

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, 3rd January 2006 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 5th December 2005 to be ratified on 3rd January 2006.
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 MK & SM Study: to discuss and recommend a response to the consultation, for ratification at Full Council following this meeting. Document was circulated at 5th December meeting.
 - 6.2 To receive a report from Cllr. Strain-Clark on the proposed modifications to the Buckinghamshire Minerals and Waste Local Plan 2004-2016 and make any recommendation for response to the Consultation (for ratification on 30th January 2006; final response date 1st February 2006)
 - 6.3 To appoint a Councillor to report on and make recommendations on a response to the *Consultation on Planning Policy 25: Flood Risk* at the meeting on 30th January 2006, for ratification at Full Council on 20th February (final response date 28th February 2006)
 - 6.4 To appoint a Councillor to report on and make recommendations on a response to the *Planning-gain Supplement: a consultation* at the meeting on 30th January 2006, for ratification at Full Council on 20th February (final response date 27th February 2006)
 - 6.5 To note that *Fieldwork* (CPRE) December 2005 issue is available from the office.
7. Correspondence
 - 7.1 (4786.1) AVDC: Moreton Road Development brief (copy attached, pp 4/5)
 - 7.2 (05/01851/APP; 4 Overn Avenue) AVDC reasons for decision (appended, p3)
 - 7.3 (05/02266/APP; 4 Naseby Court) AVDC reasons for decision (appended, p3)
 - 7.4 (05/02409/APP; 7 Coxwell Close) AVDC reasons for decision (appended, p3)
8. Chairman's items for information

To:

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

3rd January 2006

App. No.	Particulars
1. 05/02520/APP	Tennis Courts, Chandos Park Erection of 8n°. 10metre high floodlights for tennis courts <i>Buckingham Lawn Tennis Club</i> <i>Members of the E&P Committee will have to declare an interest (Minute 4737 of 14th February 2005 and the note following application 04/03504/APP refer).</i>
2. 05/02947/ATP	Land off Hilltop Avenue Works to trees <i>AVDC Leisure</i>
3. 05/03015/APP	Land off Overn Crescent Erection of 4n°. semi-detached dwellings <i>Hastoe Housing Association Ltd.</i>
4. 05/03018/APP	Park Manor Industries, Moreton Road Roofed link between workshops <i>Masters</i>
5. 05/03042/APP	The Orchard, Brackley Road Alterations and extensions to provide additional first floor accommodation <i>Trotman</i>
6. 05/03103/ATC	7 Victoria Row Fell 1n°. Staghorn and 1n°. Horse Chestnut. Crown thin 1n°. Cherry tree. <i>Cannell</i>

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

05/02713/AAD 12 Cornwalls Cen. Erection of externally illuminated sign
Amendment: details of lighting – 1 x 3m strip light (as Grand junction) OR 2 individual brass spotlights positioned above the sign

05/02784/APP Office Block 1, Tingewick Road Erection of loading/unloading docking side bay to Office Block No. 1
Amendment: Loading bay relocated to NE elevation.

PLANNING DECISIONS PER BULLETINS

APPROVED

05/02484/APP Gwynfa, Stratford Rd. 2 st. rear extn, garage, single st. rear extn & conservatory	Support
05/02519/ALB Sandon House, Moreton Rd. Removal & replacement internal partition walls	Support
05/02579/APP 2 Meadway Erection of side conservatory	Support
05/02600/APP 19 Page Hill Ave. Single st. side extn. & rear conservatory (retrospective)	Support (extn)/Note (conservatory)
05/02625/APP 47 Hilltop Avenue Conv. ½ double garage to residential; repl. garage door with window	Support

REFUSED

05/02483/APP 48 Bourton Road Erection of rear roof extension	Support
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WITHDRAWN

05/02770/APP 3 Stowe Close Two storey side extension and conservatory
(withdrawn before application received in this office)

DEFERRED

05/02335/APP BP Garage Var. of car wash hours + installation of doors to car wash Oppose(hours)/Support(doors)
Reason for deferral: Negotiate for 6 months temporary permission and investigation on allegations of breaches of planning control – seek removal of banner sign.

W.P.3rd January 2006

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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

7. CORRESPONDENCE

7.1 4786.1) AVDC: Moreton Road Development brief (copy attached)

7.2 (05/01851/APP; 4 Overn Avenue)

Erection of trellis above fence on north boundary up to 2.45m (retrospective)

Members **OPPOSED**, feeling that the resulting height of the fence would be excessive and would set an undesirable precedent.

AVDC **APPROVED**: "It was considered that the fence would not harm the visual amenity or character of the area owing to its height, appearance, slope of the land and size of the garden. Although fences above 2m can have a harmful effect on an area, the specific characteristics of this site allowed for the fence to maintain a satisfactory relationship with neighbouring properties and the area in general. A precedent has not been set as applications for other fences over 2m would be assessed on their own merits in relation to the site characteristics and surroundings."

7.3 (05/02266/APP; 4 Naseby Court)

Two storey side, first floor side and single storey side and rear extensions

A majority of Members voted to **OPPOSE** the application.

Some Members expressed concern that, though this already extended house is on a large corner plot, the resulting dwelling would be out of scale with the surrounding houses and skew the planned balance of housing types.

AVDC **APPROVED**: "The proposal would result in a relatively large increase to the dwelling but it was considered that the plot could easily accommodate the additions, allowing reasonable space between properties thus maintaining the open character. The proposal would be subservient to the main dwelling and would not harm the amenities of the neighbouring dwellings. Other dwellings within the Close and in the general area have had large extensions and it was considered that the resulting building would not be out of character with the area."

7.4 (05/02409/APP; 7 Coxwell Close) AVDC reasons for decision contrary to BTC response

Conservatory

Members **OPPOSED**, expressing concern that proposed conservatory would affect the amenity of the neighbouring properties given the layout of the block with the set back end units, and the proportion of the garden to be covered.

AVDC **APPROVED**: "The proposal was within the dept guidance set out in the Design Guide. The adjacent property was visited owing to the relationship between dwellings. It was considered that the conservatory would not unreasonably affect the amenities of the adjacent property owing to its depth and eaves height. A sufficient garden area would remain that would be characteristic of gardens in the area."