

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, 20<sup>th</sup> June 2005 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 23<sup>rd</sup> May 2005 ratified on 13<sup>th</sup> June 2005
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 (4694.1) 02/03028/AOP Land at Burleigh Piece: to agree a representative to attend the Appeal Hearing on 5<sup>th</sup> August 2005 in Aylesbury.
  - 6.2 (4748.4) To note that a copy of *Best Practice Guidance on the Validation of Planning Applications* (ODPM 2005) is available in the office.
7. Correspondence
  - 7.1 (05/00526/APP: 61 Meadway) AVDC reasons for decision contrary to BTC response (appended, p4)
  - 7.2 (05/00582/APP: 14 Deerfield Close) AVDC reasons for decision contrary to BTC response (appended, p4)
  - 7.3 Street naming – Rotary Club
  - 7.4 (4759) Brookfield Lane – response from WE Black
  - 7.5 (referred from Main Council 13/6/05) – re Moreton Road from Mr. Waterman
  - 7.6 (4763.1) AVDC Design Awards 2005 – acknowledgement of receipt of BTC nomination
8. Chairman's items for information

To:

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

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

PLANNING APPLICATIONS

20<sup>th</sup> June 2005

	<u>App. No.</u>	<u>Particulars</u>
1.	05/01102/APP	19 Badgers Way Two storey side extension <i>Johansen</i>
2.	05/01129/APP	Sports Grounds, Bourton Road Variation of condition 2 of 04/03317/APP relating to no external play areas and erection of timber shed <i>Buckingham Town Cricket Club</i>
3.	05/001178/APP	23 West Street Change of use from office to beauty therapy salon <i>Cook-Wadman</i>
<i>The following two applications will be considered together:</i>		
4.	05/01184/ALB	Old Dairy to rear of 13 and 14 Castle Street Conversion of offices into 2 dwellings and conversion and extension of outbuildings to form 3 dwellings <i>LSI Global Assets Ltd.</i>
5.	05/01185/APP	Old Dairy to rear of 13 and 14 Castle Street Conversion of offices into 2 dwellings and conversion and extension of outbuildings to form 3 dwellings <i>LSI Global Assets Ltd.</i>
6.	05/01232/APP	25 Moreton Road Erection of storage container <i>Maverick Technology Ltd.</i>
7.	05/01284/APP	36 Hare Close Single storey rear extension and addition of pitched roof over garage <i>Willcox</i>
8.	05/01285/APP	Celtic Court, 22-26 Ball Moor Change of use from office to retail <i>Coppergate Ltd.</i>
9.	05/01303/APP	21 Lime Avenue Two storey rear extension and single storey front porch <i>Easterbrook</i>
10.	05/01324/APP	1 Lower Wharf, Stratford Road Single storey rear extension <i>Jump</i>
11.	05/01326/APP	Gwynfa, Stratford Road Two storey rear extension and conservatory and single storey side garage extension <i>Russell</i>
12.	05/01350/APP	37 Overn Avenue Single storey rear extension <i>Pearce</i>

13. 05/01463/APP 3 Dukes Piece, Linden Village  
Erection of conservatory to rear  
*Lake*
14. 05/01468/APP Building 4, University of Buckingham, Chandos Road  
Change of use from academic use to commercial cinema building and academic use  
*University of Buckingham*

**AMENDED PLANS**

15. 04/02735/APP Land at Swan Business Park  
Erection of non-food retail warehouse (class A1) with access, service arrangements,  
car parking and landscaping  
*Location 3 Properties Ltd.*

*Amendments are:*

1. *Store repositioned towards northeast of site*
2. *Wide landscape areas to north, east and south boundaries*
3. *124 parking spaces include 4 disabled and 4 parent&child spaces*
4. *Full height brickwork on principal elevations (to north, east and south) and glazing introduced to better relate to Buckingham Colour Press building.*

*Members are referred to the Minutes of the 1<sup>st</sup> November 2004 for their response to the original application (a copy of this response is posted on the board with the amended application).*

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

05/00777/APP 11 Sandhurst Dr. Two storey rear and first floor side extension

*Amendment shows revised elevation drawing to show no part of extension encroaches upon the boundary.*

*Members OPPOSED, noting that this application was for a noticeably larger extension than that granted permission in 2003 (02/02959/APP) and voted to oppose on the grounds of overdevelopment of the site.*

**PLANNING DECISIONS**

**APPROVED**

**BCC**

CC/19/05 Magistrates Court Erection 2st.building for adult learning and one-stop shop etc Support  
(05/01071/ACC)

**AVDC**

05/00526/APP	61 Meadway	Single storey rear extension	Oppose
05/00547/APP	Works,Bridge St.	Ch. of use of part from indoor play area (D2)to office use (B1)	Support
05/00582/APP	14 Deerfield Cl.	Single storey front & side extensions	Oppose
05/00704/APP	47 Westfields	Two storey side extension	Support
05/00795/APP	17 Badgers Way	Single storey extension and resiting of garage	Support
05/00796/APP	8 Nightingale Pl.	Conv. garage to residential use	Support
05/00801/APP	22 Embleton Way	Conv.garage to residential use+new detached garage,access	Support

**REFUSED**

05/00618/APP	Barracks House	Erection of detached single garage	Support
05/00623/APP	Stowefield	Addition of front & rear dormers & removal of chimney	Support
05/00686/APP	14 Aris Way	Enclosure of land by 2m high boundary fence	Oppose

**NO OBJECTION**

05/00669/ACC Magistrates CourtConservation consent for demolition of building Support  
(CC/10/05)

**NO OBJECTION IN PRINCIPLE**

05/01071/ACC Magistrates CourtErection 2st.building for adult learning and one-stop shop etc Support  
(CC/19/05)

**DECISION DEFERRED**

04/03431/APP Land off Western Ave. Erection of a new dwelling Support  
*Reason for deferral: Subject to expiry of publicity period and no new material representations*

04/03434/APP Stratford House, High St. Demol.existing building/erect.4 dwellings and car port Object  
*Reason for deferral: Planning Obligation Agreement*

W.P.20th June 2005

3 of 2

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

## **WITHDRAWN**

05/00438/APP Bourton Mill Health Club 2 st.side & rear extension to provide café & aerobics room and decking  
05/00774/ALB Bourton Mill Health Club 2 st.side & rear extension to provide café,aerobics room and extn of decking  
05/00853/APP 21 Lime Avenue Two storey rear extension and new porch to front

## **REPORTS TO DEVELOPMENT CONTROL**

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

05/00623/APP Stowefield,Stowe Ave. Addition of front & rear dormers and removal of one chimney

## **CORRESPONDENCE**

### 7.1 (05/00526/APP: 61 Meadway) AVDC reasons for decision contrary to BTC response

*Members had opposed, concerned that the relationship to adjacent properties was not shown and, as this was terraced housing, opposed on loss of amenity to neighbouring properties. Members had no further comment to add when 'minor amended' plans were submitted.*

AVDC: "Town Council expressed concerns that the relationship to the adjacent property was not shown and opposed the application on grounds of loss of amenity. Since this objection an amended drawing was submitted reducing the depth of the proposal from 3.5m to 3.0m which is in line with advice contained in Design Guide 3: Residential Extensions. The proposal would be visible from the neighbouring properties to either side however, there are no windows proposed to the north east elevation and only high level windows to the south west elevation. As such it is considered that the proposal would not have a detrimental impact upon people who live nearby, in particular their character of outlook, natural light and privacy."

### 7.2 (05/00582/APP: 14 Deerfield Close) AVDC reasons for decision contrary to BTC response

*Members had opposed, feeling that the size of the proposed extension was disproportionately large for the property, and the solid brick wall to the south of the adjoining house would cut out most of the sunlight from its only living-room window.*

AVDC: "The initial scheme showing a one and a half storey rear extension was asked to be reduced in size by planning officers. The application was withdrawn and a single storey extension proposed. The agent was very aware of the potential impact on the neighbouring property so endeavoured to propose an extension with a low eaves height and shallow roof angle to minimise the height. The height at eaves level would be 2.25m which would not be significantly higher than the existing wall. It was therefore considered that the proposal would not reduce the amenities of the occupants of the neighbouring dwelling below a level which they should reasonably expect to enjoy. It was also considered that a reasonable garden area would be retained and the additions would not be disproportionately large for the dwelling.