

**MINUTES OF THE PLANNING COMMITTEE MEETING**  
**HELD ON MONDAY 5<sup>th</sup> JUNE 2006 AT 7.40pm FOLLOWING THE SPECIAL MEETING**

**PRESENT:** Councillors P. Collins (Mayor)  
Mrs. P. Desorgher  
R. Lehmann  
H. Mordue  
Mrs. P. Stevens  
Mrs. C. Strain-Clark  
P. Strain-Clark  
R Stuchbury  
For the Town Clerk Mrs K.W. McElligott

In the absence of the Chairman the early part of the meeting was taken by Cllr. P. Strain-Clark.

**APOLOGIES FOR ABSENCE**

Apologies were received and accepted from Councillor H. Lewis (Chairman).

**4919 DECLARATIONS OF INTEREST**

There were no declarations of interest at this point.

**4920 ELECTION OF CHAIRMAN**

Proposed by Cllr. C. Strain-Clark, seconded by Cllr. Stuchbury, and **AGREED** that Cllr. Stevens be elected Chairman of the Planning Committee.

*Cllr. Stevens took the Chair for the remainder of the meeting.*

**4921 ELECTION OF VICE-CHAIRMAN**

Proposed by Cllr. Stuchbury, seconded by Cllr. Desorgher, and **AGREED** that Cllr. P. Strain-Clark be elected Vice Chairman of the Planning Committee.

*Cllr. Collins left the meeting during the following discussion.*

**4922 PRESS & PUBLIC RELATIONS COUNCILLOR, PLANNING COMMITTEE**

Members felt that the Chairman, or Vice Chairman if the Chairman was unavailable, should represent the Committee's views when necessary. There had been instances of press or personal comment on planning matters when it would have been useful for the Committee to have made clear the planning reasons for its support or opposition.

The Committee agreed that consideration of whether there should be a press release resulting from the meeting content should be a standing item on the agenda.

**ACTION THE CLERK**

## **4923 MINUTES OF THE PREVIOUS MEETING**

The minutes of the meeting held on 2<sup>nd</sup> May 2006 ratified on 30<sup>th</sup> May 2006 were received.  
There were no matters arising.

## **4924 PLANNING APPLICATIONS**

The following planning applications were received and discussed. –

**06/00752/APP** (Amended Plans) **OPPOSE**  
Greenways, Stowe Avenue  
First floor side and rear extension  
*Amendment: gap at first floor level between proposed extension and property boundary increased from 720mm to 900mm.*  
*Members felt that the alteration made no material difference to their original objection.*

**05/02566/ACD** **OPPOSE**  
Footbridge at Fishers Field  
Removal of footbridge  
*Though Members were aware that there is no public access to the other end of the bridge, the application was opposed on the grounds of diminishing the amenity of the residents of Fishers Field.*

**06/00956/APP** **SUPPORT**  
5 Naseby Court  
Amendment to 05/01823/APP – infill of porch

**06/00969/APP** **SUPPORT**  
Swan Business Park, Osier Way  
Construction of Industrial Estate Road

**06/01049/APP** **SUPPORT**  
Land adjacent to Swan Business Park  
Erection of industrial units for B1, B2 and B8 use with ancillary trade counter use and associated parking

**06/01072/APP** **SUPPORT**  
1 Mallard Drive  
Demolish garage and erection of bungalow and garage  
*Minor amendments had also been received, amending the 'red line' on the site plan*  
*Support was given subject to there being no encroachment on public open space.*

**06/01093/APP** **SUPPORT**  
Esso Petrol Filling Station, Ring Road  
Installation of ATM  
*Members supported the installation of an ATM, but felt that it could be better positioned in the forecourt side of the building where users would feel less vulnerable; reference was*

*made to the Crime & Disorder Act, Section 17, and the suggestion made that the Police Architect/Crime Prevention Officer be contacted for advice.*

**06/01105/APP** **SUPPORT**  
44 Westfields  
Single storey rear extension

**06/01146/APP** **SUPPORT**  
Lloyds Pharmacy, 12 Meadow Walk  
Creation of new shop front and installation of air conditioning condenser

**06/01149/ATP** **SUPPORT**  
15 Grange Close  
Pruning no.1 Horse Chestnut  
*Support was given subject to the Arboriculturalist's recommendations; concern was expressed that one-sided pruning would cause unbalance.  
It was reported that other work was proposed to non-TPO trees, and Members asked for confirmation of which trees in the area were subject to protection orders.*

**06/01172/APP** **SUPPORT**  
1 McKenzie Close  
Erection of conservatory

*The next two applications had not been received in time for the meeting:*

**06/01224/APP**  
11 Westfields  
Two storey side extension

**06/01232/APP**  
Manor Farm, Bourton Road  
Change of use from B1 offices to A2

**06/01233/AAD** **SUPPORT**  
Focus Store, Osier Way  
1no. non-illuminated freestanding sign, 1no. externally illuminated freestanding sign, 1 no. non-illuminated fascia sign, 2no. externally illuminated fascia signs, 1 no. internally illuminated fascia sign  
*Members supported the proposals providing the existing vegetation height was maintained.*

**06/01258/AAD** **SUPPORT**  
Chandos Vauxhall, Chandos Road  
Erection of No.2 illuminated fascia signs.

**06/01320/APP** **NO COMMENT**  
Land to the rear of 25 Nelson Street  
Change of use from domestic garage to garage/office accommodation and rear extension to create first floor

**06/01334/APP****OBJECT**

Wisteria Cottage, 126 Moreton Road

Single storey front extension and first floor rear and side extension

*Members felt that the proposal was overbearing, affecting the amenity of the adjacent bungalow, and was detrimental to the street scene***06/01335/APP****SUPPORT**

8 Portfield Close

Single storey rear extension &amp; reposition entrance

*The following minor amended plans were posted for Members' information only:***06/00820/APP** 32 Clover End Two storey side extension to form annexe*Amendment shows existing parking on the plot.***4925 PLANNING CONTROL**

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

**APPROVED**

05/02520/APP Tennis Courts	Erection of 8no. 10m floodlights for tennis courts	Support
06/00287/APP 3 Stowe Close	2st. side+rear extn/single st.rear extn=conservatory	Oppose
06/00350/APP 14 Gilbert Scott Rd.	Single.st.side extn, inclusion open space land w/i residential curtilage (renewal of 01/00539/APP)	Oppose
06/00545/APP 54 Nelson Street	Ch./use storage/offices → residential + rear dormer	Support
06/00588/APP 114 Moreton Road	Single storey front extension	Support
06/00589/APP 6 Beaver Close	Single storey side extension	Support
06/00627/APP 2 Ball Moor	Extension to B1 industrial unit	Support
06/00655/ATP rear Pitchford Ave, Holloway Spinney	Fell 4 sycamores & crown lift Oak & Ash	Support
06/00684/ATP Maids Moreton Ave.	Fell 1 Beech & remove basal growth from Lime	Support
06/00700/APP 44 Meadway	Two storey side extension	Oppose
06/00720/APP 29 Coxwell Close	Erection of conservatory	Support
06/00756/APP Mary McManus Dr.	Parking provision and highway improvements	Support
06/00798/ATP M.Moreton Ave/Holloway Spinney	Works to trees (prop. 5yr management plan)	Support
06/00841/APP 2 Page Hill Avenue	Single storey side extension	Support

**REFUSED**

06/00183/APP 35 Moreton Road	Erection of detached garage with first floor flat	Support
06/00385/APP land at 23 Church St.	One new dwelling with access	Support
06/00609/APP 92 Moreton Road	Erection of rear dormer & 3 front skylights	Support dormer/ oppose skylights

**REPORTS TO DEVELOPMENT CONTROL**

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

06/00385/APP rear, 23 Church St.	One new dwelling with access
06/00580/APP land adj.14 Pitchford Ave.	Change of use from amenity land to residential garden
06/00700/APP 44 Meadway	Two storey side extension
06/00820/APP 32 Clover End	Two storey side extension to form annexe

## **4926 PLANNING - OTHER MATTERS**

4926.1 To receive a draft response from the Chairman on the South East Plan Consultation, for ratification at 19<sup>th</sup> June Interim Council meeting (final response date 23<sup>rd</sup> June)

In the absence of Cllr. Lewis, Members decided that the Chairman and Vice Chairman should draw up a recommended response to put before the Interim Council meeting. Cllr. Lewis would be asked to bring the document into the office.

4926.2 (4905.2) *Planning Gain Supplement - Volume II: Written Evidence* (OPDM, 2006)

This document was available from the office.

4926.3 AV Local Development Framework: information on public exhibitions

Members were advised that the promotion vehicle would be in the car park the following day, and that 3-Counties Radio would be interviewing local residents during the morning. Available Councillors were urged to take part if possible.

## **4927 CORRESPONDENCE**

4927.1 06/00111/APP 27 Moreton Road: two n<sup>o</sup>. two storey side extensions, 2 storey front extension, conversion of garage and detached double garage. Reasons for decision contrary to BTC response.

Members had **OPPOSED**: *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.*

AVDC **APPROVED**: "It is acknowledged that the extensions are relatively large scale in comparison with the existing dwelling. However the additions are considered to be sympathetic to the existing dwelling with similar roof pitches and ridge lines that match or are lower than the existing. The materials would match the existing which would help to integrate the extensions with the original property. The design of the extensions reflect the character of the original dwelling and the introduction of a gable feature in the front elevation, together with the replacement of the flat garage roof, are considered to improve the overall appearance of the property. The detached garage would be set further forward than the property but is considered to be acceptable as it does not obscure or dominate the front of the house. Overall it is considered that the proposals would not detract from the character or appearance of the original dwelling.

4927.2 06/00287/APP 3 Stowe Close: two storey side and rear extension/single storey rear extension with conservatory. Reasons for decision contrary to BTC response.

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

AVDC **APPROVED**: "It was concluded that the gap between the proposed extension and No.4 Stowe Close and the proposals compliance with not breaching a 45° line from the nearest habitable room of a neighbouring property, ensuring that the works would not detract from the character or appearance of the area or impact upon the amenities of neighbouring residents. With regard to policy GP24 the Council's car parking guidelines aim to achieve three spaces for a four bedroom property, this was attained by the provision of three spaces to the front of the property.

#### 4927.3 Kerbing to pavement in front of 12-18 Stratford Road

Concern had been expressed by the developer and Buckingham & Winslow Access for All about the lack of kerb on the stretch of pavement which used to front the garage forecourt. The developer felt that this was a matter for BCC as Highways Authority; BCC had indicated that the developer should install kerbing.

Members confirmed that the lack of kerb or height differential was dangerous, and felt that as both footway and roadway were the responsibility of the County Council, they should install a kerb for the safety of pedestrians. A letter would be sent to BCC, copied to the developer and the Access Group.

**ACTION THE CLERK**

#### 4927.4 CPRE landscape meeting

Members noted that there were no AAL or LLA designations in the north of the County and no Members were available to attend the event.

#### 4927.5 (4897.2) ODPM response on Gypsy sites

Members welcomed the positive response on engagement with the travelling community and asked to be kept apprised of further developments.

#### 4927.6 (06/00995/APP Land off Bridge Street) Buckingham Society response to AVDC copied to BTC

Members were grateful to have been advised of the Society's views but felt that, though the concept of the proposal was acceptable, the decrease in parking space and increase in traffic volume would be detrimental to the viability of the town. If some solution to these criticisms could be found, it was likely that the Town Council would support the scheme.

Members **AGREED** that Cllr. Stevens & Cllr. Mordue should prepare a press release giving the Committee's planning reasons for opposing the development.

**ACTION CLLR. STEVENS/CLLR. MORDUE**

#### 4927.7 (4750.4) 33 Hare Close: Alleged unauthorised extension of residential curtilage

Members had noted (in March 2005) that a 2m high fence had been erected in an area of otherwise open frontages and asked AVDC whether this was permissible.

AVDC: "I can confirm that the site has been visited and its planning history examined. The conclusion reached is that the land lies within the same ownership as the neighbouring dwelling house. The land was also not denoted as public amenity land on the approved layout for the development. The inclusion of the land within the garden area of the property does not as a consequence comprise a change of use requiring planning permission.

However, in this instance in order to justify otherwise, we would need to obtain to date evidence to substantiate the effect the siting of the fence has on the forward vision splays, which in turn would necessitate the need for planning permission."

Members noted that the question of a fence on an open plan frontage had not been answered, and asked that clarification be sought on this matter.

**ACTION THE CLERK**

#### 4927.8 (4918.2) AVDC Design Awards

The Clerk reported that AVDC had acknowledged receipt of the nominations, and that the officer had visited both sites recently.

4927.9 (4911.3) AVDC Street Naming: Cecil's Yard

Confirmation of posting of Section 18 notice for Cecil's Yard had been received (expiry date for comments 31/5/06)

**4928 CHAIRMAN'S ITEMS**

4928.1 Learning Centre, Verney Close

Members agreed to investigate the possibility of naming all or part of the building for Mr. Hugh Carey, the previous County Councillor for Buckingham North, in recognition of his service to the community over many years, and in particular his successful intervention in the matter of the design for the Centre.

**ACTION THE CLERK**

4928.2 (4907) Tingewick Park

Commercial Estates Group had revised their plans for this site and asked for another meeting with the Committee.

Members **AGREED** to invite them to the meeting of 24<sup>th</sup> July 2006.

**ACTION THE CLERK**

Meeting closed at: 8.50pm

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