

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, 28th June 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 meetings held on 17th May 2004 and 7th June 2004 ratified on 21st June 2004
 - 3.1 (4657 & 4653.3) To receive information on the AVDC Code of Conduct
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 a report on the response to AVDC Draft Supplementary Planning Guidance on "Sport and Leisure Facilities" and "Delivering Affordable Housing" (summaries enclosed) – Chairman
 - 6.2 To note that a copy of English Historic Towns Forum's *Focus on the Public Realm* is available in the Office
 - 6.3 To note the contents of a press release on PPS 6 (via D.I.S. issue 582) – circulated separately to Committee
7. Correspondence
 - 7.1 (04/00323/APP: 29 Overn Avenue) AVDC reasons for decision contrary to BTC response (appended, p3)
 - 7.2 AVDC: Adoption of Open Space at Treefields Caravan Park; + progress on Heartland and Holloway Spinney areas (attached pp4-5)
 - 7.3 (4660.1) AVDC Design Awards 2004
 - 7.4 Enforcement issues: Buckingham Buildbase
 - 7.5 (4647.1) Brookfield Lane site: BCC Estates Dept response
8. Chairman's items for information

To:

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

28th June 2004

App. No.	Particulars
1. CC/43/04 (04/01533/ACC)	Bourton Meadow Combined School Extend one classroom frontage to courtyard elevation to provide new reception, classroom and associated facilities <i>B.C.C.</i>
2. CC/48/04	Buckingham Primary School Proposed performing arts (dance) studio and infilling courtyard adjacent to playground <i>B.C.C.</i>
3. 04/00607/APP	Land adjacent to 10 Adams Close Change of use of amenity land to residential garden and enclosure by 1.8m fence <i>Carter</i>
<i>The following two applications will be considered together:</i>	
4. 04/01379/ALB	3 Manor Street Demolition of outbuilding <i>Piechowiak</i>
5. 04/01556/ACD	3 Manor Street Demolition of outbuilding <i>Piechowiak</i>
6. 04/01381/ALB	3 Manor Street Replace rear window and door <i>Piechowiak</i>
7. 04/01382/ALB	3 Manor Street Conversion of cellar to living accommodation <i>Piechowiak</i>
8. 04/01392/APP	Baileys Solicitors, 18 West Street Change of use from shop and offices to 2n ^o . flats <i>Bailey</i>
9. 04/01411/APP	5 Sandy Close Rear conservatory <i>Marston</i>
10. 04/01440/AAD	Tesco Store, London Road Erection of 10 double sided directional signs <i>Tesco Stores Ltd</i>
11. 04/01441/APP	81 Fishers Field Conversion of garage to studio and erection of rear conservatory and first floor balcony <i>Chappell</i>
12. 04/01505/APP	24 Page Hill Avenue Single storey rear extension and first floor side extension <i>Brown</i>
13. 04/01506/APP	2 Edmonds Close Two storey and single storey front extension <i>Kendall</i>

14. 04/01544/APP Lockmeadow Cottage, Stratford Road
Two storey front extension
Kendall
15. 04/01611/APP 7 Boswell Court
Rear single storey extension and pitched roof to front porch
Turner
16. 04/01612/APP 35 Chandos Road
Single storey and first floor rear extension
Bunyan

The following Minor Amended Plans are posted for information only:

04/01001/APP Burrows Field, Radclive Road Change of use of the land for the siting of sixteen mobile homes etc.

Additional information supplied – names of the occupants

04/01318/APP National Westminster Bank, 2 Market Hill

Name of bank changed from Royal Bank of Scotland, address amended from 1 – 7 Market Hill

PLANNING DECISIONS PER BULLETINS

APPROVED

04/00323/APP	29 Overn Avenue	2st.side extension,rear conservatory & loft conversion	Oppose (minor amended plans – no further comment)
04/00871/ALB	59 Nelson Street	Relocation of bathroom	Support
04/00954/APP	44 Aris Way	Insertion of dormer windows over garage	Support
04/00956/APP	13 Highlands Road	Single st.rear extn, conv.roof space to living accom.	Support
04/00998/ALB	6 Castle Street	Internal alterations and repairs	Support
04/01009/ATP	4 Bostock Court	Pollard one willow tree	Support
04/01103/APP	14 Mare Leys	Two storey side extension & conservatory to rear	Oppose (Amended plans Support)

REFUSED

04/00907/APP	25 Moreton Drive	Part first floor and ground floor extension	Oppose
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WITHDRAWN

03/03061/APP	18 West Street	Ch. use of ground floor from retail to takeaway food and first floor from office to residential	Oppose
04/00869/APP	8 Middlefield Close	First floor extension	Support

REPORTS TO DEVELOPMENT CONTROL

A Report on the following application has been received and is available in the office

04/00816/APP	9 Fleet Close	First and second floor extension
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CORRESPONDENCE

7.1 04/00323/APP: 29 Overn Avenue; AVDC reasons for decision contrary to BTC response

Members had opposed the application:

Members felt that the extension turned a single fronted house into a double fronted house with no appearance of the new build being subsidiary to the existing.

Members had made no further comment on minor amendments (1) Details of parking and conservatory, and (2) showing proposed extension roof to be subsidiary to existing, and related alterations.

AVDC:

During the processing of the application the two-storey side extension was amended to incorporate a lower ridgeline and a set back from the rear elevation such that the extension would appear subordinate to the main dwelling. Whilst the development would result in a double fronted house, this was not considered unacceptable and the inclusion of the bay window to the front elevation would match that of the existing dwelling and would help to integrate the extension and to have due regard to the character and appearance of the existing property. Members were satisfied that the development would have an acceptable impact and as such supported the Officer's recommendation.