

MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MONDAY 27th FEBRUARY 2006 AT 7.05pm following the Public Session

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

Also Attending: Cllr. D. Isham

For the Town Clerk Mrs K.W. McElligott

APOLOGIES FOR ABSENCE

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

4893 DECLARATIONS OF INTEREST

Cllr. Mordue declared a personal interest in application 06/00179/APP.
Cllr. Strain-Clark declared a personal interest in application 06/00385/APP.

4894 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 30th January 2006 ratified on 20th February 2006 were received. There were no matters arising.

Proposed by Cllr. Mordue, seconded by Cllr. Stuchbury, and **AGREED** that application 17 (06/00385/APP) on the agenda be taken after application 5 (06/00179/APP), for the convenience of the applicants, who were present at the meeting.

4895 PLANNING APPLICATIONS

The following planning applications were received and discussed. –

06/00071/APP

35 Meadway
Erection of replacement conservatory

SUPPORT

06/00101/APP

SUPPORT

42 Moorhen Way

Conversion & extension of garage to join existing dwelling and provide additional living accommodation

Members were not minded to oppose this application, but expressed concern that it might create a precedent, leading to on-street parking with consequent hazards especially for children. AVDC would be contacted for their long-term view of this eventuality.

06/00111/APP

OPPOSE

27 Moreton Road

Two no. two storey side extensions, 2 storey front extension, conversion of garage and detached double garage

Members felt the proposal was excessive, and opposed on the grounds of overdevelopment. However, they agreed that they would in principle support extension of the property if the scale of the enlargement were reduced, or if the various sections of the proposal were made the subject of separate applications.

06/00153/APP

OPPOSE

Buckingham Lodges, Stowe Avenue

Erection of bollards to driveway and private garden. Erection of fence and gate, based upon 1805 illustrations

While Members agreed in principle that reversion to the original design was commendable, unfortunately the proposal did not take into consideration modern traffic speeds, or the fact that the road level was now higher than the footway.

The lack of a protective kerb on the road would lead to vehicles dropping on to the footpath, which is part of a long-distance pathway. The proposed gravel cover of the path was not amenable to wheelchair or pushchair use and would lead to these users of the path moving into the road to get past the pinch point formed by the two lodges, which was dangerous. Any planting that penetrated the fencing would also reduce the perceived width of the carriageways leading to vehicles using the centre of the road.

Members pointed out that hard surface treatments giving the appearance of gravel were available; if these were not acceptable, then they recommended York stone flags.

06/00179/APP

SUPPORT

Benthill Farm, London Road

Demolition of existing dwelling and erection of detached 2 storey dwelling to include conversion of outbuilding

Though Members supported the application, they felt that the proposals lacked the landmark quality of design that the site, size of building, and its position on one of the principal entrances to the town demanded, and asked that the treatment of the elevations be modified, recognising local characteristics, to form a building of long term architectural merit.

The following application was taken out of order by agreement.

06/00385/APP

SUPPORT

Land to rear of 23 Church Street

One new dwelling with access

Members discussed the application at some length, noting that the design was sympathetic to surrounding buildings and that the proposed roof height was comparable. There was

existing development behind that side of Well Street and adequate screening. A fully DDA compliant dwelling would be an asset to the total housing stock and Members noted that care had been taken to provide off-road parking and turning space.

Members asked that a full archaeological survey be carried out as this was in the old part of the town, and that recognition be made of the possibility that the proposed building might interrupt drainage paths both natural and installed, affecting adjacent properties.

06/00182/APP

SUPPORT

Puratos Ltd, Middle Slade

Two storey side extension to provide new technical centre, and associated car parking

Cllr. Collins left the meeting

06/00183/APP

SUPPORT

35 Moreton Road

Erection of detached garage with first floor flat

06/00209/APP

SUPPORT

43 Burleigh Piece

Erection of conservatory

06/00217/APP

SUPPORT

15 Wharfside Place

Erection of conservatory

06/00259/APP

SUPPORT

10 Bourtonville

Erection of garden building for ex Theatre Organ

Support was given subject to a condition being imposed that the building could not be converted to residential use, and an environmental assessment being carried out on possible noise nuisance to neighbouring properties.

06/00286/APP

SUPPORT

7 Osprey Walk

Erection of rear and side conservatory

Members noted the exceptional size of the conservatory but felt the site was large enough to accommodate it.

06/00287/APP

OPPOSE

3 Stowe Close

Two storey side and rear extension/single storey rear extension with conservatory

Members were concerned about the scale of the proposed extensions and that they did not appear clearly subsidiary.

06/00298/APP

SUPPORT

Land behind Avenue House and Barracks House, Western Avenue

Erection of 2 storey detached dwelling

Support was given subject to conditions on materials reflecting its position in the Conservation Area.

06/00313/APP

30 Lenborough Close
Erection of conservatory

SUPPORT

06/00333/APP

Buckingham Town Cricket Club
Erection of changing room facility

SUPPORT

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

06/00350/APP

14 Gilbert Scott Road
Single storey side extension and inclusion of open space land within residential curtilage –
renewal of planning approval 01/00539/APP

06/00443/APP

3 Martin Close
Erection of conservatory

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

05/03015/APP Land off Overn Cres. Erection of 4 semi-detached dwellings
Amendment: cill heights of kitchen windows raised

4896 PLANNING CONTROL

The following planning decisions had been received;

APPROVED

BCC:

CC/60/05 Buck.Knowledge Centre Revised elevations Partial support

AVDC:

05/02681/ALB Castle Ho., West St. Reinstate brick wall, timber gate & fanlight Support

05/03018/APP Park Manor Indust. Roofed link between workshops Support

05/03042/APP The Orchard, Brackley Rd. 1st floor & 2nd floor extensions Support

05/03103/ATC 7 Victoria Row Fell 1 Staghorn & 1 Horsechestnut;
crown thin 1 cherry tree Support

05/03143/APP 1 Chandos Close 2 storey and single storey rear extensions Support

REFUSED

05/03132/APP 22 Grenville Road 2 storey side ext'n+removal of garage Oppose

WITHDRAWN

05/03123/APP 25 Nelson Street Ch.of use from garage to garage/office, roof extn. to form 1st floor
(Withdrawn before BTC meeting)

REPORTS TO DEVELOPMENT CONTROL

A report on the following application had been received and was available in the office

05/02335/APP BP Garage Variation of condition 3 of 93/01687/APP to extend car wash
opening times and installation of door to car wash

[decision was deferred 8th December 2005 to enable officers to negotiate 6 month trial period]

4897 PLANNING - OTHER MATTERS

4897.1 Appointment of a Councillor to consider a response to the Submission Draft Statement of Community Involvement.

Cllr. Mordue volunteered as he had reported on the original document for the Chairman's Group meeting in August 2005.

4897.2 Information on Gypsy & Traveller sites from Bulletin 04/06

The sheet, circulated with the agenda, describes Government measures designed to even out the variation in practice of different authorities and police forces.

Members felt that practice should be based on the previous Act which obliged local authorities to provide permanent serviced sites; particular concern was expressed that the children of Gypsies and travellers received poor health care and education.

Members asked that a letter be sent advocating this in the best interests of both migrant and host communities.

ACTION THE CLERK

4897.3 Receipt of two copies of documents relating to the Bridge Street site in advance of the formal application

Members asked that these documents be circulated to all Councillors in advance of the receipt of the formal application, with a request that comments be passed to the office for use at the next meeting.

ACTION THE CLERK

4897.4 (4891.2) Street Naming, Land between Brookfield Lane and Chandos Road

The Chairman informed Members that the Developer is appealing the AVDC decision. A witness statement had been required detailing the Town Council's choice, and reasons for it; the Chairman had approved the submission document.

4897.5 Commercial Estates Group re their Tingewick Road site.

Members who had attended the exhibition mounted on February 4th at the site reported that little definite information was available on the proposed use, or split of use between light industrial and housing.

Proposed by Cllr. Stuchbury, seconded by Cllr. Loftus, and **AGREED** that Commercial Estates Group be invited to present their plans to the Committee.

ACTION THE CLERK

4898 CORRESPONDENCE

4898.1 AVDC Street Naming: to suggest a name for the Pine Lodge site, Avenue Road

Members were informed that the Developer favoured Redman Close and Cllr. Mills had proposed Pine Close. The Clerk had contacted the Developer to find if the suggestion had any local connection, but no response had been received.

Members agreed Pine Close seemed the most appropriate name.

4898.2 (4787.1) Woolworths: response re fascia style

Woolworths had replied that they would consider options for signage when the store was refurbished. The resident who had made the enquiry would be copied the letter.

ACTION THE CLERK

4898.3 Mr. A. Noble – re traffic regulations, Mill Lane, & College Farm application.

Mr. Nobel’s email to Mr. Taylor, BCC, and copied to this Council, noted that BCC were unaware of the width restrictions on Mill Lane which have been in place for many years. He was assured by BCC that these would be advisory, but Thames Valley Police informed him that they were legally binding. He therefore objected to the use of any part of Mill Lane, however short, being used by vehicles exceeding a width of 2.3m (7’-6”). Members passed the information around the committee and returned to discuss the matter later in the meeting.

4898.4 Mrs. White: copy of letter to developer re land between Brookfield Lane and Chandos Road

Mrs. White asked for support in persuading the developer to start the planting to protect Chandos Close residents’ privacy.

Members felt that a letter could be sent, pointing out the advantages of early planting of the screening shrubs.

ACTION THE CLERK

4899 CHAIRMAN’S ITEMS

(4892) Green Waste Site, College Farm

The decision to permit the expansion of the site had been reported in the *Buckingham and Winslow Advertiser* of 24th February 2006. Cllr. Polhill (BCC: Buckingham North) had been appointed chairman of the development control committee and was reported as having been advised by officers to consequently excuse himself from the vote.

Members felt that this deprived local residents of an advocate of their concerns, and that it was possible for a ward member to vacate the chair and speak to ward matters from the floor. Cllr. Isham (speaking with the Chairman’s permission) confirmed that this was the case at the District Council, and he had in fact done so in the Development Control meeting the previous week, handing the meeting to the Vice Chairman so that he could speak to the application for the BP car wash from the floor.

If this was not the practice at BCC, Members felt that it should be possible to ask the Buckingham South Councillor to represent the constituents of the North ward.

Cllr. Polhill would be asked if the advice had been correctly reported; if so, then a letter would be sent to BCC expressing disappointment that residents had therefore no opportunity to have their concerns voiced.

4898.3 Mr. A. Noble – re traffic regulations, Mill Lane, & College Farm application.

The contents of Mr. Noble’s email were discussed fully, noting that the Mill Lane verges were already being damaged.

Members asked that clarification from the County Council be sought on the use of Mill Lane by large vehicles and that the police should be asked to enforce the limit and prosecute infringements.

ACTION THE CLERK

Meeting closed at: 8.28pm

CHAIRMAN DATE