

03 February 2009

Dear Member

You are hereby summoned to attend a meeting of the Planning Committee, which will be held in the Room MB1, University of Buckingham, Hunter Street, Buckingham, on Monday, 9th February 2009 at 7pm. Time will be allowed for examination of the plans submitted before the formal opening of the meeting.

The public is invited to attend.

Signed: Mr. C. P. Wayman
Deputy 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 12th January 2009 ratified on 2nd February 2009
4. To receive action reports as per the attached list
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 (5288.1) Buckingham Plan
 - 7.1.1 to receive a report of the meeting held on 22nd January 2009
 - 7.1.2 to receive and agree the Intro/Vision statement (Chairman)
 - 7.1.3 to discuss the response to AVDC re proposed housing numbers and their interpretation
 - 7.1.4 to discuss the "Master Plan"
 - 7.1.5 to agree publishing format and circulation
 - 7.1.6 to recommend the above changes to the Council for approval
 - 7.2 (5288.3) To discuss and approve the response to the PPS Eco-towns consultation – Chairman
 - 7.3 (5288.3) To receive reports of the Winslow Green meetings from Councillors who attended and discuss this Council's view of the proposed development
 - 7.4 (5288.4) To discuss the effectiveness of Planning Enforcement
 - 7.5 (5291.2) To receive a report on the Planning Liaison Group Meeting held on 21st January 2009 – Cllr. Hirons
 - 7.6 To receive a report on Second Buckinghamshire Local Transport Plan (LTP2) Progress Report 2008 and associated studies.
 - 7.7 To receive reports on
 - 7.7.1 AV LDF Core Strategy Rest of District Preliminary Flood Risk Screening Study
 - 7.7.2 AV LDF Core Strategy Rest of District Preliminary Flood Water Cycle Screening
 - 7.8 To receive Planning News (Bulletin 05/09) and Vale Trends #5
8. Correspondence
 - 8.1 (08/02463/APP) AVDC reasons for decision contrary to BTC response (appended, p5)
 - 8.2 (08/02860/ATC) AVDC reasons for decision contrary to BTC response (appended, p5)

- 8.3 (5289.2) Bridge Street Development: response from developer; to discuss alternative names for the development.
- 8.4 (5291) To receive further correspondence from Mr. Darke
- 8.5 (08/02379/AOP) To receive a letter from Hallam Land Management and discuss and agree whether to invite them to address a meeting.
- 9. To consider whether any of the above require a news release
- 10. Chairman's items for information

To:

Cllr. T. Bloomfield
 Cllr. P. Desorgher
 Cllr. P. Hiron
 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		
5286	12/01/09 responses	Faxed: (2) 15/1/09 Posted: 16/1/09		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	
5144.2		20/1/09	Prompt sent	
5194.3	Dark Alley	15/5/08	Letters as minuted	BCC email 9/6/08 20/10/08 3/11 agenda AVDC ackn.12/8/08
5200.2		12/6/08	BCC re timetable	
5219.1			Reminder AVDC, BCC	
Minute No.	Meeting 28/7/08	Action	Form	Response received
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 6/10/08	Action	Form	Response received
5251.2	Cycle racks	16/10/08 Prompt sent 12/12/08	Respond as minuted: BCC AVDC Waitrose Mrs. Stuchbury	Ackn.27/10/08 & 13/12 Verbal ackn. 20/10
5252	LDF Documents		Chairman - details to Clerk Clerk to order	
Minute No.	Meeting 3/11/08	Action	Form	Response received
5260.2.2	Buckingham Plan	4/11/08	Contact BCA re meeting	Meeting postponed – no convenient date
5260.3	SEERA Gypsy consultation	12/11/08	Response filed on-line	
Minute No.	Meeting 22/12/08	Action	Form	Response received
5280.2	Rest of District Spatial Strategy	3/1/09 " "	Request info from Cllr Sherwell as minuted Respond to J Byrne as minuted Copy correspondence as minuted	C.Paternoster 15/1/09

Minute No.	Meeting 12/01/09	Action	Form	Response received
5280.1	08/02131/APP	20/1/09	Clerk to respond with photo evidence	
5280.1	Dark Alley	20/1/09	Update from A Grant ref Partnership meeting statement	
5288.1	Buckingham Plan	13/1/09	Arrange meeting M Dalby	22/1/09 at 12.30 Agenda 7.1.1
5288.2	Sustainable Communities Strategy cons.	20/1/09	Respond as minuted	
5288.3	Draft Eco-towns PPS consultation Winslow Green	20/1/09	Cllr. Whyte/Cllr. Smith to review Obtain planning docs Obtain developer brochure	Agenda 7.2 94 docs, no spares; see Agenda 7.3
5288.4	AVDC planning web pages		Cllr. Try to arrange link	<i>Link to AVDC exists</i>
5288.5	AVDC Annual Monitoring Report	14/1/08	M Dalby to be asked to bring copy to meeting	
5289.1	23 Church Street	20/1/09	Arrange meeting as minuted	
5289.2	Bridge Street site - naming	20/1/09	Letters to developer/Street Naming as minuted	Agenda 8.3
5291.1	J Darke letter	20/1/09	Response as minuted	Agenda 8.4
5291.2	Planning Liaison Group		Cllr. Hiron s to attend	Agenda 7.5

Other matters – Enforcement reports and advice notes

<u>Report Date</u>	<u>AVDC number</u>	<u>Date ackn.</u>	<u>Address</u>	<u>Complaint</u>	<u>Action/Response</u>
20/7/08		21/7/08	Grand Junction	Advertising banner	C.Hack investigating
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
17/9/08	08/00500/ CON3	25/9/08	The Bull Ring (ex-Fruice premises)	Tables and chairs on pavement Ch/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	22 → (10/12/08) application to be expected within next 6 weeks [23 → ch./use application 08/02352 → Approved]
20/1/09				Request for update on all above	
9/10/08			6 High Street	Change to food store & hallal butchers	No action required
16/10/08				Large sign erected	Banner now removed
20/1/09			Kings Head	Banners on both elevations	

5. PLANNING APPLICATIONS 9th FEBRUARY 2009

	App. No.	Particulars
1.	08/02955/ALB	The Olde Gaol, Market Hill Internal alterations, repairs and improvements to front door, entrance area and exercise yard <i>Hill [Buckingham Heritage Trust]</i>
2.	09/00024/APP	10 Redshaw Close Single storey side extension <i>Mills</i>
3.	09/00033/AAD	Boots Co. plc, 11 Market Hill Replacement internally illuminated fascia and projecting sign <i>Alliance Boots</i>
4.	09/00034/APP	2 Catherine Court Two storey front extension and single storey side and rear extensions <i>Winget</i>
5.	09/00048/ATC	Walnut Yard Fell №2 Larches <i>Robins</i>
6.	09/00085/APP	8 Warren Close Part single, part two storey side and rear extension and new pitched roof to existing garage <i>Bell</i>
7.	09/00104/ATC	Car Park at Cornwalls Meadow and River Island, High Street Works to trees <i>AVDC</i>

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

08/02146/APP 1 Pateman Cl. Erection of single storey structure – retrospective

Minor Amended Plans are a requested Flood Risk Assessment.

6. PLANNING DECISIONS PER BULLETINS

APPROVED

08/02206/APP 54 Well Street	Ch./use adjacent land to inclusion within residential curtilage	Oppose
08/02558/APP 2 Pateman Close	Retention of garden shed	Support
08/02634/ALB Wine Rack	Replacement signage and repainting shopfront (retrosp.)	Support
08/02635/AAD Wine Rack	Replacement signage and repainting shopfront (retrosp.)	Support
08/02753/APP 4 Stowe Close	Single storey side and rear extn., new roof over existing extn.	Support
08/02725/APP Post Office	Installation of cash point machine into shopfront	Support
08/02843/APP 60 Moreton Rd.	Demol.side garage & erect 2st. side extension	Support
08/02860/ATC Land rear of Market Hill	Works to/removal of trees to facilitate archaeological inv.	Oppose
08/02899/APP 3 de Clare Court	Single storey rear extension	Support
08/02914/ATC Old Latin House	Felling 1 yew tree	Oppose

REFUSED

08/02282/APP Former Railway Stn.site	Erection of 13 apartments creation of new access	Oppose
08/02574/ALB 15-16 Market Hill	Int'l & ext'l alterations to building & erection of fascia sign	Support *
08/02575/AAD 15 Market Hill	Erection of fascia sign	Oppose

* Members should note that "and erection of fascia sign" was not on the documents we received; the officer phoned after receiving our response to apologise for its omission, and to ask if this Council would still support the application, as the officer was minded to refuse. I pointed out that the Committee had registered an OPPOSE response to the AAD application, but supported the internal adaptations to cater for disabled

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

customers; the response to the application would therefore be PARTIAL SUPPORT if the fascia were to be included.

WITHDRAWN

08/02503/APP 3 The Villas, Stratford Rd. Erection of №.2 semidetached dwellings and alteration to existing terrace to create vehicular access under and apartments over with rear dormers

REPORTS TO DEVELOPMENT CONTROL

A Report on the following application has been received and is available in the office
08/02489/APP 20 Hilltop Avenue Replacement of wall with close boarded fence

APPEAL LODGED (19th January 2009)

08/02490/APP 2 Catherine Court Part two-storey, part first floor front extension and single storey side and rear extensions

8. CORRESPONDENCE

8.1 08/02463/APP 21 Plover Close; two storey rear extension

Members had **OPPOSED**: Members noted that a window faced the neighbouring property and asked if the 45° rule had been breached.

AVDC had **APPROVED**: "The proposal included one first floor side window facing north which would serve a bathroom. A condition was imposed on the planning permission for this to be permanently fixed shut and obscurely glazed. The extension would project 4.3m from the rear building line at ground floor level, reducing to 3.2m at first floor level. The extension would accord with the 45 degree rule for the both the side neighbouring properties.

It was considered that the extension would have an acceptable impact on the amenities of the neighbouring properties in accordance with policy GP8 of the AVDLP."

8.2 08/02860/ATC Land to rear of Market Hill/West Street; works to and removal of trees to facilitate archaeological investigation trenches

Members had **OPPOSED**: Members discussed the application at some length. It was felt that – as there were no evident plans for development at this stage – the trenches could be sited so as not to require any works to trees or felling.

Concern was also expressed that any development of this land could prejudice an integrated development of the whole site behind Market Hill as outlined in the Planning and Design Guidelines document produced by AVDC in April 2007.

Members hoped the tree officer had visited the site to consider if any of the other trees merited protection. There was no accompanying tree surgeon's report.

Members called for a recorded vote....

Members asked that the Town Council's views be represented to the AVDC Planning Committee, drawing attention to the existence of the Planning guidelines for the whole area for the benefit of any new Members. The letter would be copied to any Buckingham District Councillors not on the Committee.

AVDC had **APPROVED**: "The trees on the site have been surveyed and Tree Preservation Orders served on those of better value. The Council's tree officer is satisfied that the proposed works can be carried out without detriment to the protected trees. it is considered the trees to be felled have low amenity value and, as such, it is not considered the proposed felling of these trees would harm the characteristics of the Conservation Area."