

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, 11th July 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 20th June 2005 to be placed before the Council on 1st August 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 (4781.1) (04/03434/APP) To receive an update on action taken re land behind Stratford House (Chairman)
7. Correspondence
 - 7.1 (05/00623/APP; Stowfield) AVDC reasons for decision contrary to BTC response (appended, p3)
 - 7.2 (05/00777/APP; 11 Sandhurst Drive) AVDC reasons for decision contrary to BTC response (appended, p3)
 - 7.3 (4780.2; 14 Deerfield Close) to receive the response from the Chairman of Development Control (appended p4)
 - 7.4 (4781.2; 27 Waine Close) To receive and discuss the applicants' reply.
8. Chairman's items for information

To:

Cllr J. Barnett	Cllr G. Loftus
Cllr. P. Collins (Mayor)	Cllr. H. Mordue
Cllr.P. Desorgher	Cllr P. Stevens
Cllr R. Lehmann	Cllr P. Strain-Clark
Cllr. H. Lewis (Chairman)	Cllr R. Stuchbury

A public session of no more than 15 minutes will be held prior to this meeting, if required.

PLANNING APPLICATIONS

11th July 2005

	App. No.	Particulars
1.	05/01440/APP	16 Sandhurst Drive Erection of two storey rear extension and first floor rear/side extension <i>Ashton</i>
2.	05/01463/APP	3 Dukes Piece, Linden Village Erection of conservatory to rear <i>Lake</i>
3.	05/01468/APP	Building 4, University of Buckingham, Chandos Road Change of use from academic use to commercial cinema building and academic use <i>University of Buckingham</i>
4.	05/01495/APP	Kya, Stratford Road Erection of conservatory to rear <i>Roskell</i>

The following three applications will be considered together

		33 High Street
5.	05/01517/ALB	Removal of staircase and replace with oak staircase
6.	05/01522/ALB	Internal works to create an ensuite shower and walk in wardrobe
7.	05/01523/ALB	Removal of shed and replace with conservatory (retrospective) <i>Spray</i>
8.	05/01549/APP	Pine Lodge, Avenue Road Erection of 4 dwellings with garaging (amendment to 03/02897/APP) <i>Sandra Redhouse Developments</i>

The following two applications will be considered together:

9.	05/01561/APP	13-16 Stratford Road
10.	05/01568/ACD	Demolition of 13-16 Stratford Road and erection of two storey building comprising 4 one bedroom flats <i>MOH Properties Ltd.</i>
11.	05/01564/AOP	Former Railway Station site, Station Road Erection of 4 detached dwellings <i>University of Buckingham</i>
12.	05/01667/APP	68 Bourton Road Two storey rear extension <i>Robinson</i>
13.	CC/34/05	Buckingham Youth Centre, London Road Proposed replacement of existing timber close boarded boundary fence with a powder coated steel palisade fence (2.4m) backed by a new timber close boarded fence 1.8m high. <i>B.C.C.</i>

PLANNING DECISIONS PER BULLETINS

APPROVED

05/00777/APP	11 Sandhurst Dr. 2st. rear & 1 st floor side ext'n + single st.rear extn.	Object
05/00893/APP	39 Fox Way Two storey side extension	Support
05/00985/APP	26 Kingfisher Rd.First floor side extension	Support
05/01055/APP	12 Wharfside Pl. Conservatory to rear	Support
05/01070/ATP	Land rear EdgeHillCt/Naseby Ct. Works to trees	Support
05/01090/ALB	Buckingham Lodges, Stowe Repair,restoration works to E. & W. Lodge	Support
05/01091/APP	127 Burleigh Piece Single storey rear extension	Support

REFUSED

04/03431/APP	land off Western Ave. Erection of a new dwelling	Support
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REPORTS TO DEVELOPMENT CONTROL

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

05/00777/APP	11 Sandhurst Drive	Two storey rear and first floor side extension and single storey rear extension
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Item 7: CORRESPONDENCE

7.1 05/00623/APP; Stowefield: Addition of front and rear dormers and removal of one chimney

Members had SUPPORTED the application.

AVDC: Members had regard for the design and location of the proposed dormer windows in the front and rear slopes of the property. Having regard for policy GP35, which seeks to ensure that the new development respects and complements the physical characteristics of the site and surroundings, the local building tradition and the scale and context of its setting, Members concluded that the proposed alterations would add significantly to the bulk of the building and would be particularly visible when viewing the building from the Brackley Road and Stowe Avenue approach and therefore appear unattractive in the street scene and would be harmful to the character and appearance of the original building and the visual amenities of the locality contrary to policies GP34, GP35 and GP53 of the AVDLP.

Members considered the relationship of the rear dormer windows to the adjacent residential properties and concluded that the proposed dormer windows in the rear elevation would result in an overbearing impact upon the occupiers of the property to the rear, a detached bungalow and would result in the potential for overlooking of both Appledore and 6 Stowe Close contrary to policy GP8 of the AVDLP.

7.2 05/00777/APP; 11 Sandhurst Drive: Two storey rear and first floor side extension and single storey rear extension

Members had OPPOSED, noting that this application was for a noticeably larger extension than that granted permission in 2003 (02/02959/APP) and voted to oppose on the grounds of overdevelopment of the site.

AVDC: Members noted the extent of the previous approval in 2003 and noted that the application in part varied the previous in that the two storey extension extends forward at first floor level in line with the front of the existing garage.

Members had regard for the scale and location of the single storey rear extension and the side extension and noted that the extensions would be set down from the ridge of the original property ensuring that the development would appear clearly subservient in accordance with Design Guide on Residential Extensions and considered that the proposals would not detract from the character and appearance of the original property.

Having regard for the above Members concluded that the proposed extensions would ensure that there was a sufficient level of residential curtilage retained to ensure that the development would not result in over-development of the site in accordance with policies GP9 and GP35 of the AVDLP.