

Dear Member

You are hereby summoned to attend a meeting of the Planning Committee, which will be held in the Council Chamber, Town Council Offices, Buckingham, on Monday, 3<sup>rd</sup> November 2008 at 7pm.

The public is invited to attend.

Signed: Ms P J Heath MILCM  
Town Clerk

### AGENDA

1. Apologies for absence
2. Declaration of interest for items on the agenda
3. To receive the minutes of the meetings held on 6<sup>th</sup> October 2008 ratified on 27<sup>th</sup> October 2008
4. To receive action reports as per the attached list
5. To consider planning applications received from AVDC, and other applications and Planning News (for information).
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 (5250.1) Buckingham Plan
    - 7.1.1 To review the timetable and, in line with the recommendations made at Full Council on 27<sup>th</sup> October 2008, set up a workshop to consider presentation and print copy of the agreed text
    - 7.1.2 To discuss and agree inviting Sarah Allwood (Bucks Community Action) to a Plan Workshop
  - 7.2 (5250.6) SEERA Gypsy consultation; to receive a report and draft response – Cllr. Hirons
  - 7.3 (5242.4) Local Council Communications Group – to receive the report of the meeting held on 23<sup>rd</sup> October 2008 (Cllr. Hirons)
8. Correspondence
  - 8.1 (08/01538/APP Stowfield, Stowe Avenue) – reasons for AVDC decision
  - 8.2 (08/01300) To consider and agree a name for the Bridge Street development.
  - 8.3 (BCC) Update on Dark Alley
9. To receive the Planning Budget figures for information
10. To consider whether any of the above require a news release
11. Chairman's items for information

To:

Cllr. T. Bloomfield  
Cllr. P. Desorgher  
Cllr. P. Hirons  
Cllr G. Loftus

Cllr. A. Mahi  
Cllr. H. Mordue (Mayor)  
Cllr. M. Smith  
Cllr P. Stevens

Cllr R. Stuchbury  
Cllr. M. Try  
Cllr. W. Whyte  
(Chairman)

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		
5248	6/10/08 responses	Faxed: 9/10/08(1+1 minor amends) Posted: 9/10/08 (all)		N/a
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	Dark Alley	15/5/08	Letters as minuted	BCC email 9/6/08
5200.2		12/6/08	BCC re timetable	AVDC ackn.12/8/08
5219.1			Reminder AVDC, BCC	
Minute No.	Meeting 28/7/08	Action	Form	Response received
5222.1	Buckingham Plan		<b>Chairman</b> to liaise with AVDC over format	
5223.9	Waste & Minerals	31/7/08	Response to Cllr Tett as minuted	
Minute No.	Meeting 18/8/08	Action	Form	Response received
5231.5	GOSE changes	21/8/08	Respond to consultation	
Minute No.	Meeting 15/9/08	Action	Form	Response received
5244.2	Bridge St. lorries	24/9/08	Letter as minuted – BCC Highways Cc BCC Education AVDC Royal Latin School The Buckingham School	26/9/08 – BCC inspector to visit and report back  Ackn.29/9/08
Minute No.	Meeting 6/10/08	Action	Form	Response received
5250.2	Electronic Pilot Scheme-Planning	16/10/08	Response to J Cannell	
5250.6	SEERA Gypsy consultation	7/10/08	<b>Clerk</b> to pass Cllr. Hirons BCC consultation <b>Cllr. Hirons</b> to draft response for November meeting	<b>Agenda</b>
5251.1	Silverstone development	16/10/08	Respond as minuted: AVDC SNDC	Ackn. 24/10; CEO on leave
5251.2	Cycle racks	16/10/08	Respond as minuted: BCC AVDC Waitrose Mrs. Stuchbury	Ackn.27/10
5252	LDF Documents		<b>Chairman</b> to advise details to Clerk <b>Clerk</b> to order	

#### Other matters – Enforcement reports and advice notes

Report Date	AVDC number	Date ackn.	Address	Complaint	Action/Response
20/8/08	08/00451/ CON3	21/8/08	21-22 Market Hill (flats above sandwich bar & hairdressers)	(Cllr. Stevens) Sash windows replaced by casements - Conservation Area	Enforcement discussing with Historic Buildings Officer
3/9/08	08/00472/ CON3	3/9/08	23 Castle Street (ex Tearle & Carver accountants)	(Cllr. Whyte & others) Tattoo parlour – unauthorised change of use	Licensing – no application received for registration Planning – application 08/02352, below

	08/00499/ CON3	25/9/08	8B High Street	Unauthorised change of use (Swan Market)	(Via Environmental Health)
17/9/08	08/00500/ CON3	25/9/08	The Bull Ring (ex-Fruice premises)	Tables and chairs on pavement  Change of use to cafe	BCC 18/9/08 – no licence to use footway - bar stools permitted on cobbled area (within curtilage of premises) other furniture removed AVDC investigating
29/9/08	08/00516/ CON3	1/10/08	22 & 23 Castle Street (ex Tearle & Carver accountants)	22 ground floor now nail bar; upper storeys converted to dwellings, access via fire escape to Castle Court; associated vehicles using private Castle Court parking; no change of use or planning application for flats submitted	AVDC investigating
9/10/08 16/10/08			6 High Street	Change to food store & halal butchers Large sign erected	27/10 Ch/use not required

#### **5. PLANNING APPLICATIONS 3<sup>rd</sup> November 2008**

App. No.	Particulars
1. <del>08/02070/ALB</del>	19 High Street <del>Internal and external works to building to include relaying of roof tiles, repointing of gable wall and chimneys, external painting, replacement of windows, fireplace and boiler and installation of radiators</del>
	<i>[This application has been withdrawn and the description of the following application description amended to include it]</i>
2. 08/02166/ALB	Installation of satellite dish; installation of replacement fireplace; laying of reclaimed wood flooring in lounge/hallway; installation of two radiators in top floor rooms; repainting window shutters and west gable end wall; retrospective replacement and repair of existing dormer windows at front and side; retrospective installation of replacement boiler; repointing of chimneys; retrospective re-laying and repair of roof tiles <i>Linzell</i>
3. 08/02146/APP	1 Pateman Close Erection of single storey structure – retrospective <i>Wood</i>
4. 08/02288/APP	Verney Park, London Road Installation of 24 temporary accommodation units for students (required following fire in student residential block) <i>Martin [University of Buckingham]</i> <i>Additional information has been provided indicating that the units would be in situ for a maximum of a year.</i>
5. 08/02348/ALB	41 Nelson Street Relocation of air conditioning unit <i>Punia</i>

6. 08/02352/APP 23 Castle Street  
Change of use of basement and ground floor from B1 to tattoo studios (sui generis)  
*Stroud*
7. 08/02365/APP 7 High Street  
Change of use from A1 retail to mixed A1/A3 (Retail restaurant/cafe) use  
*Dadabhoy [3D Coffee Ltd., trading as Costa Coffee]*
8. 08/02379/AOP Land to South of the A421 and East of A413  
Comprehensive development of land comprising of 700 new dwellings (including affordable housing, primary school, employment land, healthcare, outdoor playspace, changing pavilion, landscaping and creation of drainage detention basin and highway, cycle and pedestrian provision.  
*Hallam Land Management*  
*Minor Amended plans showing a new red edge are posted with the application*
- The following two applications may be considered together*
9. 08/02400/ATC Gardener's Shed, University Precinct, Hunter Street  
Fell № 2 Conifer.
10. 08/02435/APP Gardener's Hut, University Precinct, Hunter Street  
Conversion of gardeners hut into security facility  
*University of Buckingham*
11. 08/02420/APP Rear of No.4 Brewery Court  
Erection of № 2 two storey dwellings  
*Skingle [Liberty Developments]*
12. 08/02463/APP 21 Plover Close  
Two storey rear extension  
*Radford*
13. 08/02490/APP 2 Catherine Court  
Part two-storey, part first floor front extension and single storey side and rear extensions  
*Winget*
13. 08/02500/APP Waitrose, 14 Meadow Walk  
Installation of new escape stairs with infill existing refuse gates with wall/doors  
*Waitrose Ltd.*

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

**08/01286/APP** } 3 West Street Creation of ground floor retail & basement storage with 10 no. apartments  
**08/01287/ALB** }

*French windows in rearmost ground floor apartment have been altered to door (passage elevation) and ordinary window (rear elevation).*

**08/01681/APP** Land to rear 23 Church St. Erection of dwelling with access and parking  
*Amendments show new red edge, new certificate & Notice No. 1*

**08/02282/APP** Former Railway Station site Erection of 13 apartments creation of new access  
*Additional plans show coloured 3D view, and coloured elevations and site sections*

**08/02379/AOP** Land to S of A421 & E of A413  
*Posted with application as above; amendment shows new red edge*

### **PLANNING DECISIONS PER BULLETINS**

#### **APPROVED**

08/00758/ALB	White Hart Hotel	Extension to rear + many other alterations	Qualified support
08/00762/AAD	White Hart hotel	Various signage	Support
08/01931/AAD	Carpetrigh	Fascia & Entrance signs	Support
08/01934/APP	24 Bourton Road	Erection of conservatory	Support
08/02005/APP	43 Woodlands Cr.	Bay window, 1 <sup>st</sup> fl. rear dormers & front velux windows	Support

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Members are reminded that they must declare a prejudicial or personal interest as soon as it becomes apparent in the course of the meeting

08/02031/APP BTC Offices	Extension to provide additional admin, etc, & WCs	-----
08/02048/ATN Gawcott Road	Telecomm. equipment cabin & antenna	Support
08/02057/APP 15 Market Sq.	Ch. of use, upper floors to hairdressing (retrosp.)	Noted
08/02060/APP 29 Mare Leys	Single storey rear extension to form dining room	Support
08/02061/APP Manor Farm Ho.	Single st.rear extn. – conservatory & family room	Support
08/02143/APP 9 Stowe Avenue	Erection of conservatory	Support

### **REFUSED**

07/02690/APP 31 Bourton Road	2 st. side extn and creation of new access	Oppose
08/02028/APP 11 Plover Close	Demol.garage & replace in 2.st. side extension	Support
08/01894/APP land.adj.9 Cornwalls Centre	Extn retail bldg to form small retail unit	No comment

### **DECISION DEFERRED**

08/01681/APP 23 Church St.	Erection of dwelling with access and parking
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*Reason for deferral – site visit*

### **WITHDRAWN**

08/02070/ALB 19 High Street	Int'l & ext'l works to roof, wall & chimneys, etc.
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### **REPORTS TO DEVELOPMENT CONTROL**

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

**08/01681/APP** 23 Church Street Erect. of dwelling with assoc. access and parking (report & site visit report)

**08/01894/APP** 9 Cornwall Place Extension of retail building to form small retail unit

**08/01930/APP** 10 Lenborough Rd. Two storey side extension (original for 9/10 & amended for 30/10)

**08/02131/APP** 25 Hillcrest Way Change of use from storage to pizza delivery

### **TREE PRESERVATION ORDERS ISSUED**

TPO 2008-15 T1 Walnut G1	28 Yews	Land rear of Hamilton House, West Street
TPO 2008-15 T2 Cedar		29 Moreton Road

## **8. CORRESPONDENCE**

### **8.1 08/01538/APP Stowfield, Stowe Avenue; demolition of existing garage and erection of double garage with flat above**

Members had **OPPOSED**: *Members were unable to tell from the incomplete drawings supplied whether there was sufficient parking for the existing house and for the additional dwelling, or the effect of the proposal on the entire front elevation. The new garage block also intruded forward of the Stowe Avenue building line.*

AVDC had **APPROVED**: "With regard to parking, the Council's parking guidance states that there off street parking spaces are required within the curtilage for a dwelling with four or more bedrooms. The garage extension would create two off street parking spaces and there is room within the front garden for at least three other cars to park. The parking provision on site would exceed the maximum requirements and therefore the proposal was considered to be acceptable in this respect, and in accordance with policy GP24 of the AVDLP.

The submitted drawings showed the proposed extension in relation to the end part of the existing dwelling. The impact of the extension on the appearance of the whole dwelling was assessed by the Case Officer, and it was considered that the design would be subservient to the main dwelling, and the use of matching materials would help to integrate the extension with the original house. The impact of the extension on the original dwelling was considered to be acceptable and in accordance with policy GP9 of the AVDLP and Design Guide on Residential Extensions.

Concern was raised by the Town Council about the projection of the garage beyond the building line of Stowe Avenue. It was considered that the setback of the extension from the highway (approximately 19m) and the boundary screening at the front of the site would reduce the impact of the proposal on the street scene. The extension was considered to be acceptable in this respect and in accordance with policy GP35 of the AVDLP."