

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, 10th January 2005 at 8.30pm following the Events Committee 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 13th December 2004 to be placed before the Council on 17th January 2005
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 ODPM: Statements of Community Involvement and Planning Applications (December 2004). A copy of this publication is available in the office.
 - 6.2 To note various items of Planning News from Bulletin 50/04 (attached)
7. Correspondence
 - 7.1 (04/02403/APP) AVDC reasons for decision contrary to BTC response (attached)
 - 7.2 (04/02639/APP) AVDC reasons for decision contrary to BTC response (attached)
 - 7.3 (04/02838/APP) AVDC reasons for decision contrary to BTC response (attached)
 - 7.4 (4720.1: 04/02486/AAD; BP Garage signage) AVDC reasons for decision (attached)
 - 7.5 (4715) MK & SM Strategy – acknowledgement of receipt of BTC comments
 - 7.6 (4716.2) Response from AVDC Enforcement Team Leader
 - 7.7 (4721; 12-18 Stratford Road) Response from Planning Officer
 - 7.8 (4722.1) Response from Development Control (attached)
 - 7.9 (4722.2) Response from Development Control (attached)
 - 7.10 (4723.2) Response from Clerk to Stony Stratford Town Council
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

10th January 2005

App. No.	Particulars
1. 04/03251/AAD	White Hart Hotel, 2 Market Square Erection of banners <i>Hails</i>
2. 04/03253/APP	2 –18 Homestall Demolition of 3 Industrial Units and erection of 2 storey office extension <i>Superchips Ltd</i>
3. 04/03301/APP	102 Moreton Road Ground and first floor rear extensions <i>Trant</i>
4. 04/03305/APP	7 Kingfisher Road Two storey side extension <i>Laidler</i>
5. 04/03308/APP	9 Downer Close Replacement of existing single patio door and windows with double doors and windows <i>Halfacre</i>
6. 04/03309/AAD	17 Pitchford Walk One internally illuminated fascia sign <i>Islam</i>
7. 04/03317/APP	Pavilion, Buckingham Town Cricket Club, Bourton Road Change of use from D2 to mixed use D2 and D1 (pre school playground) and alterations to windows <i>Buckingham Town Cricket Club</i>
8. 04/03338/APP	4 Stowe Close Single storey side extension <i>Harris</i>
9. 04/03349/APP	17 The Holt Single storey side extension and rear conservatory <i>Burnham</i>
10. 04/03364/APP	9 Deerfield Close Single storey rear extension <i>Seaton</i>
11. 04/03392/AAD	Dillons Newsagents Ltd, 8-10 Market Hill Erection of illuminated front fascia sign and projecting sign <i>Tesco Stores Express Group Ltd.</i>
12. 04/03393/APP	Dillons Newsagents Ltd, 8-10 Market Hill Alteration to front elevation. Internal alterations and refrigeration plant at rear <i>Tesco Stores Express Group Ltd.</i>

The following two applications will be considered together:

13. 04/03394/ALB	Land to rear of 4 High Street Change of use from office to restaurant/wine bar and erection of link corridor <i>Ward</i>
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14. 04/03395/APP Land to rear of 4 High Street
Change of use from office to restaurant/wine bar and erection of link corridor
Ward
15. 04/03401/ATP Holloway Spinney, Holloway Drive
Work
AVDC Leisure
16. 04/03442/ATP Land at Avenue Lodge, Maids Moreton Avenue
Work
AVDC
17. 04/03461/APP 14 Aris Way
Repositioning of garden wall
Pegg

COMMENTS ARE INVITED ON THE FOLLOWING AMENDED APPLICATION

Note that the application site is in Gawcott-with-Lenborough Parish

18. 04/01001/APP Burrows Field, Radclive Road, Gawcott
Change of use of land for the siting of sixteen mobile homes and associated internal access together with the insertion of a klargester tank for waste
Butcher

The Amendments take the form of applicant's responses to points made in letters opposing the application.

PLANNING DECISIONS PER BULLETINS

APPROVED

- | | | | |
|--------------|---------------------------------|--|---------|
| 04/02425/APP | 3 The Chewar | Change of use from tattoo shop to residential | Support |
| 04/02486/AAD | BP Filling Stn, Stratford Rd. | New and replacement fascia sign | Support |
| 04/02549/APP | Tesco Store, London Rd. | Installation of car wash and relocation of Jet Wash | Support |
| 04/02696/APP | 8 Middlefield Close | 1 st fl. side extn., front & rear dormers, single st. front extn. | Support |
| 04/02824/APP | 25 Chandos Road | Conv. garage to provide bedroom+office; front canopy | Support |
| 04/02838/APP | 23 Lime Avenue | Single storey rear extn. and first floor side extn. | Oppose |
| 04/02913/ALB | Woolwich plc, 15-16 Market Hill | Renov/alter. of 1 st & 2 nd floors to four apartments | Support |
| 04/02955/APP | 27 Mitre Street | Two storey and single storey rear extension | Support |

REFUSED

- | | | | |
|--------------|------------------|---|--|
| 04/02218/APP | 5 Market Square | Change of use from A1 – A3 fast food takeaway | Oppose |
| 04/02350/APP | 70 Moorhen Way | Conv. garage to living accommodation & erect replacement detached garage + revised access | Oppose |
| 04/02360/ALB | 5 Market Square | Change of use from A1 – A3 fast food takeaway | Oppose |
| 04/02842/APP | 8 Glynswood Road | Two storey front extension | Conditional support
(changed to Oppose per minute 4717.2) |

DEFERRED (9th December 2004)

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|--------------|-------------------------------|---------------------------------|---------|
| 04/02486/AAD | BP Filling Stn, Stratford Rd. | New and replacement fascia sign | Support |
|--------------|-------------------------------|---------------------------------|---------|
- Reason for Deferral: Subject to expiry of publicity period.

REPORTS TO DEVELOPMENT CONTROL (for 9th December meeting)

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

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|--------------|--------------------------|---|
| 04/02486/AAD | BP Garage, Stratford Rd. | New and replacement fascia sign and other signage |
| 04/02838/APP | 23 Lime Avenue | Single storey rear extension & first floor side extension |

REPORTS TO DEVELOPMENT CONTROL (for 6th January meeting)

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

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|--------------|-------------|---|
| 04/02886/APP | 4/6 Fox Way | Two storey side extension and pitched roof over garages |
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CORRESPONDENCE

7.1 04/02403/APP 4 Addington Road; two storey rear extension and rear access

Members had supported the proposed extension to the house.

Members had opposed the access from Mary McManus Drive as adding traffic movements to an already difficult junction, and the effect on the street scene (an attractive brick wall and an old stone wall) especially as there was no indication of the style or height of the proposed gates.

AVDC: Members had regard for the fact that an access has been created to the rear of no. 6 and considered that the proposed rear access would therefore be in-keeping with the site surroundings and would not be unacceptable or detrimental to the character and appearance of the street scene. A condition requiring the submission of the details for the proposed gates to be submitted to and approved in writing by Officers was imposed to ensure an appropriate form of development and as such Members considered that the proposal would be in accordance with policy GP35 of the AVDLP.

With regards to highway safety members noted that this application proposed the creation of a new access and one parking space within the site which would represent a highway gain in that at the present time no official off road parking is available. No objection was raised with regards to the proposed access by the Highways Engineer.

7.2 04/02639/APP Springfield, 12 Gawcott Fields; erection of 1½ storey side extension and demolition of lean-to

Members had opposed on the grounds of overdevelopment of the site and the effect on the street scene of filling the gap between this house and the neighbours’.

(This application: ground floor 57%; first floor 67%; overall 62%)

AVDC: Members had regard for the fact that the proposed development would be located 0.9m from the shared boundary of the site, and that design guidance would normally require a gap of 1m. Members concluded that in this instance the proposed development would result in a terracing or massing effect on the street scene and that sufficient space would be retained around the building to ensure that the proposal would not result in overdevelopment of the site.

Members concluded that given the sympathetic nature of the proposal and compliance with the Design Guide, and the variety of house types in the street scene, the proposal would not be visually intrusive or detrimental to the street scene and would be of an acceptable scale. As such it is considered that the proposals would not have an adverse impact upon other properties in the locality.

7.3 04/02838/APP 23 Lime Avenue; single storey rear extension and first floor side extension

Members had opposed on the grounds that the proposed extension changed the character of the house and presented a monolithic end view (overdevelopment and effect on the street scene).

AVDC: It was considered that the majority of the side elevation would not be visible in the street scene as it would be blocked by No.21. Its size, design and location would bring the dwelling in line with most of the other properties in the street in terms of size and bulk. The width of 3m was not considered to be unreasonable for a dwelling of that size. A similar proposal was approved in 1995 at No.33.