

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, 14th February 2005 at 7.30pm. 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: Note that members of the E & P Committee must declare an interest in Application #3 and refrain from commenting or voting on this application
3. To receive the minutes of the meeting held on 24th January 2005 to be placed before the Council on Monday 7th March 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 To receive AVDC's Planning Reference File (copy of contents attached) which is available in the office for loan and reference
 - 6.2 (4728.2) To receive a report from the Chairman on the *Consultation on PPS10* and recommend a response
 - 6.3 To receive a report from the Chairman on *SEERA – SE Plan Consultation Draft* and recommend a response
 - 6.4 To note that copies of *ODPM: Amendments to PPG3 (a) Supporting the Delivery of New Housing (b) Planning for Sustainable Communities in Rural Areas* are available in the office.
 - 6.5 (4736.3) To note a meeting arranged with Mr. Byrne and Mr. Barker of AVDC on 23rd February 2005 to discuss planning administration matters and suggest subjects to be addressed.
7. Correspondence
 - 7.1 (04/02988/APP) AVDC reasons for decision contrary to BTC response (appended, p3)
 - 7.2 (04/03016/ALB and 03017/APP) AVDC reasons for decision contrary to BTC response (appended, p3)
 - 7.3 (4736.4) Enforcement: Response from Chairman of Development Control (copy attached)
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

14th February 2005

	App. No.	Particulars
1.	04/03204/APP	2 Edmonds Close Two storey front extension <i>Kendall</i>
2.	04/03431/APP	Land off Western Avenue Erection of a new dwelling <i>Taylor</i>
3.	04/03504/APP	Tennis Courts, Chandos Park 10metre floodlighting <i>Buckingham Lawn Tennis Club</i>
4.	05/00140/APP	5 Treefields Single storey front extension <i>Pulverman</i>
5.	05/00163/ATC	Land at North End Court Works to trees <i>AVDC Housing</i>
6.	05/00189/APP	6-7 Meadow Row Change of use from office to A1 <i>Newman Ward</i>
7.	05/00218/APP	Buckingham Filling Station, Stratford Road Variation of condition 3 of planning permission 93/01687/APP to extend carwash operating times to 8am - 8pm Mondays to Saturdays and 9am - 5pm Sundays <i>BP Oil UK Ltd</i>
8.	05/00269/APP	7 Cropredy Court Conversion of garage to habitable room <i>Bateman</i>
9.	05/00274/APP	15 Hilltop Avenue Erection of conservatory to rear <i>Jopson</i>
10.	05/00277/APP	20 Grenville Road Two storey side extension and detached garage <i>Quantock</i>
11.	05/00311/APP	The Saleroom, Moreton Road Conversion of saleroom to form 5 residential flats <i>Collings</i>

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

04/03392/AAD Dillons Newsagents Erection of illuminated front fascia sign and projecting sign
Amendment shows details of projecting sign in colour (drawing omitted from original application)

PLANNING DECISIONS PER BULLETINS

APPROVED

04/02988/APP	5 Kingfisher Rd.	Two storey side extension	Conditional support
04/03016/ALB	27 West Street	Conv.1 st floor & internal alteration to create flats	Oppose
04/03017/APP	27 West Street	Conv.1 st floor & internal alteration to create flats	Oppose
04/03253/APP	2-18 Homestall	Demol.3 industrial units;erect 2st.office extension	Support
04/03301/APP	102 Moreton Rd.	Ground and first floor rear extensions	Support
04/03309/AAD	17 Pitchford Walk	One internally illuminated fascia sign	Support
04/03338/APP	4 Stowe Close	Single storey side extension	Support

REFUSED

04/03305/APP	7 Kingfisher Rd.	Two storey side extension	Oppose
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REPORTS TO DEVELOPMENT CONTROL

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

04/02735/APP	Land at Swan Business Pk.	Erection of non-food retail warehouse (class A1) with access, service arrangements and landscaping
04/02988/APP	5 Kingfisher Road	Two storey side extension
04/03016/ALB & 04/03017/APP	The Bakery,27 West St.	Conversion of first floor & internal alterations to create two flats

CORRESPONDENCE

7.1 (04/02988/APP) 5 Kingfisher Road: Two storey side extension

Members had responded: *Members agreed to support the application if the extension was made clearly subsidiary.*

AVDC: It was queried whether this meant the forward projection and/or the ridge and it was made clear that the roof ridge was the main issue. Although it is often recommend that an extension should have a roofline set down, it was considered that the application would be acceptable as the resulting massing would not be excessive owing to the narrow width of the extension and the design detailing of the gabled forward projection. Overall it was considered that the proposed extension would respect the character of the dwelling and the character of the area in general.

7.2 (04/03016/ALB and 03017/APP) The Bakery 27 West Street: Conversion of first floor and internal alteration to create flats

Members had responded: *Members considered that the previous application (04/02605/ALB) was to be preferred, with its hallway entry; this application proposed two flats on the first floor, one of which was entered via its kitchen. Members also remain concerned at the use of the old fire escape as a principal means of access to all the flats, and asked if the Fire Authority had been consulted about the general access and the entry via a kitchen, the most likely source of fire.*

AVDC: Although 'creeping changes' can result in unacceptable development, every case must be judged on its own merits.

(3016) A Listed Building application is assessed having regard to the special architectural and historic interest of the building and although the various alterations would impact upon the building it was considered by the Historic Buildings Officer not to have a significant detrimental impact on the overall listed building.

(3017) The scheme was considered, as a whole to be acceptable, and so even if the previous scheme was preferred there was not justification for refusing the application. In terms of the potential fire hazard, these issues are assessed at the Building Regulations stage of the development. If you wish to enquire further about these issues I suggest you contact the Building Control Division.