

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, 22nd November 2004 at 8pm or 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 1st November 2004 to be placed before the Council on 6th December 2004 and to 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 To receive and discuss the report on the Milton Keynes and South Midlands Study – Secretary of State's Proposed Changes for consultation, and recommend a response (Chairman) (Planning News attached applies)
7. Correspondence
 - 7.1 (04/02289/APP; 15 Windmill Close) AVDC reasons for decision contrary to BTC response (appended, p3)
 - 7.2 (03/02871/APP:3 Stowe Avenue) Breach of Condition – response from AVDC Enforcement Officer
 - 7.3 Vodaphone mast – response from AVDC Planning Officer
 - 7.4 Buckingham Buildbase – response from Enforcement Team Leader
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

22nd November 2004

App. No.	Particulars
1. 04/02360/ALB	5 Market Square Change of use from A1 – A3 fast food takeaway <i>Mohammed</i>
2. 04/02886/APP	4/6 Fox Way Two storey side extension and pitched roof over detached garages <i>Helps</i>
3. 04/02913/ALB	Woolwich plc, 15-16 Market Hill Change of use of first and second floor to provide four apartments <i>Barclays Bank plc</i>
4. 04/02960/APP	Avenue House, Avenue Road Single storey side extension and two storey rear extension <i>Cressam Estates Ltd</i>
5. 04/02955/APP	27 Mitre Street Two storey and single storey rear extension <i>Oliver</i>
6. 04/02988/APP	5 Kingfisher Road Two storey side extension <i>Gardiner</i>
7. 04/02902/APP	Manor Farm, Bourton Road Erection of an one and a half storey workshop & garage <i>Verey</i>
The following two applications will be considered together:	
8. 04/03016/ALB	The Bakery, 27 West Street Conversion of first floor and internal alteration to create flats <i>Bean Property Developments Ltd</i>
9. 04/03017/APP	The Bakery, 27 West Street Conversion of first floor and internal alteration to create flats <i>Bean Property Developments Ltd</i>

PLANNING DECISIONS PER BULLETINS

APPROVED

04/02184/ALB	Radcliffe Centre	Int. ¹ works, ramps & handrails for disabled access	Support
04/02186/APP	Yeomanry House	Int. ¹ works, ramps & handrails for disabled access	Support
04/02187/APP	Radcliffe Centre	Ramps and handrails for disabled access	Support
04/02188/ALB	Yeomanry House	Int. ¹ works, ramps & handrails for disabled access	Support
04/02289/APP	15 Windmill Close	Two storey side extension	Oppose
04/02498/APP	2 Sandhurst Drive	Solar collector on south western facing roof	Support
04/02509/APP	Bridge Ho., Bourton Rd.	First floor sun room	Support
04/02580/APP	32 Addington Road	Two storey rear extension	Support
04/02634/APP	2 Bernardines Way	Erection of Conservatory	Support

REFUSED

04/02471/APP	52 Deerfield Close	Two storey and single storey front extension	Oppose
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REPORTS TO DEVELOPMENT CONTROL

Reports on the following applications have been received and are available in the office
04/02403/APP 4 Addington Road Two storey rear extension and rear access
04/02639/APP 12 Gawcott Fields Erection of 1½ storey side extension and demolition of lean to

CORRESPONDENCE

7.1 04/02289/APP, 15 Windmill Close: AVDC reasons for decision contrary to BTC response

Members had responded: *Members noted that the proposed extension more than doubled the floor area of the house; that there was no indication how close the proposed extension came to the property boundary and whether the existing trees/shrubs would be retained; and that there was no yellow notice posted near the site.*

The application was opposed on the grounds of visual effect on the street scene and the green area adjacent.

Minor Amended plans were provided subsequently, showing the relationship of the extension to the property boundary.

AVDC: "The impact upon the street scene and the scale of the proposal were considered and it was noted that the proposal would be set back 0.5m from the original dwelling providing a design break. It would also have a ridged roof which would be set down 0.3m below the original roof line and would therefore be subservient to the original dwelling as recommended in "Design Guide: Residential Extensions". As such members considered that the design and scale of the proposal would be in keeping with the existing dwelling and its curtilage and would not have a detrimental effect upon the street scene.

Following these (ie the Town Council's) comments an additional drawing was submitted which indicating that the existing hedge would be retained. In addition to this a condition was used stating that the hedge screen shall be retained to a minimum of 1.5m above ground level and should any part die or become damaged during the course of development, replacement planting shall be undertaken in accordance with a scheme to be submitted and approved in writing by the Planning Authority and the hedge shall thereafter be retained.