

MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON TUESDAY 18TH APRIL 2006 AT 7.00pm

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

Also Attending: Cllr. D. Isham
Mr. Nick Lee
Mr. John Barber
Ms. Victoria Walker

For the Town Clerk Mrs K.W. McElligott

} Commercial Estates Group

*Proposed by Cllr. Lewis, seconded by Cllr. Stuchbury and **AGREED** that Item 6.1 on the agenda be taken immediately for the convenience of the guests.*

*Proposed by Cllr. Lewis, seconded by Cllr. Stuchbury and **AGREED** that Standing Orders be suspended to enable the guests to address the meeting.*

4907 (4901.2) PRESENTATION FROM COMMERCIAL ESTATES GROUP ON PROPOSALS FOR TINGEWICK PARK

Mr. Lee outlined the nature and history of the company, noting that it specialised in problem brownfield sites.

Tingewick Park is the eastern part of the Tingewick Road Industrial Estate, bordered to the north by the river and to the south by the road. It contains two large industrial units employing some 35 people on 9.2 acres; it is surrounded by housing on three sides and industrial units on the fourth. The area to the north of the larger unit is almost all within the 1-in-100 year flood plain.

The site was purchased in 1998 and £750,000 had been spent on refurbishment; it had not been possible to find long-term tenants and part of the site had been unoccupied for three years. The units were of a type suitable for distributive trade and not readily convertible into smaller viable units; transport firms preferred better access to the motorway network.

Cllr. Lehmann arrived.

Mr. Barber said that the company preferred to reinvest in their existing properties rather than sell on under-performing assets. They considered a mixed use, with small high-quality office units adjacent to the remainder of the industrial park (probably employing about 35 people) and housing on the rest of the site, with a separate entrance, the optimum solution. The floodable area would remain green and the possibility of continuing the Riverside Walk from the end of Fishers Field to join with the end of the Scenic Walk was being investigated. Traffic issues were also a concern – although fewer HGVs would be using the

road there was a likely increase in car use even though the site was close enough to the town centre for pedestrian and cycle access to be feasible.

Ms. Walker described the consultation process; the company actively sought the involvement of the local community and to this end had mounted an exhibition in February which some 120 residents had attended and filled in questionnaires on their views on the future of the site. Details were circulated to Members at the meeting of the results of this (copies available from the office).

Members discussed the presentation, advocating affordable housing for the site, and reference to the Vision and Design Statement when plans became more detailed. Mr. Lee had a copy of the V&D Statement already; housing was likely to be semi-detached rather than flats although a mix of types was possible. The office units would be 1000 – 5000 sqft. Discussions were taking place with the planning authority over the specifics.

Aerodex-Floyd were being kept informed, and the owner of the Hamilton Precision site had been approached with the aim of joint working. It might be possible to continue the riverside walk via the neighbouring industrial area, but this was made difficult by there not being a single owner. It was noted that the adjacent factory site on the other side of the Tingewick Road had recently been vacated; if this was also used for housing the increase in traffic movements would need to be taken into account by all authorities.

Members were appreciative of being kept informed and looked forward to more detailed plans becoming available. It would be a challenge to integrate the site into the existing structure of the town; layout and density would be important.

A short break was declared to enable the visitors to clear away.

*Proposed by Cllr. Lewis, seconded by Cllr. Stuchbury and **AGREED** that Standing Orders be reinstated.*

APOLOGIES FOR ABSENCE

There were no apologies.

4908 DECLARATIONS OF INTEREST

There were no declarations of interest.

4909 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 13th March 2006 ratified on 10th April 2006 were received. There were no matters arising.

4910 PLANNING APPLICATIONS

The following planning applications were received and discussed. –

The first five applications had not appeared in the Bulletin.

06/00543/APP

OPPOSE

Badgers General Store, 51-53 Badgers Way

Erection of two storey dwelling and detached garage

Members expressed concerns over the detrimental effect of inserting the new dwelling into the street scene; customers reversing out of the parking bays into the narrow roadway; and the possible use of the bays as a gathering place for youths and consequent disturbance for residents, quoting the Crime & Disorder Act (Section 17).

06/00545/APP

SUPPORT

54 Nelson Street

Change of use from storage/offices to residential use and insertion of rear dormer feature to allow access to roof terrace

06/00580/APP

OPPOSE

Land adjacent 14 Pitchford Avenue

Change of use from amenity land to residential garden

Members felt that it was important to keep the vista from the estate into Holloway Spinney; also no indication had been given of the boundary treatment of the acquired land.

06/00588/APP

SUPPORT

114 Moreton Road

Single storey front extension

06/00589/APP

SUPPORT

6 Beaver Close

Single storey side extension

Members noted that the proposed extension was very tight to the neighbour's fence and asked if any modification could be agreed.

Members also asked why, in this instance, the conversion of the garage to residential accommodation fell within the definition of permitted development.

06/00609/APP

PARTIAL SUPPORT

92 Moreton Road

Erection of rear dormer and 3 N^o. front sky lights

Members supported the installation of rear dormers, but opposed the skylights as out of context in the street scene of mainly older houses.

06/00627/APP

SUPPORT

Edgar Taylor (Buckingham) Ltd., 2 Ballmoor

Extension to B1 Industrial Unit

06/00655/ATP

SUPPORT

Rear of 13 Pitchfield Avenue, rear of 1 Holloway Drive and Holloway Spinney
Fell 4 N^o. sycamore trees and crown lift oak and ash

Support was given subject to the Arboriculturalist's report. It was noted that the oak tree was behind 9 Pitchford Avenue, there being no No.13.

06/00684/ATP

SUPPORT

Maids Moreton Avenue

Fell 1 beech and remove basal growth from lime

Support was given subject to the Arboriculturalist's report.

06/00700/APP

OBJECT

44 Meadway

Two storey side extension

Members felt that the proposal was an overdevelopment of the site.

06/00720/APP

SUPPORT

29 Coxwell Close

Erection of conservatory

06/00752/APP

OPPOSE

Greenways, Stowe Avenue

First floor side and rear extension

Members felt that the scale of the proposal had an adverse effect on the street scene.

06/00756/APP

SUPPORT

North End Court, Northend Square and Mary MacManus Drive

Parking provision and highway improvements

Members asked that due regard be paid to screening the parking area with plants, and that signage be installed to maintain a clear path for ambulance access.

06/00798/ATP

SUPPORT

Maids Moreton Avenue and Holloway Spinney

Works to trees – proposed 5 Year management plan

Members supported the plans in general but made the following points:

1. If saplings or other plants are to be sourced from land in Town Council ownership, e.g Railway Walk, permission of this Council be obtained.

2. Members would like to be informed of fencing works or access restrictions.

Members also queried the reasons behind the hurdle fence at the pit area in Maids Moreton Avenue.

06/00820/APP

OPPOSE

32 Clover End

Two storey side extension to form annexe

Members felt that the proposal amounted to overdevelopment of the site and could lead to parking and manoeuvring problems for neighbours.

06/00841/APP

2 Page Hill Avenue
Single storey side extension

SUPPORT

06/00839/APP

Arthurs Radio, 24 West Street
Erection of 3 storey building for 3 No. flats
Members felt that the design and such materials as were specified were inappropriate for this area of the town, and that the building was very cramped on the site and would block the light from the rather lower adjacent building. There was particular criticism of the elevation visible from the street. Concern was expressed that there was no possibility of an alternative exit in case of fire. The courtyard currently provided much needed parking space for employees of the area.

OPPOSE

The following applications had not arrived in time for the meeting:

06/00939/APP

70 Moorhen Way
Two storey front extension

06/00947/AAD

Ring Road Garage
Display of illuminated signs, pylon signs and logo boxes

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

06/00101/APP 42 Moorhen Way Conversion and extension of garage to join existing dwelling and provide additional living accommodation

*Amendment: Measurements added to Amended Plans drawing
The Chairman noted receipt of a letter from a neighbour concerned about on-street parking as a result of the proposal and had contacted the case officer who had stated that there would be an unambiguous condition that parking was to be on the site and not the road.*

06/00287/APP 3 Stowe Close Two storey side and rear extension/single storey rear extension with conservatory

Amendment: additional parking space

4910 PLANNING DECISIONS

The following decisions had been received:

APPROVED

BCC

CC/04/06 Bourton Meadow School Renewal of permission for temporary classroom Noted
(06/00150/ACC)

AVDC

06/00071/APP 35 Meadway Erection of replacement conservatory Support
06/00096/APP 64 Waine Close Single storey rear extn. & front porch with canopy Support
06/00100/APP 8 Wharfside Place Single storey rear extension & covered walkway Support

06/00111/APP 27 Moreton Road	2x2st.side extns,2st front extn.conv.garage+det.garage	Oppose
06/00153/APP Buckingham Lodges	Erect bollards to drive & garden;erect fence & gate	Oppose
06/00179/APP Benthill Farm	Demol.existing dwelling, erect detached 2st.dwelling	Support
06/00182/APP Puratos Ltd.,Middle Slade	2-storey side extension & assoc. car parking	Support
06/00209/APP 43 Burleigh Piece	Erection of conservatory	Support
06/00217/APP 15 Wharfside Place	Erection of conservatory	Support
06/00286/APP 7 Osprey Walk	Erection of rear and side conservatory	Support

REPORTS TO DEVELOPMENT CONTROL

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

06/00111/APP 27 Moreton Road	Two N ^o . two storey side extensions, 2 storey front extension, conversion of garage and detached double garage
06/00183/APP 35 Moreton Road	Erection of detached garage with first floor flat
06/00287/APP 3 Stowe Close	Two storey side and rear extension/single storey rear extension with conservatory
06/00350/APP 14 Gilbert Scott Rd.	Single storey side extension and inclusion of open space land within residential curtilage – renewal of planning approval 01/00539/APP

4911 PLANNING - OTHER MATTERS

4911.1 South East Plan: Consultation - to designate Councillors to summarise the document and provide a draft response to the 2nd May Planning Committee meeting, for ratification at 30th May Council meeting (response date 23rd June)

The Chairman would produce a draft response for the next meeting.

4911.2 Report on a meeting (re proposals for Hamilton Precision site) with Taylor French on 21st March 2006

The Chairman reported that the initial proposals for this site were encouraging and an application was to be made in the near future. A mixed development of housing and service/light industry provision had been discussed; all the housing would be 'affordable' – some part-ownership, some rented – via a housing association. Discussions had taken place with Midsummer Housing to ensure viability.

Materials would be local brick with slate tiles. Parking 1½ places per dwelling + as AVDC guidelines for employment area.

Members advocated the need for a traffic management scheme to be developed; concerns were expressed that access to the by-pass would have to be improved to discourage drivers from using the town centre roads.

A letter would be sent to the Planning Department expressing Members concerns over the problems and opportunities generated by the two – possibly three, including Hartridges' site - areas for development on this short stretch of the Tingewick Road.

ACTION THE CLERK

4911.3(4801.2 refers) Street Naming – 4 dwellings on land behind Stratford House

Members agreed that Cecil's Yard was an appropriate name for the development, perpetuating the connection with Mr. C. T. Cecil, builder and former Mayor, whose yard this was.

4912 CORRESPONDENCE

4912.1 (06/00153/APP) AVDC reasons for decision contrary to BTC response

The letter had been circulated with the agenda.

Only the bollards fencing and gates were matters for the Planning Dept. The planting, gravel surface and other works to the footway and highway were merely indications of other works to be carried out which did not require permission; however Mr. Barker had passed on the Town Council's concerns, and those of the BCC Highway Engineer, to the National Trust.

4912.2 (4901.1) W.E.Black re tree works, site at Chandos Road

The letter had been circulated with the agenda. Members felt that no further correspondence was necessary.

4912.3 (4897.2) AVDC re Gypsy sites

The Senior Planning Officer had written to indicate the actions being taken by AVDC, which will result in requirements being identified in the LDF. The letter had been copied out with the agenda. Members were glad to see that the needs of travelling people were receiving consideration.

4912.4 (4897.3) Bridge St. site: parking survey (circulated separately, in March)

Members declined to comment until the application was before them.

4912.5 (4895) AVDC: Conversion of Garages to Living Accommodation

Mr. Barker could not comment on the particular case as that application is not yet determined. The remainder of the letter, circulated with the agenda, explained the general case for not having a standard policy on these matters.

4913 CHAIRMAN'S ITEMS

4913.1 Stratford Road cottages (Hollis's site: 03/03227/APP & 05/01561/APP)

Cllr. Mordue spoke of the quality of the refurbishment carried out at the site and felt that a letter of approval should be sent to the developer.

Members agreed that the development had been sympathetically carried out and should be so noted.

ACTION THE CLERK

4913.2 Railway/Scenic Walk

Cllr. Isham noted that AVDC officers were not always aware of the difference in ownership of the Railway Walk and the Scenic Walk.

4913.3 (4897.4) Street Naming

The Chairman reported that the Magistrates Court had found in favour of the name Wagland's Garden for the housing on the land between Brookfield Lane and Chandos Road.

Meeting closed at: 8.45pm

CHAIRMAN DATE