

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, May 17<sup>th</sup> 2004 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 held on 26<sup>th</sup> April 2004 ratified on 10<sup>th</sup> May 2004
4. To consider planning applications received from AVDC, and other applications.
5. To receive for information details of planning decisions made by AVDC as per "Bulletin" and Reports to Development Control received.
6. Any other planning matters
  - 6.1 To receive and discuss application 04/01001/APP(Parish of Gawcott with Lenborough): Burrows Field, Radclive Road: Change of use of land for the siting of sixteen mobile homes and associated internal access together with the insertion of a klargester tank for waste.
  - 6.2 (4647.2) To receive suggestions for entries in the AVDC Design Awards 2004. (Information attached – Planning News, p.4)
  - 6.3 To discuss the purchase of "Safer Places: The planning system and crime prevention" for office reference at a cost of £19.95
7. Correspondence
  - 7.1 04/00425/APP 53 Deerfield Close AVDC reasons for decision contrary to BTC response (appended, p 3)
  - 7.2 (4639.2) AVDC: further information on developer contributions (attached, p.5/6)
  - 7.3 AVDC Briefing Note on changes to the Enforcement function within DevCon. (attached, p. 7/8)
8. Chairman's items for information

To:

Cllr J. Barnett	Cllr. H. Mordue	
Cllr.P. Desorgher	Cllr P. Stevens	(Chairman)
Cllr R. Lehmann	Cllr P. Strain-Clark	
Cllr G. Loftus	Cllr R. Stuchbury	(Mayor)

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

## PLANNING APPLICATIONS

17<sup>th</sup> May 2004

App. No.	Particulars
1. 04/00956/APP	13 Highlands Road Single storey rear extension and conversion of roof space to create additional living accommodation at first floor level <i>Harrison</i>
2. 04/00972/APP	1 Glynswood Road Single storey front and single storey rear extension <i>Brown</i>
3. 04/01043/APP	46 Moorhen Way Single storey rear extension <i>Glasgow</i>
4. 04/01060/ATP	1 Edge Hill Court Reduction in height of one oak <i>Davison</i>
5. 04/01061/ATP	1 Page Hill Avenue Reduction in height of horse chestnut <i>Turner</i>
6. 04/01103/APP	14 Mare Leys Two storey side extension and conservatory to rear <i>Ashcroft</i>
7. 04/01161/APP	Stratford House, High Street 2metre high gate <i>Sutton</i>

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

**04/00792/APP** Manor Farm, Bourton Rd. Conversion of barn to offices  
*Amendment is to red edge on plan showing area affected and access to barn*

### PLANNING DECISIONS (COUNTY COUNCIL)

CC/26/04 (04/00889/ACC)	Buckingham Youth Centre Erection of lift shaft and glazed lobby	Support
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### PLANNING DECISIONS PER BULLETINS

#### APPROVED

04/00425/APP	53 Deerfield Close	Two storey and part first floor extension	Oppose
04/00441/AAD	Lunn Poly, 11 Cornwalls Centre	Nonilluminated fascia and projecting signs	Support
04/00498/APP	8 Woodlands Crescent	Two storey side extension and single storey rear	Support
04/00523/ALB	22 Well Street	Single storey rear extension	Support
04/00524/APP	22 Well Street	Single storey rear extension	Support
04/00534/APP	3 Brackley Road	Single storey rear extension	Support
04/00548/APP	Stratford House, High Street	Amendment to 03/02153/APP	Support
04/00564/ALB	W H Smiths, 16 Market Square	Conv. 8 bedsits into 4 flats & erect first floor porch	Support
04/00565/ALB	W H Smiths, 16 Market Square	Conv. 8 bedsits into 4 flats & erect first floor porch	Support
04/00579/AAD	Land at Mallard Drive	Advertisement hoarding	Support
04/00581/APP	26 Campbell Close	Single storey front infill extension	Support
04/00723/AAD	Little Chef, Buckingham by-pass	Illuminated signage for Travelodge	Support

#### REFUSED

04/00469/APP	Superchips, 2-18 Homestall	Change of use, Public Open Space to Private Use	Oppose
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W.P.17th May 2004

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02/03/2015

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

## **DEFERRED**

03/02897/APP Pine Lodge, Avenue Road Demolition of existing bungalow and erection of 4 dwellings

*Reason for deferral: Seek bat survey*

03/03202/APP Land between Brookfield Lane & Chandos Road Demolition of Grenville Cottage etc.

*Reason for deferral: Recommendation agreed and additional landscaping along access road*

## **REPORTS TO DEVELOPMENT CONTROL**

A report on the following application has been received and is available in the office

04/00611/APP 20 Beech Close Single storey and double storey side extension

## **SUPPLEMENTARY ITEMS**

### **7.1 04/00425/APP: 53 Deerfield Close AVDC reasons for decision contrary to BTC response**

*BTC response: Members felt that the building would be more attractive if the extension were clearly subsidiary and that the additions as proposed were overdevelopment of the site and had a detrimental effect on the street scene.*

AVDC: It is the opinion of the Town Council that the proposal would be more attractive if the additions were subsidiary. It is acknowledged that the proposal is not set back or set down to the front. However the proposal has a lean to roof to the front elevation which will provide a design break. The proposal would be above the garage which extends forward from the main house incorporating the entrance porch and providing continuity. The setting down and setting back of the proposed extension would not compliment this and would lead to the proposals being overly fussy in their appearance. Therefore in this instance the setting down and setting back of the proposed extension would not be appropriate as it would detract from the overall aim of the design. As such it is considered that the proposals would respect and be in keeping with the character and appearance of the existing dwelling and setting.

The Town Council also commented that the additions as proposed were overdevelopment and would have a detrimental effect on the street scene. However the proposals would be in accordance with the advice set out in the Design Guide on Residential Extensions in that they would be set in 1m from the shared boundary at first floor level. The dwelling is set back in the corner of a close and is at an angle. It is not prominent within the street scene and it is considered that the extension would not therefore detract from the street scene or other properties in the locality.