

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, 7<sup>th</sup> June 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. Election of Chairman
4. Election of Vice Chairman
5. To receive the minutes of the meeting held on 17<sup>th</sup> May 2004
6. To consider planning applications received from AVDC, and other applications.
7. To receive for information details of planning decisions made by AVDC as per “Bulletin” and Reports to Development Control received.
8. Any other planning matters
  - 8.1 (4652.2) To decide on entries for the AVDC Design Awards 2004
  - 8.2 To receive AVDC Draft Supplementary Planning Guidance on “Sport and Leisure Facilities” and “Delivering Affordable Housing” and discuss whether to make comment on either (response required by 21<sup>st</sup> June 2004)
  - 8.3 (4651.1) To receive a verbal report on a meeting called by Gawcott Parish Council re application 04/01001/APP – Cllr. Stevens
9. Correspondence
  - 9.1 (04/00611/APP: 20 Beech Close) AVDC reasons for decision contrary to BTC response (appended, p.3)
  - 9.2 (4652.2) Section 106 Obligations in Buckingham (attached, p.4)
  - 9.3 (4653.1) Acknowledgements of receipt by AVDC Planning Enforcement of queries re signage at Mill House, Nelson Street; the New Inn; Browns Hairdressing; Whizzers
  - 9.4 AVDC: size of extension – Guidelines (attached p.5/6)
  - 9.5 AVDC: Conversion of garages to living accommodation (appended p.7/8)
10. Chairman’s items for information

To:

Cllr J. Barnett	Cllr. H. Mordue
Cllr.P. Desorgher	Cllr P. Stevens
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

7<sup>th</sup> June 2004

App. No.	Particulars
1. 03/03245/APP (amended plans)	Stratford House, High Street Demolition of existing buildings and erection of six apartments with associated parking and erection of car parking port building with two flats above <i>MOH Properties</i>
2. 04/01090/APP	3 Moreton Drive Single storey rear/infill extension <i>Allibone</i>
3. 04/01103/APP (amended plans)	14 Mare Leys Two storey side extension and conservatory to rear <i>Ashcroft</i>
4. 04/01191/APP	12 Robin Close Two storey front extension and single storey rear <i>Stotesbury</i>
5. 044/01204/ATP	Land to the rear 2 Watchcroft Drive Works to 1 oak and 1 maple <i>Horton</i>
6. 04/01318/APP	1-7 Market Hill 1 metre handrail to existing steps and warning surface <i>Royal Bank of Scotland</i>
7. 04/01346/APP	23 Gawcott Road Part two storey, part single storey side extension <i>Iredale</i>
8. 04/01359/APP	Tesco Store, London Road Extension to provide dot-com facility, bulk store extension and jet wash <i>Tesco Stores</i>
<i>The following two applications will be considered together:</i>	
9. 04/01377/APP	45 Moreton Road Demolition of conservatory and erection of single storey conservatory <i>Davis</i>
10. 04/01378/ALB	45 Moreton Road Demolition of conservatory and erection of single storey conservatory <i>Davis</i>
11. 04/01402/APP	25 Nelson Street Single storey rear extension <i>O'Halloran</i>
12. 04/01411/APP	5 Sandy Close Rear conservatory <i>Marston</i>
13. 04/01429/APP	Superchips, 2-18 Homestall Change of use from public landscaped area to private landscaped area <i>Superchips</i>

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

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

*Amendment shows smaller windows in side elevation*

**PLANNING DECISIONS PER BULLETINS**

**APPROVED**

03/02897/APP	Pine Lodge, Avenue Road	Demol.exist <sup>g</sup> bungalow & erect 4 dwellings	Oppose
04/00611/APP	20 Beech Close	Single storey & double storey side extension	Oppose
04/00655/ALB	The Bakery 27 West St.	Conv. 1 <sup>st</sup> & 2 <sup>nd</sup> floors into two flats	Support
04/00656/APP	The Bakery 27 West St.	Conv. 1 <sup>st</sup> & 2 <sup>nd</sup> floors into two flats	Support
04/00735/APP	1 Badgers Way	First floor front extension	Support
04/00746/APP	7 Pitchford Avenue	Rear conservatory	Support
04/00748/APP	1 Benthill Cottages	Conservatory	Support
04/00786/ALB	5b Bourton Road	Single storey rear extension	Support
04/00787/APP	5b Bourton Road	Single storey rear extension	Support
04/00798/APP	High Acre Farm	First floor extension	Support
04/00855/APP	10 Gifford Place	Front and rear single storey extension	Support
04/00857/APP	rear of 3 West Street	Renewal of 02/00683/APP;alcohol free bar	Support
04/00858/APP	10 Adams Close	Rear dormer for loft conversion	Support
04/00940/APP	48 Meadow Gardens	Conservatory	Support
04/01043/APP	46 Moorhen Way	Single storey rear extension	Support

**REFUSED**

04/00872/APP	24 Page Hill Avenue	Two storey side extension	Oppose
04/00909/APP	31 Western Avenue	Two storey side and front extension	Oppose

**WITHDRAWN**

04/00869/APP	8 Middlefield Close	First floor extension	(Support)
--------------	---------------------	-----------------------	-----------

**NOT PROCEEDED WITH**

04/01060/ATP	1 Edge Hill Court	Reduction in height of one oak	(Oppose)
04/01061/ATP	1 Page Hill Avenue	Reduction in height of one horse chestnut	(Oppose)

**REPORTS TO DEVELOPMENT CONTROL**

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

04/00323/APP	29 Overn Avenue	Two storey side extension and rear conservatory and loft conversion
--------------	-----------------	---

**SUPPLEMENTARY ITEMS**

**Agenda 9.1**

**04/00611/APP 20 Beech Close: single storey and double storey side extension**

Members had commented in opposing the application:

*Members felt that a plan showing proximity to adjacent properties in Gilbert Scott Road would have been helpful. Although the roofline of the extension was clearly subsidiary, the whole appeared to increase the house by about a third and bulked large in the street scene and overshadowed the (lower) houses in Gilbert Scott Road. Members opposed on the grounds of overdevelopment, and the effect on both street scenes.*

AVDC: It was considered that the proposal accorded with Design Guidance and did not result in a large or bulky dwelling. The proposal would not be intrusive in the street scene of Beech Close as it would be subservient to the main dwelling and set at the end of the road with a further 6m to the boundary. The proposal would be also be very similar to the extension opposite the site.

From Gilbert Scott End the proposal would be 10m from the road and would be subservient to the main dwelling at the rear. Although set at a higher level the proposal would not be intrusive or harm the character or pattern of Gilbert Scott Road.