

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 Tuesday, 28th August 2007 at 7pm.

The public is invited to attend.

Signed: Mrs P J Heath
Town Clerk

AGENDA

1. Apologies for absence
2. Declaration of interest for items on the agenda
3. To receive the minutes of the meeting of 30th July 2007 ratified on 20th August 2007.
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 (5078.4) To consider matters arising from the LDF Core Strategy consultation response, in particular the drawing up of a Buckingham Plan.
 - 7.2 (5074) Report on the meeting with Mr. J. Cannell on 23rd August 2007
 - 7.3 (5078.3) BCC Minerals and Waste Core Strategy Development Plan Issues & Options Consultation Report: to receive a report from Cllr. Whyte (*attached*)
 - 7.4 To consider *The Validation of Planning Applications: Draft guidance for local planning authorities* (DCLG August 2007) and make suggestions to AVDC on matters to be included in the Local Requirements. *Access to the whole document will be sent by email; it is hoped to have a copy in the office by the meeting. Meanwhile a summary is attached.*
8. Correspondence
 - 8.1 (5065) Mr. Cannell re outstanding matters (*attached*)
 - 8.2 (07/01213/APP:32 Portfield Way) AVDC reasons for decision contrary to BTC response (*appended, p4*)
 - 8.3 (07/01308/APP Danube, Stratford Road) AVDC reasons for decision contrary to BTC response (*appended, p4*)
 - 8.4 (07/01331/APP 10 Plover Close) AVDC reasons for decision contrary to BTC response (*appended, p5*)
 - 8.5 (07/01410/APP 14 Portfield Close) AVDC reasons for decision contrary to BTC response (*appended, p5*)
 - 8.6 (07/01556/APP 24 Bourton Road) AVDC reasons for decision contrary to BTC response (*appended, p5*)
9. To consider whether any of the above require a press release
10. Chairman's items for information

To:

Cllr. T. Bloomfield	Cllr. H. Mordue (Mayor)
Cllr. H. Cadd	Cllr. M. Smith
Cllr. Mrs. G. Collins	Cllr P. Stevens (Chairman)
Cllr. P. Desorgher	Cllr R. Stuchbury
Cllr. P. Hirons	Cllr. M. Try
Cllr. H. Lewis	Cllr. W. Whyte
Cllr G. Loftus	

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

PLANNING APPLICATIONS

28th August 2007

App. No.

Particulars

Note that the following application is in the parish of Gawcott-with-Lenborough

1. 07/01931/ADP Former Abattoir site, Radclive Road, Gawcott
Approval of reserved matters of siting and design and external appearance
for development of B2/B8 industrial units
Albion Land Ltd.

[Clerk's note: Gawcott-with-Lenborough have asked us to contribute a response; their own is attached]

2. 07/02020/APP National Westminster Bank, 2 Market Hill
Rear spiral fire escape staircase with replacement adjoining handrails
Royal Bank of Scotland

3. 07/02042/APP The Bungalow, Bath Lane
Commercial vehicles garage/workshop for existing vehicles and non ferrous
metal storage area
Buckland

[Clerk's note: resubmission of 02/02054/APP, itself a renewal of 97/01292/APP]

4. 07/02076/ATP Land at Bernardines Way
Crown reduce one oak by 25 – 30%
Persimmon Homes

5. 07/02078/APP 11 Chandos Road
Formation of new external basement stairway to front
Settle

6. 07/02084/APP 13 Busby Close
Conservatory
Owen

7. 07/02104/ATC 10 Market Square
Removal of all trees and woody vegetation from rear of property
M. E. West & Associates

8. 07/02117/ATC Nelson Court, Nelson Street
Works to trees
Harper

9. 07/02139/APP 2 Foxglove Close
Conversion of one garage to living accommodation
Baxter

10. 07/02150/APP Unit 2, Tingewick Road Industrial Estate
Installation of external compactor system
Benham Goodhead Print Ltd.

11. 07/02155/APP 3 Busby Close
Single storey front extension
White

The following two applications will be considered together:

12. 07/02200/APP Ground floor, 6 Well Street
13. 07/02201/ALB Change of use from shop (A1) to use as beauty salon
Stubbings

14. 07/02211/APP 12 Brackley Road
Erection of 1½ single storey rear extension
Sutherland

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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

- | | | |
|-----|--------------|--|
| 15. | 07/02212/APP | 44 Embleton Way
Conversion of garage
Scadden |
| 16. | 07/02217/APP | 24 Chandos Close
Amendment of 06/02626/APP – first floor rear extension with alterations to windows to be top openers with obscured glass
Cole |
| 17. | 07/02227/APP | 138 Moreton Road
Single storey rear extension and first floor front extension
Child |
| 18. | 07/02283/APP | 6 Naseby Court
Single storey rear and side extension and front porch
Pegley |
| 19. | 07/02288/ATC | 20-21 High Street
Fell No.3 Trees
Bonner |

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

07/00784/APP 43 Embleton Way Two storey side extension and rear conservatory, and retention of shed in rear garden

[Amendments: addition of the (not previously mentioned) shed to plans and description; additional planting along the side boundary]

07/01917/APP 84 Moorhen Way Conversion of part of garage into habitable room

[Original application was to use part of garage as bedroom 4; now this is to be a dining room. Photos are also included of parking spaces adjacent to property]

[Second minor amendment shows plan of parking area]

PLANNING DECISIONS PER BULLETINS

APPROVED

07/01213/APP	32 Portfield Way	Two storey side & single storey rear extension	Oppose
07/01301/APP	8 Gifford Place	Single storey front extension	Support
07/01302/APP	5 Bath Lane	First floor rear extension	Support
07/01308/APP	Danube, Stratford Rd.	First floor rear extension	Oppose
07/01331/APP	10 Plover Close	Two storey side and front extension & detached garage	Oppose
07/01410/APP	14 Portfield Cl.	Single storey rear extension and detached garage	Oppose
07/01447/APP	34 Mare Leys	Erection of conservatory	Support
07/01491/APP	22 March Edge	Single storey rear extension	Support
07/01497/APP	44 Kingfisher Rd.	Single storey side extension	Support
07/01537/APP	17 Beech Close	Single storey side extension	Support
07/01556/APP	24 Bourton Road	Single storey side extension	Oppose
07/01560/APP	7 Willow Drive	First floor side extension	Support
07/01589/AAD	Beales Hotel	Internally illuminated pylon sign	Support
07/01595/APP	30 High Street	Ch/use ground & 1 st floors from residential to B1 medical	Support
07/01676/ATC	University Precinct	20% crown reduction to 4 fruit trees, pollard 1 willow	Support
07/01688/ATP	rear Fishers Field Works	to weeping willow and horsechestnut	Support
07/01689/ATC	Former railway line	Works to trees	Support
07/01690/ATC	Tingewick Rd.	Works to sycamore tree	Support
07/01733/APP	14 Moreton Dr.	Single storey front and side extension	Support
07/01799/ATC	Town Centre	Works to lime trees	Support

REFUSED

07/01405/AOP	2 London Road	Erection of dwelling	Oppose
<i>Minor amended plans were received in the same post</i>			
07/01538/APP	Salisbury Cott.	Install'n of south facing roof panels	Support subj.Cons.Area Officer's report. <i>Planning Officer contacted office indicating that Conservation Area Officer had recommended refusal, and asking if BTC would in that case withdraw support; Chairman agreed.</i>
07/01612/APP	16 Bourtonville	Single storey rear extension	Oppose

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DEFERRED

07/01003/APP Land off Bridge St. Erection 99 flats, 4 houses, retail unit, café, parking, amenity area

Reason for deferral: recommendation agreed

07/01313/APP 68 Moorhen Way Extension of boundary wall to enclose land for residential use

Reason for deferral: negotiate to seek reduction on height of wall

07/01331/APP 10 Plover Close Two storey side and front extension and detached garage

Reason for deferral: seek clarification on size of parking space and right of applicant to gain access

[Decision has now been received – see above]

REPORTS TO DEVELOPMENT CONTROL

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

07/01308/APP Danube, Stratford Rd. First floor rear extension

07/01331/APP 10 Plover Close Two storey side and front extension and detached garage

07/01410/APP 14 Portfield Cl. Single storey rear extension and detached garage

07/01556/APP 24 Bourton Road Single storey side extension

NOTICE OF APPEAL

06/02977/APP Stratford House, High St. Alterations to garage building to form 2no. 1 bedroomed flats above and associated parking. Appeal start date 27th July 2007

8. CORRESPONDENCE

8.2 (07/01213/APP: 32 Portfield Way, two storey side and single storey rear extension

Members had **OPPOSED**: Members felt that the (unscaled) diagram of parking provision for two vehicles was untenable and that access would have to be via the neighbour's frontage, or that one vehicle would be parked in the road to the detriment of other residents of the cul-de-sac. Furthermore, there was no indication of materials or finishes to the extensions.

AVDC had **APPROVED**: "In terms of parking provision, it is considered that the proposed extension would remain as a three bedroom dwelling and the current 3rd bedroom would become part of the first bedroom. The Council's parking guidelines state that for a three bedroom dwelling, two parking spaces should be provided with at least one space within the curtilage of the dwelling. The current parking provision for the dwelling is the garage and one space in front of the dwelling. The amended plan received on 13th June 2007, with a scale of 1:40 shows that the existing parking would be widened and would dedicate the whole front garden for parking to provide 2 parking spaces. The site can accommodate two parking spaces as proposed without affecting the neighbour's frontage or the necessity to park in the road. Therefore the proposal is in accordance with the parking standards and GP24 of the AVDLP.

With regards to materials and finishes to the extensions, it was indicated in the application form under 'Materials' in part 7 that the walls would be with facing brickwork and horizontal boarding to match existing. Similarly the roof would be of concrete tiles to match existing."

8.3 07/01308/APP Danube, Stratford Road: first floor rear extension

Members had **OPPOSED**: Members felt that the successive extensions amounted to over-development of the site.

AVDC had **APPROVED**: "AVDLP policy GP9 and DG advice on 'residential extensions' state that extensions to dwellings should not affect the character and appearance of the original building, its setting and the area in general.

The application site refers to "Danube" is within a wide and deep front and rear garden. Although there is already a detached double garage in the front garden there are no other extensions to the dwelling except for the existing single storey rear extension on which the proposed first floor would be built over.

As the dwelling is located within a very deep and wide rear garden measuring 35.5m deep and 16m wide, the proposed addition of the first floor over an existing 3.6m deep single storey rear extension, is considered not to overly dominate the existing dwelling and would be unlikely to adversely impact upon its character or appearance. Given the size of the original house and the large garden the proposal is not considered to be an overdevelopment to the house or site. It is therefore in accordance with the Design Guidance on Residential Extensions and policy GP9 of AVDLP."

8.4 07/01331/APP 10 Plover Close: Two storey side and front extension and detached garage

Members had **OPPOSED**: It was noted that the existing drive was barely long enough to accommodate a family car, and that the proposed would lead to blockage of the footway or on-street parking. Access arrangements for the detached garage were unclear. Members opposed on the grounds of overdevelopment of the site and inadequate parking space within the curtilage.

AVDC (DCC) had **APPROVED**: "In reporting the application to committee on 19th July 2007 and 9th August 2007, the case officer recommended that the application be approved, having regard for policies GP8, GP9, GP24 and GP35 of the AVDLP.

With regard to policies GP9 and GP35 it was concluded that the proposed two storey side and front extensions and the erection of a double garage to the rear of the site would not adversely alter the appearance of the original dwelling or the character of the surrounding area. It was also considered that the proposed extensions would not have a detrimental impact upon the amenities of neighbouring residents and the approval was conditioned to limit the insertion of first floor side facing windows. It was therefore concluded that the proposed works would accord with policy GP8. With regard to policy GP24 the Council's car parking guidelines aim to achieve a maximum of three spaces for a property. The proposal would result in the loss of the existing garage space but the creation of a new garage to the rear of the site and the provision of two parking spaces to the front of the property. The proposal was therefore considered to be in accordance with policy GP24 of the AVDLP and with the supplementary planning guidance of car parking standards."

8.5 07/01410/APP 14 Portfield Close: Single storey rear extension and detached garage

Members had **OPPOSED**: Members opposed the flat roof of the extension and recommended that the guidelines in the Design Guide be drawn to the applicant's attention. The plans also lacked an indication of access arrangements.

AVDC had **APPROVED**: "With regard to the design of the extension, AVDLP policy GP9 and DG on 'residential extensions' state that extensions to dwellings should not affect the character and appearance of the original building. The proposed extension to the rear would replace an existing extension which is slightly smaller. The flat roof of the proposed extension is considered acceptable because the single storey element of the original attached garage to side was built with a flat roof. As such the proposed single storey rear extension would be in keeping with the original design of the dwelling. Considering the extension would be to rear with a single storey height and with matching brick it would not adversely affect the appearance of the existing dwelling. It is therefore in accordance with the Design Guidance on Residential Extensions and policy GP9 of AVDLP.

As far as the access arrangements are concerned the proposed garage would be served by the existing hardstanding area in the front garden using the existing vehicular access."

8.6 07/01556/APP 24 Bourton Road: Single storey side extension

Members had **OPPOSED**: Members noted that the previous extension to the dwelling (96/00679/APP) had increased the total floor area by 64%; together with the present proposal the original floor area was increased by 101.9%.

Members felt that this was overdevelopment of the site and would have a detrimental effect on the street scene.

AVDC had **APPROVED**: "It is acknowledged that the proposal would result in significant additions to the original dwelling, however the proposal was considered to be subservient and would preserve the characteristics and integrity of the property. The impact of the extension on the street scene was considered to be acceptable given the set back from the highway, the subservient design, the retention of a 1m gap to the side boundary, and the existing tree screen along the front of the site."

PLANNING COMMITTEE ACTION LIST AND UPDATE

Minute No	Title	Action Taken		
5078	30/7/07 responses	Faxed: 2 urgent 2/8/07 Posted: all 2/8/07		N/a
	Meeting Date 12/2/07	Action Date	Form	Response
5012.3 R	Cecil's Yard	15/2/07 10/4/07	Copy EA letter to AVDC Reminder sent	Ackn.rec 22/2/07 Email ack. 11/4/07
	Meeting date 2/4/07	Action Date	Form	Response
5032.1 R 5054.2	Verney Close disabled bay	10/4/07 14/6/07	Letter to AVDC as minute Letter to BCC for schedule	Ackn.16/4/07
	Meeting date 11/6/07	Action Date	Form	Response
5085.6 5059.1 R	Dark Alley Waglands Garden	14/6/07	Status of Dark Alley List of undischarged conditions and timescale for completion	Ackn. 20/6/07
	Meeting date 9/7/07	Action Date	Form	Response received
5065		13/7/07	Request for response (items marked with R)	8/8/07 (agenda 8.2)
	Meeting date 30/7/07	Action Date	Form	Response received
5074	Planning matters	2/8/07	Fix meeting with Mr. Cannell	23 rd August at 3.30
5078.1	Gypsy & Traveller consultation	2/8/07	Agreed response returned	Receipt confirmed 13/8/07
5078.2	Waste Development Plan	2/8/07	Response filed on-line	
5078.3	Min.& Waste Core Strategy Cons.		Cllr. Whyte to report to next meeting	Agenda 7.2
5078.4	LDF Core Strategy Conc.	1/8/07 2/8/07	Cllrs. Stevens, Whyte, Hirons & Stuchbury to meet and discuss response. Circulate Planning Committee with draft	To go to Full Council 20 th August for ratification

Other outstanding matters:

Minute No.		Action Date	Form	Response
4985.3 R	Enforcement	25/10/06 10/4/07	Report on Sandwich bars serving food to eat on the premises Reminder sent & query re Bon Viveur added	Passed to Enforcement 12/1/07 Email ack. 11/4/07