.

Members agreed to reject the suggestion put forward by the developer, pointing out that the connection of the site with the Wagland family pre-dated any connection with the school, and that their proposal perpetuated a historical link.

ACTION THE CLERK

4809.2 (4780.6) AVDC Design Awards

The Town Council had received an invitation to attend the award ceremony on 10th November; Cllr. Mordue, Deputy Mayor would attend as the Mayor had a prior engagement. The Clerk would enquire about the venue and the time of the event.

ACTION THE CLERK

4809.3 Letter from Mr. Charles Norman on behalf of PSL

A letter received that day re use of the land behind Ganderton's (the old Adventure Playground) would be deferred to the next meeting and the contents circulated with the agenda.

Meeting closed at: 8.00pm.

CHAIRMAN DATE