

25 March 2009

Dear Member

You are hereby summoned to attend a meeting of the Planning Committee, which will be held in Room MB1, University of Buckingham, Hunter Street, Buckingham, on Monday, 30th March 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: Ms. A. Wilson
Town Clerk

AGENDA

1. Apologies for absence
2. Declaration of interest for items on the agenda
3. To receive the minutes of the meeting held on 3rd March 2009 ratified on 23rd March 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. Enforcement issues
 - 7.1 (5306.4) To receive information on Enforcement from the Town Clerk
 - 7.2 (08/00500/CON3) AVDC response re Bull Ring Tea Rooms
 - 7.3 (5280.1) 25 Hillcrest Way breach of conditions
8. Any other planning matters
 - 8.1 (5306.2) Buckingham Plan
 - 8.2 (5297.1.5) To discuss and agree whether to invite Mr. Povey, BCC Transport, to attend a future meeting.
 - 8.3 To receive for information a printout of AVDC's revised leaflet *Do I need Planning Permission?* (attached)
 - 8.4 To receive for information an analysis of 2008 Buckingham applications
 - 8.5 To receive for information a copy of *Vale Trends* Issue 6, March 2009
9. Correspondence
 - 9.1 (08/02489/APP) AVDC reasons for decision contrary to BTC response (appended, p5)
 - 9.2 (5271.4) Silverstone Development – update
 - 9.3 (5271.3) Response from J Cannell re Planning Bulletin
10. To consider whether any of the above require a news release
11. 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.

W.P.PLANNING

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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

4. PLANNING COMMITTEE ACTION LIST AND UPDATE

Minute No	Title	Action Taken		
5304	3/3/09 responses	Faxed: (2) 5/3/09 Posted: 5/3/09		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 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	Respond as minuted:	Ackn.27/10/08 & 13/12 Verbal ackn. 20/10
		Prompt sent 12/12/08	BCC AVDC Waitrose Mrs. Stuchbury	
5252	LDF Documents		Chairman - details to Clerk Clerk to order	
Minute No.	Meeting 3/11/08	Action	Form	Response received
5260.3	SEERA Gypsy consultation	12/11/08	Response filed on-line	
Minute No.	Meeting 12/01/09	Action	Form	Response received
5280.1	08/02131/APP	20/1/09	Clerk to respond with photo evidence	Agenda 7.3
5280.1	Dark Alley	20/1/09	Update from A Grant ref Partnership statement	Response circulated at 2 nd March meeting
5294		17/2/09	Reminder sent	
5288.2	Sust. Communities Strategy cons.	20/1/09	Respond as minuted	
5288.5	AVDC Annual Monitoring Report	14/1/08	M Dalby to be asked to bring copy to meeting	<i>Not done</i>
5289.1	23 Church Street	20/1/09	Arrange meeting as minuted	
Minute No.	Meeting 9/2/09	Action	Form	Response received
5297.1.5	Buckingham Plan	17/2/09	Arrange meeting per minute	J Povey – Agenda 8.2
5297.2	PPS Eco-towns	16/2/09	Send response online	
5298.5	Hallam Land	17/2/09	Letter as minuted	
Minute No.	Meeting 3/3/09	Action	Form	Response received
5306.1	Terms of Reference	5/3/09	Pass to Town Clerk for Full Council	
5306.2	Buckingham Plan	10/3/09	Order as minuted	Received & circulation in hand
			Cllr. Try to investigate restricted download facility	
5306.3	Core Strategy	12/3/09	Letter as minuted	
5306.4	Enforcement		Town Clerk to provide information	Agenda 7.1
5306.5	Local Transport Plan	12/3/09	Letter as minuted	
5306.6	Flood Risk docs.	12/3/09	Letter as minuted	
5307.4	Rest of District Strategy	12/3/09	Respond to Cllr. Sherwell	

5307.5	Harlequin	12/3/09	Letter as minuted	
5308	News Releases	17/3/09	As minuted	

Other matters – Enforcement reports and advice notes

Report Date	AVDC number	Date ackn.	Address	Complaint	Action/Response
20/7/08		21/7/08	Grand Junction	Advertising banner	C.Hack investigating
17/9/08	08/00500/ CON3	25/9/08	The Bull Ring (Connie's Tearoom)	Ch/use to cafe	AVDC 5/3/09 (agenda 7.2)
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 Chasing letter sent 12/3/09 [23 → ch./use application 08/02352 → Approved]
20/1/09				Request for update on all above	
20/1/09			Kings Head	Banners on both elevations	

5. PLANNING APPLICATIONS 30th MARCH 2009

App. No. Particulars

The following two applications will be taken together

1. 09/00195/APP Old Dairy to rear of 14 Castle Street
2. 09/00233/ALB Conversion of building into residential dwelling
Wills [LJ Lifestyle Ltd.]

3. 09/00318/APP 27 Moreton Road
Renewal 06/00111/APP №2 two storey side extensions, two storey front extension, conversion of garage and detached double garage.
Terkelsen

4. 09/00336/AHR Land to North and South of A422 Brackley Road in Buckingham, Radclive, Water Stratford and Stowe
Removal of Hedgerows on North and South of A422 Buckingham, Radclive, Water Stratford and Stowe
Tonderai Chakanyuka [Anglian Water Services Ltd.]

5. 09/00351/ALB 15-16 Market Hill (Woolwich plc)
Redecoration of shopfront
Done Bros. (Cash Betting) Ltd.

6. 09/00417/APP 5 Catherine Court
Single storey rear extension and re-alignment of boundary to extend garden area
Atamian

7. 09/00418/APP Buckingham Community Centre
Single storey side extension
Buckingham Community Association

8. 09/00440/APP Chandos Garage, Chandos Road
Change of use from motor repair garage to Dental Practice and GP Surgery
(Class D1)
Dentalcare Ltd.
9. 09/00459/APP 1 Old School Court, School Lane
Creation of first floor balcony
Fox
10. 09/00475/APP 6 Watlow Gardens
Single storey front extension
Hallett
- County Council applications*
11. CC/09/09 Buckingham Primary School
(09/00503/ACC) Proposed new floodlit synthetic all-weather playing surface and long jump area
BCC
12. 09/20004/AWD Home Farm, Bourton Road
Waste transfer station for agricultural plastic recycling
Hawes

AMENDED PLANS

08/02379/AOP Land to the 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.

Amended plans:

- *addendum to the Environmental Statement which should be read in conjunction with the original ES submitted in August 2008*
- *Revised Transport Assessment, covering trip generation rates and base model validation utilising additional survey information, a revised access strategy, mitigation of off-site impact at the A413 – A421 bypass roundabout and bypass approaches and pedestrian connectivity including crossing facilities*
- *Revised Traffic Noise Assessment*
- *Additional information on the Flood Risk Assessment, demonstrating the run-off from each parcel of land, the application of associated SUDS techniques and clarification with regard to the water supply position at Fosscote pumping station and the capacity of Buckingham sewage treatment works*
- *Archaeological Geophysical Survey*

There is now no vehicle access from the bypass; there are two roundabouts on the A413 and the A413 bypass roundabout has been reshaped.

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

09/00034 2 Catherine Court Two storey front extension and single storey side and rear extensions
Reduction on width of front extension, removal of corbelling and reposition en-suite window

6. PLANNING DECISIONS PER BULLETINS

6.1 APPROVED

06/03332/AOP	Tingewick Ind.Est.Demol.existing structures,erect commercial(Class B1(a)&(c))+93 residential units and the provision of ass. landscaping & car parking	Support
08/02146/APP 1	Pateman CloseErection of single storey structure – retrospective	Oppose
08/02632/APP	Travis Perkins Erection of mezzanine floor within unit	Support
08/02842/APP 7	High St.(Wards) Change of use from A1 retail to D1 (Dental practice)	Support
08/02845/APP 1	Mallard Drive Reroof with 55pitch w ith two front dormers	Oppose
08/02955/ALB	The Old Gaol Int'l alts,repairs,improvements,front door,entrance & yard	Support
09/00024/APP 10	Redshaw Cl. Single storey side extension	Support
09/00033/AAD	Boots,Market Hill Repl. internally illuminated fascia & projecting sign	Support
09/00085/APP 8	Warren Close Pt single,pt 2-st. side & rear ext'n,pitched roof to garage	Support
09/00104/ATC	Cornwalls Meadow Works to trees	Support

6.3 WITHDRAWN

09/00189/APP B.Primary Sch. Single storey infill rear extension and rear extension

6.4 REPORTS TO DEVELOPMENT CONTROL

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

08/02146/APP 1 Pateman Cl. Erection of single storey structure
08/02842/APP 7 High Street Change of Use from A1 retail to D1 Dental Practice

6.5 TREE PRESERVATION ORDER CONFIRMED

TPO 2008 №15

T1 Walnut G1 28 Yews Land rear of Hamilton House West Street
T2 Cedar 29 Moreton Road

8. CORRESPONDENCE

8.1 (08/02489/APP) 20 Hilltop Avenue; replacement of wall with close board fence

Members had **OPPOSED**: A majority of Members felt that the garden walls were an attractive feature of the streetscape.

AVDC had **APPROVED**: "Whilst it is acknowledged that the existing garden wall has a similar material with the front face on Nos. 2 to 8 Cropredy Court and it forms a feature to the streetscape, there are other fences in the vicinity in Cropredy Court and along the Hilltop Avenue frontage.

The proposed fence would be no higher than the existing wall and would be placed on the same line. Furthermore it would only replace approximately half of the existing wall. Although the rear garden of the property next door to the application site is enclosed by walls, there are other close boarded fences in close proximity, and it is not considered that the proposed fence would be visually out of character in the streetscape or detract from the amenity of the of the area. The proposal is therefore considered to accord policies GP35 of the AVDLP."