

Dear Member

You are hereby summoned to attend a meeting of the Planning Committee, which will be held in the Council Chamber, Town Council Offices, Buckingham, on Monday, March 15th 2004 at 7pm.

The public is invited to attend.

Signed: Mrs P J Heath
Town Clerk

AGENDA

1. Apologies for absence
2. Declaration of interest for items on the agenda
3. To receive the minutes of the meeting held on 23rd February 2004
4. To consider planning applications received from AVDC, and other applications.
5. To receive for information details of planning decisions made by AVDC as per “Bulletin” and Reports to Development Control received.
6. Any other planning matters
 - 6.1 To receive information on 04/00436/AOP Water Stratford flood storage reservoir (General description on page 3 of this agenda: remaining information and drawings available in the office)
7. Correspondence
 - 7.1 03/02871/APP Thrift House – AVDC reasons for decision contrary to BTC response (see agenda page 4)
8. Chairman’s items for information

To:

Cllr J. Barnett	Cllr. H. Mordue	
Cllr.P. Desorgher	Cllr P. Stevens	(Chairman)
Cllr R. Lehmann	Cllr P. Strain-Clark	
Cllr G. Loftus	Cllr R. Stuchbury	(Mayor)

A public session of no more than 15 minutes will be held prior to this meeting at 7pm if required

PLANNING APPLICATIONS

15th March 2004

App. No.	Particulars
1. 03/03202/APP (amended plans x2)	Land between Brookfield Lane and Chandos Road Demolition of Grenville Cottage and erection of one block of 9 flats, one terrace of 4 dwellings, 4 detached dwellings and two semi-detached dwellings <i>W.E.Black</i> <i>Minor amendments to landscaping plans are also available</i>
2. 04/00173/ALB	3 Manor Street Demolition of brick outbuilding and conversion and alteration to basement <i>Piechowiak</i>
3. 04/00425/APP	53 Deerfield Close Two storey and part first floor side extension <i>James</i>
4. 04/00441/AAD	Lunn Poly, 11 Cornwalls Centre Non illuminated fascia sign and No 1 projecting sign <i>Lunn Poly (TUI UK)</i>
5. 04/00469/APP	Superchips, 2 – 18 Homestall Change of use from Public Open Space to Private use <i>Superchips Ltd.</i>
6. 04/00498/APP	8 Woodlands Crescent Two storey side extension and single storey rear <i>Wells</i>
<i>The following two applications will be considered together:</i>	
7. 04/00523/ALB	22 Well Street Single storey rear extension <i>Marston</i>
8. 04/00524/APP	22 Well Street Single storey rear extension <i>Marston</i>
9. 04/00534/APP	3 Brackley Road Single storey rear extension <i>Bartlett</i>
10. 04/00563/AOP	Footbridge, Ford Street Construction of flood walls either side of river <i>Patten</i>
11. 04/00565/APP	W.H.Smith's, 16 Market Square Conversion into 4 flats and erection of first floor porch <i>MOH Properties Ltd.</i>
12. 04/00579/AAD	Land at Mallard Drive Advertisement sign board <i>David Wilson Homes</i>
13. 04/00581/APP	26 Campbell Close Single storey front infill extension <i>Evans</i>

The following minor amended plans are posted for members' information only:

04/00122/APP Frontage Site, Great Slade *Layout and details of gates*

04/00124/APP Frontage Site, Great Slade *Details of lamps and lights*

04/00323/APP 29 Overn Avenue *Details of parking and conservatory*

PLANNING DECISIONS PER BULLETINS

APPROVED

03/01447/ACL Land off Western Avenue	Continued use of land as builder's yard	Support
03/02871/APP Thrift House, 3 Stowe Ave.	Two storey side and rear extension	Oppose
04/00051/APP 1 Stowe Close	2 st. rear & side extn, single storey porch & garage	Support

REFUSED

02/03028/AOP Land at Burleigh Piece	Erect. 7 terraced & 1 pair of semi-detached dwellings, with access road, landscaping & compensatory flood storage area	Oppose
-------------------------------------	------------------------------------------------------------------------------------------------------------------------	--------

REPORTS TO DEVELOPMENT CONTROL

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

03/02740/APP 48 Bourton Road	Erection of outbuilding
03/02769/APP Manor Farm, Bourton Rd.	Conversion of barn to form offices
03/02863/APP Stowefield, Stowe Avenue	Erection of one detached dwelling

SUPPORTING ITEMS

Agenda 6.1 Water Stratford Flood Defence Reservoir

“General Description

A flood storage reservoir has been identified as the most effective way of protecting the town of Buckingham from flood events. The agricultural land near Water Stratford was identified as the most suitable location for a flood storage reservoir, due to the natural topography of the land forming a basin and the presence of a disused railway embankment some 5 to 6 metres in height which could be used to impound water within the basin. An outlet/control structure is to be constructed at the downstream end of the reservoir to regulate the flow allowed to pass downstream to Buckingham. Minimal flood defence works in Buckingham, consisting of two new walls in Ford Street, are also required, which, combined with the upstream flood storage reservoir, will provide flood protection against a 1 in 50 year rainfall event (i.e. a rainfall event that will statistically only occur every 50 years) to the town of Buckingham.

The flood storage area will only store water infrequently during heavy rainfall events. It will begin to store water during a 1 in 2 year rainfall event (i.e. a rainfall event that will statistically only occur once every 2 years) and will reach its design capacity during a 1 in 50 year rainfall event.

This application for planning permission only incorporates the works associated with creating the flood storage reservoir in Water Stratford. It does not include for the works to be undertaken in Ford Street, Buckingham, which will form an integrated part of the overall scheme for Buckingham. These works will be the subject of a separate planning application in the near future, once issues relating to ground investigation and proposed development on adjacent sites have been considered.”

Report, drawings and supporting documents are available in the office.

Agenda 7.1 Thrift House 03/02871/APP

W.P.15th March 2004

3 of 2

02/03/2015

Members are reminded that they must declare a prejudicial or personal interest as soon as it becomes apparent in the course of the meeting

BTC response: *Members felt that the ratio of extension to existing was excessive, almost doubling the size of the property, and opposed on the grounds of overdevelopment and impact on the street scene.*
and to amended plans: *Members felt that the changes did not address their previous concerns about overdevelopment of the site, the reduced dimensions of the rear extension being nearly balanced by the adoption of gable roofs.*

AVDC: “It is understood the Town Council’s main concerns related to the size of the extension which was considered to be excessive and an overdevelopment and also the impact of the development on the street scene. These matters were certainly considerations that were taken into account when making a recommendation to Committee, however, the impact was not considered to be so detrimental as to justify the refusal of the proposal. Whilst it may be normal practice to request a set back or a lowered ridge height for any extension, in this instance, the amended proposal was considered to represent the balanced extension of the dwelling which would be integrated and in keeping and which would be reflective of the scale and massing of the other dwellings in the locality. The rear extension would project 3.6m from the rear elevation of the building which would accord with design guidance and a reasonable distance would be maintained to the site boundary. As such the proposed development was considered to have an acceptable impact both on the character and appearance of the existing dwelling and on the street scene and the wider locality.”