

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 18th August 2008 following the Interim Council meeting.

Signed: Ms P. Heath MILCM
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 28th July 2008 to be placed before the Council on 8th September 2008
4. To receive action reports as per the attached list and a report on the result of the site meeting held on Friday 1st August 2008 re appln 08/01681/APP
5. To consider planning applications received from AVDC, and other applications.
6. To receive for information details of planning decisions made by AVDC as per "Bulletin" and Reports to Development Control received.
7. Any other planning matters.
 - 7.1 (5222.1) To receive an update on the Buckingham Plan - Chairman
 - 7.2 (5222.3) To receive a report on the SEERA Sustainability Framework document - Cllr. Smith
 - 7.3 (5225.1) PPS6 proposed changes: To receive a report from Cllr. Smith
 - 7.4 (5225.2) Taylor Review – Market Towns: To receive a report from Cllr. Hirons
 - 7.5 GOSE: Spatial Strategy for the SE; Secretary of State's Changes: To receive a report from the Chairman
 - 7.6 To discuss and agree response to a request from David Coles Architects Ltd. to address the Committee on their proposals for Lenborough Road/Station Terrace site
 - 7.7 (5220 & 5222.4) Validation; Parking Guidelines: to receive the response from AVDC and discuss and agree whether to participate in the pilot electronic scheme described
 - 7.8 (5220) To discuss and agree a policy on contact with AVDC Officers
 - 7.9 (5223.8) To discuss and agree a policy on planning notices
 - 7.10 To note receipt of Vale Trends #4 (circulated with this agenda)
 - 7.11 To note AVDC quarterly performance review (April – June 2008) (with this agenda)
8. Correspondence
 - 8.1 (08/01196/APP; 21 Plover Close) AVDC reasons for decision contrary to BTC response (appended, px)
 - 8.2 (5223.5) Highways advice; response from AVDC
 - 8.3 (5223.6) Local Council Communication Group: to note that the next meeting is scheduled for **23rd October 2008** at AVDC's Gateway office, at 6.30pm
9. To consider whether any of the above require a news release
10. Chairman's items for information

To:

Cllr. T. Bloomfield	Cllr. M. Smith
Cllr. P. Desorgher	Cllr P. Stevens
Cllr. P. Hirons	Cllr R. Stuchbury
Cllr G. Loftus	Cllr. M. Try
Cllr. A. Mahi	Cllr. W. Whyte (Chairman)
Cllr. H. Mordue (Mayor)	

A public session of no more than 15 minutes will be held prior to this meeting at 7pm, if required.

4. PLANNING COMMITTEE ACTION LIST AND UPDATE

Minute No	Title	Action Taken		
5201	28/7/08 responses	Faxed: 31/7/08 (5 + 1 minor) Posted: 1/8/08 (all)		N/a
Minute No	Meetingdate 21/4/08	Action	Form	Response received
5183.3 5219.2	Terms of Reference		Chairman to take suggestions to Chairman's group meeting	Referred to Full Council
Minute No	Meeting 9/6/08	Action	Form	Response received
5144.2	Bus shelter	18/1/08	Request shelter for Stratford Road (JC Decaux)	
5200.1		12/6/08	AV Transport Users Group	
5194.3 5200.2 5219.1	Dark Alley	15/5/08 12/6/08	Letters as minuted BCC re timetable Reminder AVDC, BCC	BCC email 9/6/08 AVDC ackn.12/8/08
5203.2 5219.3	Standing Orders		Mayor to put on FC agenda	Full Council
5204.4 5219.5	LDF Documents	12/6/08	Chairman to draw up shopping list	In hand
Minute No	Meeting 30/6/08	Action	Form	Response received
5213.4 5222.3	SEERA Sustainability doc.	28/7/08	Cllr. Smith to review and report	
Minute No	Meeting 28/7/08	Action	Form	Response received
5220	08/01733/ATC	31/7/08	Letter as minuted	
5220, 5223.8		31/7/08	Policy on BTC-AVDC contact Policy on yellow notice timing	Agenda 7.8 Agenda 7.9
5220	08/01807/AAD	31/7/08	Letter as minuted	
5222.1	Buckingham Plan		Chairman to liaise with AVDC over format	
5222.4	Validation checklist	31/7/08	Letter as minute	Agenda 7.7
5223.4	Tyco Electronics	31/7/08	Response letter	
5223.5	Unadopted roads	31/7/08	Letters as minute	Agenda 8.2
5223.6	Local Council Commun. Group	31/7/08	Next meeting?	Agenda 8.3
5223.7	Parking guidelines	31/7/08	Update programme?	Agenda 7.7
5223.8	Yellow notices	31/7/08	Letter as minuted	Ackn.11/8/08
5223.9	Waste & Minerals	31/7/08	Response to Cllr Tett as minuted	
5224	Plan workshop		Chairman – news release	
5225.1	PPS6 consultation		Cllr. Smith to review and report	
5225.2	Taylor Review		Cllr. Hirons to review and report	

FOR INFORMATION

Application **08/01663/APP** – Members asked about permission for the alterations: Planning Officer has responded (31/7/08):

I can confirm that I have been advised by the applicant that the doorway that has been cut into the northwest flank wall facing Wharf View is a temporary measure to allow access during renovation work to the building. The opening is to be bricked up upon completion of these works as indicated on the submitted drawings. Seth Williams, Planning Officer.

Application **08/01681/APP** – decision deferred from last meeting pending site meeting

Members voted unanimously to **OPPOSE** and the response was faxed and posted on 4th August 2008

Members felt the proposal was too large in size and height for the garden; that it was too large to be suitable for the conservation area and its proximity to listed buildings, especially from Victoria Row where the existing buildings enjoy the rural setting of the Prebend End conservation area, and that it does not offer any "enhancement" to the conservation area; that there was a loss of amenity to the immediate neighbours owing to the potential for overlooking from side windows within the roof and also from the full height windows from the two-storey "front elevation", and the loss of existing vegetation; that this was an additional full size dwelling located in a mature garden, not subservient or an annexe, together with the extra cars associated with it.

Members also expressed concern on the impact on Well Street with the odd vision splay angle to the new "lean-to", and that there were no safeguards that this new dwelling would be used by the applicants.

5. PLANNING APPLICATIONS 18th AUGUST 2008

App. No.	Particulars
<i>The first three applications will be considered together:</i>	
1. 08/01845/ALB	15 – 16 Market Hill Repainting of shop front, installation of fascia sign and installation of № 2 air condenser units and satellite dish <i>Done Bros. (Cash Betting) Ltd.</i>
2. 08/01847/APP	15 – 16 Market Hill Installation of № 2 air condenser units and satellite dish <i>Done Bros. (Cash Betting) Ltd.</i>
3. 08/01848/AAD	15 – 16 Market Hill Installation of new fascia <i>Done Bros. (Cash Betting) Ltd.</i>
4. 08/01894/APP	Land adjacent 9 Cornwalls Centre Extension of retail building to form small retail unit <i>Carver [Granby Martin]</i>
5. 08/01930/APP	10 Lenborough Road Two storey side extension <i>Jordan</i>
6. 08/01934/APP	24 Bourton Road Erection of conservatory <i>Fox</i>
7. 08/01950/ATP	5 Bostock Court, West Street Crown balance one sycamore and one ash <i>Edmondson</i>
8. 08/01956/ATP	15 Moreton Drive Fell one sycamore, remove limbs and crown lift one beech and crown thin one oak by 15% <i>Moffatt</i>
9. 08/02005/APP	43 Woodlands Crescent Erection of bay window and first floor rear dormer windows and front velux windows <i>Welch</i>

PLANNING DECISIONS PER BULLETINS

APPROVED

08/01230/APP 1	Cornwalls Mdw.Ch.use from A1/A2 to sui generis for art classes	Support
08/01364/APP 11	Primrose Way Conv.garage to form dining room and bathroom	Oppose
08/01587/APP 5	Treefields Demol. conservatory & erect new conservatory	Support
08/01603/ATC	land at Cornwalls Meadow Works to trees	Support
08/01663/APP 1	Wharf View Single storey rear extension	Support
08/01703/ATC 1	The Limes Works to 9 Spruce trees	Support

WITHDRAWN

08/01460/APP 43 Woodlands Cres. Erect. front extension & rear roof extension

8. CORRESPONDENCE

8.1 (08/01196/APP; 21 Plover Close) AVDC reasons for decision contrary to BTC response
Single storey rear extension and first floor extension over garage

Members had **SUPPORTED**

AVDC had **REFUSED**: "The main issues determining the application were the impact of the extension on the appearance of the original dwelling and street scene, and the impact on the amenities of the neighbouring residential properties. Buckingham Town Council supported the application although no reasons were stated.

The Design Guide on Residential Extensions states that the Council will not normally grant permission for a two storey side extension which is within 1m of a shared boundary. The proposal was to build above the existing pitched roof garage, building up to two storey level on the boundary of the property without leaving a gap. It was considered that the extension would harm the open character of the street and would be detrimental to the visual amenities of the area. The proposal was considered to be contrary to the Design Guide on Residential Extensions and policy GP35 of the AVDLP."