

Dear Member

You are hereby summoned to attend a meeting of the Planning Committee, which will be held in the Council Offices, Cornwall's Meadow, Buckingham, on Monday, October 11th 2004 at 8pm, following the Interim Council Meeting.

Signed: Mrs Heath
Town Clerk

The public is invited to attend.

AGENDA

1. Apologies for absence
2. Declaration of interest for items on the agenda
3. To receive the minutes of the meeting held on 20th September 2004 to be placed before the Council on 25th October 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 (4627.6) To receive the Buckinghamshire Minerals & Waste Plan – second deposit draft - and the Chairman's comments thereon.
 - 6.2 To receive further information on the National Planning Aid Conference in case any Member wishes to attend
 - 6.3 To consider whether to make a Town Council response in support of CPRE ref MK and SM study
7. Correspondence
 - 7.1 (04/00607/APP) AVDC reasons for decision contrary to BTC response (appended, p3)
 - 7.2 (04/01947/APP) AVDC reasons for decision contrary to BTC response (appended, p4)
 - 7.3 (4695.5) Buildbase – Further report from Enforcement Team Leader (attached)
 - 7.4 AVDC: Radcliffe Centre/Yeomanry House – response to complaint
 - 7.5 (4689.1) Signage, Mill House – Response from Enforcement Team
 - 7.5 (4695.6) Vodaphone mast - To note another response, from C.Lucas MEP
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, if required.

PLANNING APPLICATIONS

11th October 2004

App. No.

Particulars

The following two applications will be considered together

1. 04/02184/ALB Radcliffe Centre, Church Street
Internal works, ramps and handrails for disabled access
University of Buckingham
2. 04/02187/APP Radcliffe Centre, Church Street
Internal works, ramps and handrails for disabled access
University of Buckingham

The following two applications will be considered together

3. 04/02186/APP Yeomanry House, Hunter Street
Ramps for handrails and disabled access
University of Buckingham
4. 04/02188/ALB Yeomanry House, Hunter Street
Ramps for handrails and disabled access
University of Buckingham
5. 04/02425/APP 3 The Chewar
Change of use from Tattoo shop to residential
Monaghan
6. 04/02471/APP 52 Deerfield Close
Two storey front extension
Medlands
7. 04/02498/APP 2 Sandhurst Drive
Solar collector on south western facing roof
Peaple
8. 04/02509/APP Bridge House, Bourton Road
First floor sun room
Higgs
9. 04/02547/AAD Tesco Stores Ltd., London Road
Erection of post mounted and canopy signage
Tesco Stores Ltd.
10. 04/02549/APP Tesco Stores Ltd., London Road
Installation of car wash and relocation of Jet Wash
Tesco Stores Ltd.
11. 04/02580/APP 32 Addington Road
Two storey rear extension
Prodanovic
12. 04/02605/ALB The Bakery, 27 West Street
Conversion of first and second floor into flats removing internal walls and staircase
Bean Property Developments Ltd.
13. 04/02639/APP Springfield, 12 Gawcott Fields
Erection of 1 ½ storey side extension and demolition of lean to
Hayward

14. 04/02634/APP

2 Bernardines Way

W.P.PLANNING

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02/03/15

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

- Erection of conservatory
Wagland
15. 04/02665/APP 25 Moreton Drive
First floor extension over garage and single storey extension
Sayer
16. 04/02689/APP Braeside, Lenborough Road
Single storey rear extension
Still

PLANNING DECISIONS PER BULLETINS

APPROVED

04/00607/APP	Land adj. 14 Adams Close	Ch.use amenity land to residential garden + 1.8m fence	Oppose
04/01624/APP	81 Fishers Field	Erection of conservatory to rear	Support
04/01947/APP	12 Robin Close	Two storey front and single storey rear extension	Oppose
04/01968/APP	48 Westfields	Two storey side extension	Support
04/02038/ATP	Land rear 81&83 Fishers Fld	Works to Willow and Chestnut	Support
04/02042/APP	BP Filling Station	Alterations to sales building, canopy & new pumps	Support
04/02120/ATP	6 Villiers Close	Crown thin one beech and two horse chestnuts	Support
04/02164/ATP	2 Bostock Court	Fell 1 fir & 1 elder and crown reduction of 2 willows	Support

REFUSED

04/01970/APP Pightle Cottage, Western Ave. Erection of a two-storey dwelling Oppose

WITHDRAWN

(Gawcott with Lenborough)

04/02026/APPLand to S. B'ham Ring Road Erection of 17.5m telecommunications tower & base station Oppose

REPORT TO DEVELOPMENT CONTROL

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

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

CORRESPONDENCE

7.1 04/00607/APP: Land adjacent to 14 Adams Close. Change of use of amenity land to residential garden and enclosure by 1.8m fence

Members had opposed:

Members were unhappy at the loss of amenity land and felt that maintenance access to the stream should be retained. Concern was also expressed that the application was retrospective.

AVDC "At the meeting Members had regard for the former state of the land and its location. It was considered that given the location of the land it would, in its former state, have had limited views from the street scene and limited amenity value given its location and irregular shape.

Members also considered the contribution to the wider character and quality of the environment and concluded that it is not of a sufficient size and shape to have a high recreational value and therefore the proposed development would not result in the loss of visual amenity of the wider area and as such would accord with policy GP88 of the AVDLP. It was acknowledged that the remaining area located adjacent to the site is considered to provide an area of open land which contributes to the street scene and maintains the open character of the development.

Whilst the Committee does not condone the submission of applications on retrospect the Council is nevertheless required to consider the proposal on its merit against the relevant planning policies.

7.2 04/01947/APP 12 Robin Close. Two storey front and single storey rear extension

Members had opposed:

Members would have preferred the front and rear extensions to have been separate applications; there was no objection to the rear extension. However, even though it projected less far forward than in the previous application, the front extension was felt to disturb the rhythm of the evenly stepped street frontage and no indication had been received that the clause in the deeds prohibiting a structure forward of the building had been waived.

AVDC "Careful consideration was given to the application and a larger scheme previously refused. The Committee took the view that there is a mix of characteristics of dwellings in the Close which are set at varying distances from the road. It was considered that the reduced scheme would result in an acceptable design that would not harm the character of the area which does not have uniform steps in the setting of existing dwellings. The proposal would also not project forward of the closest part of No.14 to the road.

It has been mentioned that there may be a covenant on this area relating to development in front gardens. Private covenants can not be considered whilst assessing a planning application and so any breach of covenant of this nature would be a private matter.