

MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MONDAY 3rd JANUARY 2006 AT 7.00PM

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

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

For the Town Clerk Mrs K.W. McElligott

APOLOGIES FOR ABSENCE

Apologies were received and accepted from Councillor Mrs. P. Stevens.

4879 DECLARATIONS OF INTEREST

The following Councillors declared an interest in application 05/02520/APP as members of the Environment & Property Committee: P. Collins, Mrs. P. Desorgher, G.Loftus, H. Mordue and R. Stuchbury.

Cllr. Lehmann also declared an interest in 05/02520/APP as he had been involved in the negotiations with the Tennis Club over their lease which included matters relating to floodlighting, and in the development brief for Moreton Road (4884.1).

4880 MINUTES OF THE PREVIOUS MEETING

The Minutes of the meeting held on 5th December 2005 to be ratified at the meeting of the Full Council following were received and accepted.

4881 PLANNING APPLICATIONS

The following planning applications were received and discussed. –

05/02520/APP

Tennis Courts, Chandos Park

Erection of 8n°. 10metre high floodlights for tennis courts

In view of the declarations of interest, only Cllrs. Lewis and P. Strain-Clark were eligible to decide a response to this application. Cllr. Lewis undertook to contact an absent member of the Committee who was not a member of the E&P Committee for a formal response to be agreed.

Members felt that a time limit of 10.30pm should be requested should the Chairman, Vice Chairman and the other Councillor agree to support the application.

05/02947/ATP

SUPPORT

Land off Hilltop Avenue

Works to trees

Support was given subject to the arboriculturalist's recommendations.

05/03015/APP

SUPPORT

Land off Overn Crescent

Erection of 4n°. semi-detached dwellings

05/03018/APP

SUPPORT

Park Manor Industries, Moreton Road

Roofed link between workshops

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

05/03042/APP

The Orchard, Brackley Road

Alterations and extensions to provide additional first floor accommodation

The following application had not yet been listed in the Bulletin, but was considered due to time restraints:

05/03103/ATC

SUPPORT

7 Victoria Row

Fell 1n°. Staghorn and 1n°. Horse Chestnut. Crown thin 1n°. Cherry tree.

Support was given subject to the arboriculturalist's recommendations.

CC/60/05 (05/03142/ACC)

SUPPORT

Buckingham Knowledge Centre, Verney Close

Proposed revised elevations at Buckingham Knowledge Centre on former Buckingham Magistrates Court and existing Buckingham library

Members supported the choices of brickwork colour as detailed to reflect those in adjacent walls; however Members expressed concern at the lack of revised internal plans; the original internal layout seemed to indicate that the new pattern of doors and windows in the rear elevation deleted the fire escape door at the rear of the common lobby area for the building, and gave access to the Secure Room from the secluded passage between the building and the Sorting Office wall.

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

05/02713/AAD 12 Cornwalls Cen. Erection of externally illuminated sign
Amendment: details of lighting – 1 x 3m strip light (as Grand junction) OR 2 individual brass spotlights positioned above the sign

05/02784/APP Office Block 1, Tingewick Rd. Erection of loading/unloading docking side bay to Office Block No. 1

Amendment: Loading bay relocated to NE elevation.

Members had no comments to add to their original responses.

4882 PLANNING CONTROL

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

APPROVED

05/02484/APP Gwynfa, Stratford Rd. 2 st. rear extn, garage, 1st. rear extn & conservatory	Support
05/02519/ALB Sandon House, Moreton Rd. Remove & replace internal partition walls	Support
05/02579/APP 2 Meadway	Erection of side conservatory Support
05/02600/APP 19 Page Hill Ave.	1 st. side extn, rear conservatory (retrosp.) Support (extn)/ Note (conservatory)
05/02625/APP 47 Hilltop Avenue	Conv. ½ dble garage to residential; repl. door with window Support

REFUSED

05/02483/APP 48 Bourton Road	Erection of rear roof extension	Support
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WITHDRAWN

05/02770/APP 3 Stowe Close Two storey side extension and conservatory
(withdrawn before application received in the office)

DEFERRED

05/02335/APP BP Garage	Var. of car wash hours + installation of doors to car wash	Oppose(hours)/Support(doors)
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Reason for deferral: Negotiate for 6 months temporary permission and investigation on allegations of breaches of planning control – seek removal of banner sign.

4883 PLANNING - OTHER MATTERS

Cllr. Lehmann arrived during the following item.

4883.1 (4735.1) MK & SM Study:

The document received from the North Bucks Parishes Planning Consortium had been circulated at 5th December 2005 meeting.

Cllr. P. Strain-Clark summarised the preferred options:

Most preferred:

Option 6: In addition to the 34,000 new homes delivered through the existing Local Plan, Option 6 provides an estimated 3,300 new homes within the existing city [Milton Keynes], 10,400 new homes to the south-east of the existing city and 20,800 new homes to the east of the M1.

Second preference:

Option 2: In addition to the 34,000 new homes delivered through the existing Local Plan, Option 2 provides an estimated 17,300 new homes within the existing city, 10,400 new homes to the south-east of the existing city 6,900 new homes to the south of the existing city.

The other options were not considered, as being unacceptable.

Members discussed whether expansion of Milton Keynes beyond the M1 was to be supported, whether there was sufficient available land within the city or if some development towards Newton Longville was acceptable. Larger, centred, development was proposed, not scattered building in various smaller locations. A compromise position between Options 2 and 6 was considered, but on a vote Members chose Option 2 for support.

Proposed by Cllr. Lewis, seconded by Cllr. P. Strain-Clark, and **RECOMMENDED** that this Council support Option 2.

The recommendation was referred to the Full Council meeting following for ratification, as the deadline for response was 12th January 2006.

4883.2 (4700.1) Buckinghamshire Minerals and Waste Local Plan 2004-2016

Cllr. P. Strain-Clark reported on the proposed modifications to the Plan: there were now no areas designated for mineral extraction in N. Bucks, although the right to search was reserved. Changed gradients at Calvert were proposed to improve drainage. The previous defined buffer zones had been changed to a less-defined term; Cllr. Strain-Clark felt that defined measurement would give a safer assurance. His recommendations would be submitted to the next meeting.

ACTION CLLR. P. STRAIN-CLARK

Members also discussed the matter of the green waste facility at College Farm and agreed that their earlier letter of opposition be augmented by a letter of support for Maids Moreton Parish Council (to be delivered in time for their meeting on 4th January); a recommendation that a full environmental survey be carried out; and an enquiry of the Environment Agency as to whether the acreage involved at College Farm was that permitted under the agricultural regulations relating to amount of humus permitted.

ACTION THE COMMITTEE CLERK

4883.3 Consultation on Planning Policy 25: Flood Risk

Cllr. Stevens had volunteered to report on and make recommendations on a response to this document for the next meeting.

4883.4 Planning-gain Supplement: a consultation

Cllr. Lewis agreed to report on and make recommendations on a response to this document for the next meeting.

4883.5 Fieldwork (CPRE) December 2005 issue

This was available from the office.

4884 CORRESPONDENCE

4884.1 (4786.1) AVDC: Moreton Road Development brief

Mr. Newall of AVDC Forward Plans had replied that the Town Council's comments arising from the 23rd May meeting (4772.1) had not been received in his office. Cllr. Lehmann asked why this was, as correspondence between this Council and other Authorities was supposed to be sent by email as well as post, as surety.

The Committee Clerk was unable to respond, as she had been on holiday at the time and the meeting had been minuted by the Town Clerk.

The Town Clerk was asked to report to the Chairman and make formal response to Cllr. Lehmann, and the Committee, on this point.

ACTION THE CHAIRMAN/THE TOWN CLERK

Members then discussed the letter from Mr. Newall, which had been circulated with the agenda, taking issue particularly with the view that there would be no problem with 'rat-running' along Western Avenue.

Proposed by Cllr. Stuchbury, seconded by Cllr. P. Strain-Clark, that this Council object in principle to the comment that there would be no problem with increased traffic levels in Western Avenue and Mill Lane. The proposal was defeated on a vote.

Proposed by Cllr. Lewis, seconded by Cllr. Mordue, and **AGREED** that a letter be written to the County Council querying the basis of their conclusions on traffic levels and 'rat-running' and asking what they considered an acceptable traffic flow in residential streets.

Reasons for AVDC decisions contrary to Town Council responses:

4884.2 05/01851/APP; 4 Overn Avenue, Erection of trellis above fence on north boundary up to 2.45m (retrospective)

Members had **OPPOSED**, feeling that the resulting height of the fence would be excessive and would set an undesirable precedent.

AVDC had **APPROVED**: "It was considered that the fence would not harm the visual amenity or character of the area owing to its height, appearance, slope of the land and size of the garden. Although fences above 2m can have a harmful effect on an area, the specific characteristics of this site allowed for the fence to maintain a satisfactory relationship with neighbouring properties and the area in general. A precedent has not been set as applications for other fences over 2m would be assessed on their own merits in relation to the site characteristics and surroundings."

4884.3 05/02266/APP; 4 Naseby Court, Two storey side, first floor side and single storey side and rear extensions

A majority of Members had voted to **OPPOSE** the application.

Some Members expressed concern that, though this already extended house was 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.

AVDC had **APPROVED**: "The proposal would result in a relatively large increase to the dwelling but it was considered that the plot could easily accommodate the additions, allowing reasonable space between properties thus maintaining the open character. The proposal would be subservient to the main dwelling and would not harm the amenities of

the neighbouring dwellings. Other dwellings within the Close and in the general area have had large extensions and it was considered that the resulting building would not be out of character with the area.”

4884.4 05/02409/APP; 7 Coxwell Close, Conservatory

Members had **OPPOSED**, expressing concern that proposed conservatory would affect the amenity of the neighbouring properties given the layout of the block with the set back end units, and the proportion of the garden to be covered.

AVDC had **APPROVED**: “The proposal was within the dept guidance set out in the Design Guide. The adjacent property was visited owing to the relationship between dwellings. It was considered that the conservatory would not unreasonably affect the amenities of the adjacent property owing to its depth and eaves height. A sufficient garden area would remain that would be characteristic of gardens in the area.”

4885 CHAIRMAN’S ITEMS

The Chairman noted that the Town Council had been copied on three letters of opposition to the College Farm proposals.

Meeting closed at: 8.00pm

CHAIRMAN DATE