

MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MONDAY 11th SEPTEMBER 2006 AT 7.00pm

PRESENT: Councillors P. Collins (Mayor)
Mrs. P. Desorgher
H. Lewis
G. Loftus
P. Strain-Clark (Vice Chairman)
R Stuchbury
Also Attending: Cllr. D. Isham
Mr. John Barber } *for Commercial Estates Group*
Mr. Nick Pickles }
Ms. Judith Livesey } *for Nathaniel Lichfield & Partners*
Ms. Jane Hirst }
For the Town Clerk Mrs K.W. McElligott

In the absence of the Chairman, the meeting was taken by the Vice Chairman.

APOLOGIES FOR ABSENCE

Apologies were received and accepted from Councillor R. Lehmann, H. Mordue, Mrs. P. Stevens (Chairman) and Mrs. C. Strain-Clark.

4954 DECLARATIONS OF INTEREST

Cllr. Loftus declared an interest in applications 06/01940/APP and 06/01941/APP.

*Proposed by Cllr. Strain-Clark, seconded by Cllr. Stuchbury and **AGREED** to suspend Standing Orders to allow the invited guests to speak, and to take item 6.1 on the agenda next.*

While projection equipment was being set up, late arrivals for the Public Session were permitted to speak.

Meeting resumed approximately 7.10pm

4955 (4907) PRESENTATION AND UPDATE ON TINGEWICK PARK FROM COMMERCIAL ESTATES GROUP REPRESENTATIVES

For the benefit of Members who may not have been present at the 18th April meeting, Mr. Barber gave a brief resume of the project: the site currently houses some 120,000 sq.ft of commercial space – 2 units of 20,000 and one of 80,000 – which, though a considerable amount had been spent on refurbishment, had proved unlettable. The owners therefore sought to redevelop the site with housing and some commercial space and had held a public exhibition and met the Town Council to investigate local views on what should be provided.

Cllr. Collins left for another meeting.

Ms. Hirst then explained that they were in the process of preparing an “Impact Assessment” which would cover many of the matters required for an Outline Planning application – Landscape, Design & Access, Flood Risk, etc. Meetings had been also held with AVDC, Highways, the local Housing Associations and the Buckingham Society.

Though only outline permission would be sought initially, the plan was likely to be for small offices and light industrial units in the SW corner of the site where the land had been cut away to level the ground, and housing in the remainder of the site above the 1/100 year flood line. There is a demand from 1 bed flats to townhouses and even a few detached – the current masterplan therefore provided a mix of units; changes could be accommodated if necessary at the detailed planning stage. It was proposed to hold another public exhibition at the end of September. The February one had elicited comments from the public – 87% for new housing; 67% for employment space; 47% for amenity improvements, including the Riverside and Circular Walks.

Ms. Livesey noted that attention had been paid to the Vision & Design Statement noting the variation in roofscape in particular. Placing of the commercial units in the SW corner, where there was a 3m retaining wall holding the cut bank rendering the area less attractive for housing also had the advantage that they abutted the remaining industrial area; their scale would not be overbearing next to housing units and the roof details of height and slope could be designed to respond well. The housing would relate to the existing areas at Fishers Field and across the river on Brackley Road, and about 25% would be flats. The houses would be mostly semi-detached or terraced, and parking could be placed to provide a distancing from the industrial area. The aim was to provide the possibility of flow through the area with pedestrian access to the river; not a “dead end”. The landscape area on the river bank would be wider; the northerly housing would face towards the river and the roadside housing towards the road.

Mr. Pickles explained that, though AVDC had initially wished to keep the designation for employment, the company had been able to show that there was no demand for the existing type of units and that a mixed area served the town better. The materials and scale would be designed to tie into the town - for example by the use of red brick, even on the industrial units where possible. Further negotiations were expected about the inclusion of the Hamilton Precision site in the scheme.

Members discussed the presentation, and expressed appreciation of the attention to the V&D Statement, the opening up of the currently neglected riverside area, and the presentation of front elevations to passers-by. It was hoped that some of the riverside area could be planned for wildlife habitat with programs structured to allow migration during maintenance work. It was confirmed that this had been considered, with a mix of amenity and set-aside land, and coppicing to provide a varied canopy height. It was also confirmed that there would be affordable housing provision; Members asked that this be spread through the site, not gathered in one area. The housing would also be designed as ‘lifetime homes’ DDA compliant, but this was not an immediate concern as the application would be for Outline Permission at this stage.

Cllr. Strain-Clark thanked the guests for their presentation and looked forward to the application.

*Proposed by Cllr. Strain-Clark, seconded by Cllr. Stuchbury and **AGREED** to reinstate Standing Orders.*

4956 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 7th August 2006 ratified on 4th September 2006 were received.

Action Points: Cllr Isham apologised for not having yet collected the copies of the BCC Transport Plan. Mr. O'Halloran indicated that he had received the letter addressed to MOH Properties.

4957 PLANNING APPLICATIONS

The following planning applications were received and discussed. –

06/01232/APP (Amended Plans) **SUPPORT**
Manor Farm, Bourton Road
Change of use from B1 offices to A2

06/01936/AAD **SUPPORT**
Buckingham Colour Press, 1 Osier Way
Renewal of 01/01812/AAD – Erection of illuminated business signs

06/01940/APP **SUPPORT**
Prebend House, Hunter Street
Renewal of 01/01432/APP – Change of use from Residential to Non-residential university purposes
Members discussed the application in some detail, feeling that the building should be put to some use if at all possible, and supported the Renewal providing the Planning Authority was asked to exert what pressure it could to have the building maintained in a condition which allowed of its being put to use; it was pointed out that its failure to do so could result in such dereliction that the building was lost to the town, in the process becoming a safety risk.

06/01941/APP **SUPPORT**
Prebend House, Hunter Street
Retention of security fencing first granted approval under reference 00/01421/APP – renewal of 03/01403/APP

06/02032/APP **SUPPORT**
18 West Street
New window and balcony to second floor rear elevation

06/02036/APP **OPPOSE**
92 Moreton Road
New rooms in the roof with 3 N^o skylights to front and rear
Members felt that this application was no improvement on the previous one; there were no skylights in the properties adjacent, and these would therefore have a detrimental effect on the street scene.

- 06/02037/AAD** **SUPPORT**
 Lloyds Pharmacy, 12 Meadow Walk
 2 N^o internally illuminated folded aluminium fascia panels. 1 N^o internally illuminated projecting sign
Members felt that, in this instance, illumination provided security benefits.
- 06/02039/ALB** **SUPPORT**
 The Three Cups Inn PH
 Replacement of 5 N^o rooflights on front and rear roofslopes
Support was given subject to the Historic Buildings Officer's recommendations.
- 06/02060/ATC** **SUPPORT**
 Former Railway Line, Tingewick Road
 Remove limb and crown clean one willow and remove stem from one walnut
Support was given subject to the Tree Officer's recommendations.
- 06/02063/APP** **OPPOSE**
 Apartments, Land between Brookfield Lane and Chandos Road
 Variation of Condition 13 of planning permission 03/03202/APP to allow the retention of opening casement windows to secondary rooms and bathrooms on the north-east elevation of apartments 14 and 17.
Members could see no valid reason for varying a condition imposed by the Planning Authority for valid reasons, and considered that variation would have a detrimental impact on the neighbouring property.
- 06/02097/APP** **SUPPORT**
 Angelvale Industrial Estate, Top Angel
 Erection of 2metre high security gate across access road
- 06/02145/APP** **OPPOSE**
 Land to rear of 25 Nelson Street
 Alterations to roof of garage building to provide loft room
Members noted that the external appearance was unchanged from the previous, refused, application.
- 06/02171/ATC** **NO COMMENT**
 3 Bone Hill
 Fell 1 Ash
Members asked for guidance from the Arboriculturalist as to whether the tree was healthy, and if there was good reason for its felling rather than conducting management works.
- 06/02172/APP** **SUPPORT**
 78 Moreton Road
 Single storey rear and side extension
- 06/02184/ATC** **SUPPORT**
 Land at Fishers Field
 Crown lift N^o2 Willows, N^o1 Sycamore and remove branch from N^o1 Willow
Support was given subject to the Arboriculturalist's recommendations.

06/02185/ATP**SUPPORT**

Land at Fishers Field

Crown lift N^o.3 Willows and N^o.1 Chestnut and re pollard N^o.1 Willow*Support was given subject to the Arboriculturalist's recommendations.***06/02188/APP****SUPPORT**

National Farmers Union, Buckingham Creamery, Brackley Road

Demolition of existing buildings and erection of replacement building for storage, distribution, offices and trade counter in relation to agricultural rural products

*Members felt that the setting back of the building behind the car park was an advantage but expressed concern about the possible additional traffic using the access on a difficult bend and asked that a traffic assessment be carried out.***06/02224/ATC****SUPPORT**

Stoneleigh House Dental Practice, 17 Castle Street

Pollard one London Plane tree

06/02226/APP**OPPOSE**

Stratford House, High Street

Erection of 6 car garage building with two flats over and associated parking

*Members opposed the additional dwellings on this site, and took into consideration the concerns of neighbours expressed at the earlier public session.**Minor Amended plans had been received for 06/01809/APP, Land at Moreton Road; house detail drawing omitted from original set of documents received***4958 PLANNING CONTROL**

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

APPROVED

| | | |
|--------------------------------|---|---------------------|
| 06/01232/APP Manor Farm | Change of use from B1 offices to A2 | Support |
| 06/01419/APP 44 Embleton Way | Erection of Conservatory | Support |
| 06/01427/APP 31 Embleton Way | Erection of Conservatory | Support |
| 06/01485/ALB 22 Moreton Road | Demol.existing & erect. of new conservatory | Support |
| 06/01547/APP 22 Moreton Road | Demol.existing & erect. of new conservatory | Support |
| 06/01551/ALB 1 Market Sq.etc | Partial removal of chimney stack | Oppose [see 4960.4] |
| 06/01557/ALB 54 Well Street | Rear conservatory | Support |
| 06/01651/APP 26 Meadway | Single storey rear extension | Support |
| 06/01675/APP Tesco, London Rd. | Installation of ATM | Support |
| 06/01743/APP 9 Mare Leys | Two storey side extension and garage | Oppose |
| 06/01727/APP 54 Well Street | Rear conservatory | Support |
| 06/01772/APP 7 Wharf View | Sloping roof to porch,enclosure of lean-to | Support |
| 06/01934/ATC 9 Nelson Street | Fell 1 Lime | Support |

REFUSED

| | | |
|---------------------------------|--|---------|
| 06/00984/APP rear Stratford Ho. | Erect. of garage building with 2 flats above | Oppose |
| 06/01337/APP 28 Embleton Way | Conv. of garage to living accommodation | Support |
| 06/01392/APP Holly Ho.,Bath La. | Install ⁿ .solar water heating collectors | Support |

SPLIT DECISION

06/01633/AAD 4 Market Hill **REFUSED** Illuminated projecting sign } Oppose
APPROVED Externally illuminated fascia sign }

DEFERRED

06/01463/APP 62 Overn Avenue Erection of conservatory Support
Reason for deferral: Negotiate amendments

REPORTS TO DEVELOPMENT CONTROL

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

06/01337/APP 28 Embleton Way Conversion of garage to form living accommodation
06/01392/APP Holly Ho., Bath La. Installation of solar water heating collectors either side of gable roof
06/01463/APP 62 Overn Avenue Erection of conservatory
06/01743/APP 9 Mare Leys Two storey side extension & garage

4959 PLANNING - OTHER MATTERS

4959.1 (06/00995/APP) To receive the request for a meeting from Howard Sharp & Partners to discuss the land at Bridge Street and if required agree a Working Group

Members discussed the letter at some length and agreed that further dialogue should be encouraged, but that to select a Working Group of Councillors was inappropriate at this stage.

Proposed by Cllr. Lewis, seconded by Cllr. Loftus and **AGREED** to invite representatives of Howard Sharp and Partners to attend on 25th September 2006, as this was also Interim Council night and interested Members not on the Committee could stay if they wished.

ACTION THE CLERK

Proposed by Cllr. Lewis, seconded by Cllr. Loftus, and **RECOMMENDED** that this Council, should it consider it appropriate, set up a Working Group to discuss without prejudice matters relating to the development site on Bridge Street with Howard Sharp and Partners.

4959.2 Draft SE Plan: to appoint a representative to attend the Examination in Public on the 22, 23 February & 6 March 2007

Members agreed to send a representative, to be designated nearer the time.

ACTION THE CLERK

4960 CORRESPONDENCE

4960.1 (05/02566/ACD; Fishers Field Footbridge) AVDC reasons for decision contrary to BTC response

Members had **OPPOSED**: "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."

AVDC **APPROVED**: "Consent to remove the footbridge was required as the site falls within the Conservation Area. The main issue therefore in determining the application was the impact of the removal of the footbridge on the character and appearance of the

Conservation Area. The criteria set out in policy GP55 of AVDLP states that the demolition of any building of individual merit or group value within a Conservation Area will not be permitted unless the Council is satisfied that the building cannot reasonably be retained. The bridge is in poor condition and is a health and safety risk. It provides access to private land only and is not a public footpath. The Council's Historic Buildings Officer was consulted on the application and comments that the bridge does not contribute significantly to the character and appearance of the Conservation Area and therefore there was no objection to its removal. Members agreed with the Officer's recommendation and consent was subsequently granted."

An additional note from B. Steele, AVDC, on the condition of the bridge when removed indicated that it had been in a very poor state and would have lasted perhaps another two years.

4960.2 (06/00939/APP; 70 Moorhen Way) AVDC reasons for decision contrary to BTC response

Members had **SUPPORTED**.

AVDC **REFUSED**: "It was considered by Officers and the Committee that the proposal would be intrusive in the street scene and harm the open character of this part of the estate. Further to this, it was considered the proposal would adversely affect the outlook and daylight into the garden area and rear windows of No.68 Moorhen Way."

4960.3 (06/01072/APP; 1 Mallard Drive) AVDC reasons for decision contrary to BTC response

Members had **SUPPORTED**: "Support was given subject to there being no encroachment on public open space."

AVDC **REFUSED**: "Although there would be no encroachment on public open space it was considered at the Committee meeting that the proposal would be an undesirable form of back land development that would not relate well to its surroundings. It would also appear cramped and have an unacceptable relationship with surrounding properties."

4960.4 (4947.1) Removal of chimney stack; Responses from Mr. Skedge & Chairman of Planning

Mr. Skedge had admitted that the Bulletin entry had been an error, the decision to grant consent was "ultra vires" and the application would be put before the next Development Control Committee meeting.

The Chairman of Planning had also asked Mr. Cannell to look into the matter.

4960.5 (4942.2) 12-18 Stratford Road kerb; copy letter to BCC from MOH Properties

MOH had pointed out the dangers of the lack of delineation between path and road. Members concurred.

4960.6 (06/01809/APP: land at Moreton Road) copy of comments to AVDC from the Buckingham Society

These had been displayed on the noticeboard with the application.

4960.7(4944.1) Street Naming – Pine Close.

AVDC confirmed there had been no objections and the name was now effective.

4960.8 BP Garage – tanker lights; copy response from P.Dales to Mrs Robinson

Mr. Dales stated that there was no condition in the planning permission that restricted the hours of operation of the light.

Members asked that he be thanked for his response, and that perhaps such a condition could be considered for future applications.

ACTION THE CLERK

4961 PRESS RELEASES

No press releases resulting from the meeting were suggested.

4962 CHAIRMAN'S ITEMS

4962.1 Gypsy and Traveller sites: Additional clauses for the SE Plan.

Cllr. P. Strain-Clark offered to look at the document to see if any response was required. Time limitations meant that an important response would need to be ratified at the Interim meeting on 25th September.

ACTION CLLR. P. STRAIN-CLARK

4962.2 Contribution from Mr. Roger Newall, AVDC, for the September Newsletter.

This had arrived earlier in the day and was copied to the Committee at the meeting. Members agreed the content without amendment.

4962.3 Embleton Way playing field area.

Cllr. Stuchbury expressed concern that permission had been granted to Moretonville JFC to use the field for training before its adoption by AVDC, and that there could be complications should someone be injured due to negligent maintenance. The Clerk was asked to obtain a progress report on the adoption.

With the Committee's permission to speak, Cllr. Isham informed Members that adoption was being delayed due to a matter of encroachment within the boundary, and recommended that Mr. Steele be contacted as the most appropriate officer.

ACTION THE CLERK

Meeting closed at: 9.20pm

CHAIRMAN DATE