

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, 20th September 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 23rd August 2004 ratified on 13th September 2004 and consider any matters arising.
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 (02/03028/AOP:Land at Burleigh Piece) To receive notice of a planning appeal against the refusal of outline permission for 7 terraced and 1 pair semi-detached dwellings.
 - 6.2 To discuss a suitable name for the access road to Cornwall's Meadow Car Park
7. Correspondence
 - 7.1 (04/01505/APP) AVDC reasons for decision contrary to BTC response (appended, p4)
 - 7.2 (04/01809/APP) AVDC reasons for decision contrary to BTC response (appended, p4)
 - 7.3 (4667.1.1) SPG: Delivering Affordable Housing: recommended changes as per BTC response
 - 7.4 (4667.1.2) SPG: Sport & Leisure Facilities: recommended changes as per BTC response
 - 7.5 (4678.2) Buckingham Buildbase: response from AVDC
 - 7.6 (4685.1) Vodaphone mast: response from MEP
 - 7.7 (04/02026/APP) New mast application: response from Gawcott PC.
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

20th September 2004

- | App. No. | Particulars |
|-----------------|--|
| 1. 04/02164/ATP | Corner House, 16A West Street (amended to 2 Bostock Court, Bulletin 33/04)
Fell 1 Fir and 1 Elder and crown reduction of 2 Willows
<i>Elischer</i> |

The following two applications will be considered together

- | | |
|-----------------|--|
| 2. 04/02213/ALB | Café Porcini, 24 Castle Street
Replacement of 2 fascia signs, 1 new wall fixed sign and 1 hanging sign
<i>Newcombe</i> |
| 3. 04/02309/AAD | Café Porcini, 24 Castle Street
Replacement of 2 fascia signs, 1 new wall fixed sign and 1 hanging sign
<i>Newcombe</i> |

The following two applications will be considered together

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|-----------------|---|
| 4. 04/02184/ALB | Radcliffe Centre, Church Street
Internal works, ramps and handrails for disabled access
<i>University of Buckingham</i> |
| 5. 04/02187/APP | Radcliffe Centre, Church Street
Internal works, ramps and handrails for disabled access
<i>University of Buckingham</i> |

The following two applications will be considered together

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|-----------------|---|
| 6. 04/02186/APP | Yeomanry House, Hunter Street
Ramps for handrails and disabled access
<i>University of Buckingham</i> |
| 7. 04/02188/ALB | Yeomanry House, Hunter Street
Ramps for handrails and disabled access
<i>University of Buckingham</i> |
| 8. 04/02281/APP | Esso Petrol Filling Station, Buckingham Ring Road
Raising of forecourt and canopy lid by 700mm
<i>Esso Petroleum Co. Ltd.</i> |
| 9. 04/02289/APP | 15 Windmill Close
Two storey side extension
<i>Halstead</i> |

Minor amended plans have also been received for this application. These show the ridge height of the extension has been dropped 0.5m; the front of the extension recessed from the building line 0.5m; the rear wall of the extension extended 1.0m.

- | | |
|------------------|---|
| 10. 04/02308/APP | 20 Lenborough Road
Single storey and first floor rear extension
<i>Steer</i> |
| 11. 04/02350/APP | 70 Moorhen Way
Conversion of existing garage to living accommodation and erection of replacement detached double garage with revised access
<i>Stiles</i> |
| 12. 04/02392/AAD | Lloyds TSB, 19 Market Square
Internally illuminated lightbox and double sided projecting sign over existing ATM cash dispenser
<i>Lloyds TSB</i> |

13. 04/02403/APP 4 Addington Road
Two storey rear extension and rear access
Walk
14. 04/02463/APP Block D, Tingewick Road Industrial Park
Change of use from commercial vehicles to plant machinery sales, hire and repair depot
Justmore Properties Ltd
15. 04/02471/APP 52 Deerfield Close
Two storey front extension
Medlands
16. 04/02486/AAD Buckingham Filling Station, Stratford Road
New and replacement fascia sign
BP Oil UK Ltd
17. 04/02509/APP Bridge House, Bourton Road
First floor sun room
Higgs

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

04/01837/APP 1 Glynswood Road Single storey front and rear extensions
Depth of rear platform terrace has been reduced from 2m to 1m. Members SUPPORTED the original application; Application has been approved (see below)

04/01909/APP 33 Moreton Road Two storey side, single storey side and rear extensions and
single storey front extension to form porch

*The windows in the first floor extension have been changed:
Front elevation (facing Moreton Road): two windows now one window obscure glazed
Side elevation (facing Minshull Close): three windows now four
Members OPPOSED the original application.*

PLANNING DECISIONS PER BULLETINS

APPROVED

03/03228/ACD	12-18 Stratford Road	Demolition of buildings inc. underground petrol tank	Support
04/01505/APP	24 Page Hill Avenue	Single storey rear extension and first floor side extension	Oppose
04/01649/APP	Esso Petrol Stn, By-pass	Demol. carwash; provide carparking & binstore; pave forecourt	Support
04/01650/AAD	Esso Petrol Stn, By-pass	Part illuminated & non-illuminated canopy and signage	Support
04/01652/APP	11 Pitchford Ave.	Conservatory to rear	Support
04/01705/APP	24 Chandos Road	Amendment to approved plans 01/01704/APP, rear extension	Support
04/01706/APP	9 Bristle Hill	Repl. staircase, back door, front door, & other internal works	Support
04/01768/APP	36 Embleton Way	Single storey front extension	Support
04/01771/AAD	Manor Farm, Bourton Rd.	Non-illuminated 2.4m high tenants board	Support
04/01837/APP	1 Glynswood Road	Single storey front & rear extensions	Support
04/01849/APP	61 Aris Way	Conversion of garage into habitable room	Support
04/01850/APP	14 Coots Close	Single storey side extension	Support
04/01973/APP	96 Moreton Road	Removal of porch & amendment to 03/01238/APP	Support

REFUSED

04/01809/APP	Braeside, Lenborough Rd.	Rear roof extension	Support
04/01832/APP	32 Addington Road	Two storey rear extension	Support withdrawn (4687.2)

WITHDRAWN

03/03245/APP	Stratford House, High St.	Demolition of existing buildings and erection of 6 apartments with associated parking and erection of car parking port building
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REPORTS TO DEVELOPMENT CONTROL

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

04/00607/APP	Land adj.14 Adams Close	Ch.of use amenity land to residential garden & enclosure by 1.8m fence
04/01505/APP	24 Page Hill Avenue	Single storey rear extension & first floor side extension
04/01809/APP	Braeside, Lenborough Rd.	Rear roof extension
04/01947/APP	12 Robin Close	Two storey front and single storey rear extension

CORRESPONDENCE**7.1 04/01505/APP 24 Page Hill Avenue: Single storey rear extension and first floor side extension**

Reasons for decision contrary to BTC response.

Members had responded (28th June):

Members were happy to see the application modified with respect to the proximity to the side boundary but felt that turning the extension roof ridge at right angles to the existing and not making it subsidiary made the effect very blocky; a subsidiary ridge would add variety to the street scene.*

*Previous application 04/00872/APP had been refused

(19th July):

Minor amended plans - the ridge line of the extension roof had been made subsidiary by dropping it 0.5m below the existing roof ridge line. **Members made no further comment.**

AVDC:

As you are aware the development was amended during the processing of the application to reduce the ridgeline of the extension to below that of the main ridge of the dwelling. Members were satisfied that the design of the proposed development would have an acceptable impact on the character and appearance of the street scene and on the existing dwelling and as such the application was approved.

7.2 04/01809/APP Braeside, Lenborough Road: Rear roof extension

Reasons for decision contrary to BTC Response

Members had supported (19th July), commenting:

Members asked a condition be imposed that materials and colour should be matched to the existing.

AVDC refused the application:

It was considered that the proposed rear dormer would appear as a large and intrusive feature in the rear roof slope and would not respect the character or appearance of the host dwelling. The proposed dormer was box-like in appearance, projected above the existing roofline and filled a high proportion of the roof slope. The dormer was specifically contrary to the advice the Residential Extensions Design Guide relating to dormer windows.

It was considered that the proposal may have resulted in overlooking into the rear garden of Luzern, the adjacent property, thereby reducing the residential amenities of the occupants of the neighbouring dwelling.