

**MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON  
MONDAY 15<sup>th</sup> SEPTEMBER 2008 AT 7.00pm**

**PRESENT:** Councillors T. Bloomfield  
Mrs. P. Desorgher  
G. Loftus  
A. Mahi  
M. Smith  
R. Stuchbury  
M. Try

Also Attending: Cllr. D. Isham

Guests: Mr. David Coles (David Coles Architects Ltd.)  
Mr. Colin MacKenzie " " " "  
Mr. Angelo Baccarella (Stellco Developments)  
Mr. Richard Colson (Bidwells)

For the Town Clerk Mrs K.W. McElligott

In the absence of the Chairman, Vice Chairman and Mayor, it was proposed by Cllr. Stuchbury, seconded by Cllr. Smith and AGREED that Cllr. Loftus take the chair for the meeting.

**APOLOGIES FOR ABSENCE**

Apologies were received and accepted from Councillors P. Hiron, H. Mordue (Mayor), Mrs. P. Stevens and W. Whyte (Chairman).

**5235 DECLARATIONS OF INTEREST**

All Councillors declared a prejudicial interest in application 08/02031/APP as the applicant.  
Cllr. Loftus declared an interest in the Station Road site, formerly owned by the University.

**5236 MINUTES OF THE PREVIOUS MEETING**

The minutes of the meeting held on 18<sup>th</sup> August 2008 ratified on 8<sup>th</sup> September 2008 were agreed. There were no matters arising.

Cllr. Desorgher arrived.

Proposed by Cllr. Stuchbury, seconded by Cllr. Bloomfield and **AGREED** to take item 7.1 on the agenda next and to suspend Standing Orders to allow the guests to address the meeting.

**5237 (5231.6) TO RECEIVE A PRESENTATION FROM DAVID COLES ARCHITECTS LTD. ON A SITE AT LENBOROUGH ROAD**

Mr. Coles gave a brief outline of the history of the site which has outline permission (05/01564/AOP, granted December 2006) for 4 detached dwellings. The site had since been sold by the University to Stellco, who were proposing 13 apartments aimed at young professionals/older persons downsizing. Reports had been commissioned from arboricultural and ecology consultants and discussions held with AVDC Planning officers. The Right of Way across the railway line had been safeguarded in the sale document.

The apartments would form a hollow square, with a single storey garage block adjacent to the rear of Station Terrace properties and a hipped-roofed projection on the Lenborough Road frontage. Some apartments would be 3-bed, with the majority 2-bed; 6 are duplex, at a density equivalent to 52/ha. Ridge heights would not exceed a line drawn between the ridges of Station Terrace and Lenborough Close and some parts of the building would be cut into the slope and offer a single storey aspect. Materials would be brick for walls and clay roof tiles. Members were assured that the architects were aware of the principles in the Vision and Design Guide. 4 of the ground-floor flats would have small gardens; the gardens otherwise would be communal, and other flats would have balconies or terraces. Some apartments would have utility rooms or studies - features more usually associated with houses.

The development would be gated; six additional parking places outside the gate would be provided at the railway end of Station Terrace for the Terrace residents and the vehicle access would be at this corner of the site. A pedestrian access would also be provided from Lenborough Road. There would be 13 parking places for residents plus 7 for visitors.

Councillors expressed concern about the effect of the buildings and hard landscaping on the drainage of the site and nearby areas; the potential run-off was quite large. Mr Coles assured Members that this had been noted, soakaways and grey water usage proposed, and SUDS principles incorporated.

It was also felt that 20 parking spaces were inadequate for 13 apartments and would lead to visitors parking on the spaces to be provided for Station Terrace residents, or on Lenborough Road. The proximity of the development to the University could lead to multi-occupation by students, many of whom have cars.

Refuse and emergency vehicles would be given PIN codes or over-ride facilities to allow access through the gates.

Approximately six months had been spent on an ecological survey, and the arboricultural expert had mapped the trees, some of which are subject to TPOs and would be preserved; these reports would form part of the planning application documents. The line of yews along the railway boundary was to be untouched, and the aim was to maintain the current look and feel of the site. Members asked about additional planting, and whether the loft spaces could be adapted to encourage their use by bats and barn owls; the architects agreed this could be investigated – similar projects had been carried out elsewhere

The visitors were thanked for attending and left the meeting.

Proposed by Cllr. Stuchbury, seconded by Cllr. Smith, and **AGREED** to reinstate Standing Orders.

## **5238 ACTION LIST**

The Action list had been circulated with the agenda. There was no progress to report on Dark Alley.

## **5239 PLANNING APPLICATIONS**

The following planning applications were received and discussed: –

### **08/01931/AAD**

**SUPPORT**

Unit 2, Osier Way

Erection of 3Nº internally illuminated fascia signs and 1Nº non-illuminated 'Entrance' fascia sign

*altered by Minor Amendment to:*

Erection of 2Nº externally illuminated fascia signs, 1Nº non-illuminated fascia sign and 1Nº non-illuminated 'Entrance' fascia sign

### **08/02028/APP**

**SUPPORT**

11 Plover Close

Demolition of existing garage and erection of two storey side extension with integral garage

*Support was given subject to the extension being made clearly subsidiary and stepped in 1m from the property boundary.*

*Having declared an interest, Members made no response to the following application.*

### **08/02031/APP**

Buckingham Town Council Offices, Cornwalls Meadow

Extension to building to provide additional administrative accommodation, community room, reception area, disabled and public WCs (Description amended Bulletin 35/08 from Council Chamber to Community Room)

*Members asked if any letters had been received – there had been none.*

### **08/02048/ATN**

**SUPPORT**

Telecommunications Antenna, Gawcott Road

Telecommunications equipment comprising the installation of an additional radio equipment cabinet, replacement of existing trisector antenna with three dual band antennas within a shroud and the associated installation of a small low level retaining wall

### **08/02057/APP**

**NOTED**

15 Market Square

Change of use of first floor to Class A1 (ladies hairdressing salon) – retrospective

*Members followed their usual practice of 'noting' a retrospective application.*

### **08/02060/APP**

**SUPPORT**

29 Mare Leys

Single storey rear extension to form dining room

*A Minor Amended plan for this application reduced the depth of the extension from 3.39m to 3m. Members criticised the quality of the application drawings.*

**08/02061/APP****SUPPORT**

Manor Farm House, Moreton Road

Single storey rear extension to form conservatory and family room

*A Minor Amended plan for this application changed the alignment of the ridge of the conservatory.***08/02131/APP****OPPOSE**

25 Hillcrest Way

Change of use from storage to food takeaway and delivery

*Members reiterated their response to the previous, refused, application: the poor quality of the documents gave insufficient information, and the industrial estate was inappropriate for retail (takeaway) activities.***08/02143/APP****SUPPORT**

9 Stowe Avenue

Erection of conservatory

**08/02161/APP****SUPPORT**

Stonecroft, Avenue Road

Alterations to roof and dormer windows

*Members would like to be assured that notices were posted in Grange Close, as it was these properties that would be overlooked.***07/03386/APP****NOTED**

3 Pateman Close

Erection of rear garden shed/summerhouse (retrospective)

*Members expressed concerns about the possibility of the building proving an obstruction in a flooding river, but assumed the Environment Agency would be imposing conditions.***AMENDED PLANS****08/01286/APP & 08/01287/ALB****OPPOSE**

Bright Lights, 3 West Street

Creation of ground floor retail and basement storage with 10N<sup>o</sup> apartments with dormer windows, alterations to windows and internal alterations*Green [City Estates (MK) Ltd.]**Amendments show (1) revised red line boundary; this now includes the entrance beside No.6 West Street which gives access to the rear of the premises and (2) revised labelling on the use of the rooms in the 'Existing' drawing. The covering letter indicates that the bin store will remain as proposed and the bins wheeled out for collection. It does not say whether this is through the archway beside the premises or via the access by No.6.**Members opposed the original applications in June:**"Members were glad that the property was to be brought back into use, but expressed concern that the proposed flats were small with little storage space; that there was no provision for waste and recycling bins or cycles; that the parking facilities were inadequate; and that there was no detail of the proposed shopfront (Members also assumed that a separate signage application would be made)."*

and made the following comment on Minor Amended drawings in July:

"Members noted there were still no details of the shopfront. The bin store was so inaccessible as to discourage its use; one could be provided closer to the front arch if the developer remodelled the interior to accommodate bins and recycling arrangements. Concern was expressed about the adequacy of the stair provision in case of fire, and the French windows to the side and rear of the furthest ground floor flat hardly complied with "safety by design" guidelines."

Members noted that the Amended Plans made little difference to their previous comments; even though the bin store was now accessible to the refuse collection vehicle, it was still a considerable distance from the entrance to the flats, and the likelihood of black bag refuse being deposited by the archway remained. There was no cycle store and no indication that the comments on the Minor Amended plans had been noted.

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

**08/01538/APP** Stowfield, Stowe Ave. Demolition of existing garage and erection of double garage with flat above

Amendment: deletion of first floor window

**08/01930/APP** 10 Lenborough Road Two storey side extension

Amendments - new extension ridge lower than existing building height

- one large dormer replaced with 2 smaller dormers

- space for 2 cars in the garage and 2 to 3 on the drive

- the garden outbuilding is for personal home/office use

Other Minor Amendments received were posted in place of the originals, see above.

## **5240 PLANNING CONTROL**

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

### **APPROVED**

08/01376/APP	Tesco Store, London Rd.	Installation of lobby screen	Support
08/01538/APP	Stowfield, Stowe Ave.	Demol. garage/erect garage with flat above	Oppose
08/01733/ATC	Land off Verney Close	Works to trees	Support
08/01812/APP	21 Plover Close	Replace conservatory with extn.	Support
08/00759/APP	White Hart Hotel	Rear extension, garden works etc.	Qual.Support
08/01807/AAD	Land to S.Buckingham Ring Road (Travis Perkins)	Erection of signage on building	Support
08/01950/ATC	5 Bostock Court	Crown bal. 1 sycamore & 1 ash	Support

### **REFUSED**

08/01635/APP	25 Hillcrest Way (Pizza2U)	Ch. of use from storage to food takeaway and delivery	Oppose
08/01848/AAD	15-16 Market Hill	Installation of new fascia	Oppose
08/01845/ALB	15-16 Market Hill	Repainting of shop front, etc.	Oppose
08/01847/APP	15-16 Market Hill	Installation of No2 air conditioning units and satellite dish	Oppose

### **REPORTS TO DEVELOPMENT CONTROL**

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

08/01286/APP Bright Lights, West St.	Creation of ground floor retail and basement storage with 10 No apartments with dormer windows
08/01286/ALB Bright Lights, West St.	Creation of ground floor retail and basement storage with 10 No apartments with dormer windows, alterations to windows and internal alterations
08/01538/APP Stowfield, Stowe Ave.	Demol. existing garage and erect double garage with flat above

### **5241 PLANNING - OTHER MATTERS**

#### 5241.1 To discuss and agree a meeting date for a Buckingham Plan Councillor Workshop

Cllr. Whyte had written suggesting the following: Mon 29 Sep (daytime), Thur 2 Oct (Anytime), Fri 3 (morning or lunchtime), Mon 6 (daytime). It would be best if it could be at the chamber, and no need for clerking.

Members agreed that for the convenience of all Members, including those not on the Planning Committee, the meeting would be held between Interim and Planning on 6<sup>th</sup> October.

#### 5241.2 (5220) To discuss and agree a policy on contact with AVDC Officers (postponed from last meeting)

Cllr. Whyte had offered the following view:

Obtaining background information should be via the clerk so that AVDC doesn't get ad hoc repeated requests from various councillors. Any direct contact to an officer or district councillor by a town councillor should be in a personal capacity, and a conversation should always be prefaced with that clarification, as the committee only has authority as a collective. Enforcement issues can be reported direct in a personal capacity, but should be via the clerk if it is to be a council view. For any issues as decided by the committee, a town councillor may be delegated a specific task which would permit them to talk to a resident or officer "on behalf of the committee".

Members felt that this view was unclear on the matter of a resident approaching a Councillor as his elected representative as to whether that Councillor could seek information directly from AVDC officers and asked that the subject be deferred to the next meeting when Cllr. Whyte could expand on his views.

### **OCTOBER AGENDA**

#### 5241.3 (5223.8) To discuss and agree a policy on planning notices (postponed from last meeting)

It was agreed that this was not a matter for this Council: AVDC was the Planning Authority and therefore no policy was necessary.

#### 5241.4 To note receipt of *Update on the South East Plan* Issue 14/August 2008. Noted.

5241.5 To note receipt of *Fieldwork* (CPRE) September 2008 issue.

Noted.

5241.6 To receive for information the revised LDD and LDF timetables

Members noted the revised timetables which had been circulated with the agenda.

## **5242 CORRESPONDENCE**

5242.1 08/01364/APP 11 Primrose Way; Conversion of garage to form dining room and downstairs bathroom and provision of No 2 parking space in front garden.

Members had **OPPOSED**: *Members expressed doubt on the retrospective nature of the application, and opposed because the additional parking space did not appear to be accessible.* Members had made no further comment on the Minor Amended Plans submitted.

AVDC had **APPROVED**: "With regard to the retrospective nature of the application, the Council investigated the matter. Under condition 8 on permission 98/00732/ADP for the part of the estate requires parking spaces to remain available for vehicle parking, and hence the conversion of the garage in this case is a contravention. The applicant was invited without prejudice to submit an application to regularise the conversion of the garage.

The applicant had addressed the parking issue by submitting an additional block plan showing the existing and proposed spaces in the front garden. The proposed additional parking would be constructed in front of the lounge window with direct access from Primrose Way".

5242.2 08/01196/APP 21 Plover Close Single storey rear extension and first floor extension over garage

Members had **SUPPORTED**

AVDC had **REFUSED**: "The main issues determining the application were the impact of the extension on the appearance of the original dwelling and street scene, and the impact on the amenities of the neighbouring residential properties. Buckingham Town Council supported the application although no reasons were stated.

The Design Guide on Residential Extensions states that the Council will not normally grant permission for a two storey side extension which is within 1m of a shared boundary. The proposal was to build above the existing pitched roof garage, building up to two storey level on the boundary of the property without leaving a gap. It was considered that the extension would harm the open character of the street and would be detrimental to the visual amenities of the area. The proposal was considered to be contrary to the Design Guide on Residential Extensions and policy GP35 of the AVDLP."

5242.3 (5223.5) Highways advice; response from AVDC

(postponed from last meeting)

Noted.

5242.4 (5223.6 & 5223.8) Local Council Communication Group & yellow notices

The date of the next meeting of the group was noted.

**5243 NEWS RELEASES**

None were deemed necessary.

**5244 CHAIRMAN'S ITEMS**

The Chairman had no announcements.

5244.1: BBCTV Programme

Cllr. Desorgher drew Members' attention to the programme "The Planners are Coming" on Thursdays, BBC1, 8pm, which deals with interesting planning and enforcement issues.

5244.2: Bridge Street site lorries

Members expressed concern about the mess the lorries were leaving on the roads, the inadequacy of the road sweeping, and the occupation of long stretches of London Road and Chandos Road by lorries waiting to enter the site. This last had led to the school buses being unable to drop pupils off safely in the layby provided for this purpose. It was also pointed out that all lorries should have their wheels and underparts washed before leaving the site.

The Clerk was asked to write to AVDC Planning and BCC Highways with these concerns, particularly in respect to the safety of the children, copying the letter to BCC Education and the two schools.

**ACTION THE CLERK**

Meeting closed at: 9.00pm

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