

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, 30th 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 3rd January 2006 to be ratified on 20th February 2006
 - 3.1 (4884.1) Action report – Cllr. Lewis
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 (4883.2) To receive a report from Cllr. Strain-Clark on and recommend a response to the proposed modifications to the Buckinghamshire Minerals and Waste Local Plan 2004-2016
 - 6.2 (4883.3) To receive a report from Cllr. Stevens on and recommend a response to the *Consultation on Planning Policy 25: Flood Risk*
 - 6.3 (4883.4) To receive a report from Cllr. Lewis on and recommend a response to the *Planning-gain Supplement: a consultation.*
7. Correspondence (summaries p3)
 - 7.1 (05/02483/APP) AVDC reasons for decision contrary to BTC response
 - 7.2 (4822.1) AVDC Street Naming: Wagland’s Garden
 - 7.3 (05/00548/CON3) Air conditioning units, Jardine’s Chemist
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

30th January 2006

App. No.	Particulars
1. 05/03042/APP	The Orchard, Brackley Road Alterations and extensions to provide additional first floor accommodation. Second storey floor extension <i>Trotman</i>
2. 05/03123/APP	25 Nelson Street Change of use from domestic garage to garage/office accommodation and roof extension to create first floor <i>MOH Properties Ltd.</i>
3. 05/03132/APP	22 Grenville Road Two storey side extension and removal of existing garage <i>Eden</i>
4. 05/03143/APP	1 Chandos Close Two storey and single storey rear extensions <i>Brinklow</i>
5. 05/03159/APP	15 Pitchford Avenue Demolition of conservatory and erection of two storey side extension <i>McDonagh</i>
6. 06/00059/APP	49 Embleton Way Single storey rear extension <i>Smith</i>

The following two applications have not yet appeared in the Bulletin due to continuing work on the AVDC computer system; however the 'yellow notices' have been posted, with a response date of 6th February.

7. 06/00096/APP	64 Waine Close Single storey rear extension and front porch with canopy <i>Sheikh</i>
8. 06/00100/APP	8 Wharfside Place Single storey rear extension and covered walkway <i>Croxson</i>
9. CC/04/06 (06/00150/ACC)	Bourton Meadow Combined School Renewal of temporary planning permission for temporary classroom no 398. <i>Bucks. County Council</i>

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

05/02713/AAD 12 Cornwalls Centre
Amendment shows fascia sign placed below upper windows instead of above, with spotlamps over

PLANNING DECISIONS PER BULLETINS

APPROVED

05/02708/APP 11 Holloway Drive	Two storey front extension	Support
05/02713/AAD 12 Cornwalls Centre	Erection of externally illuminated sign	Support
05/02714/APP U.of Buckingham, Chandos Rd.	Replace wooden gates with screen & double door	Support
05/02784/APP Office Block 1, Tingewick Rd.	Erection of loading/unloading docking side bay	Support
05/02947/ATP Land off Hilltop Ave.	Works to trees	Support

W.P.30th 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

NO OBJECTION

05/03142/ACC B.Knowledge Centre, Verney Close Amendments to elevations
(CC/60/05)

Partial Support

REFUSED

05/02680/APP Castle House

Reinstate brick wall & timber gate, + fanlight

Support

PLANNING APPEAL LODGED

05/01890/APP 40 Highlands Road Single storey rear and side extension

(BTC **SUPPORTED** subject to officer assessment of effect on neighbours and the distance between the new build and boundaries, which could not be judged without access; AVDC **REFUSED**, citing adverse effect on neighbours' amenity)

REPORTS TO DEVELOPMENT CONTROL

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

05/03103/ATC 7 Victoria Row Fell Horse Chestnut & Staghorn and crown thin Cherry tree.

7. CORRESPONDENCE

7.1 05/02483/APP 48 Bourton Road: erection of rear roof extension

Members **SUPPORTED** the original application described as 'Insertion of front skylight and rear roof dormer'. AVDC subsequently amended the description to 'Insertion of front rooflight and rear roof extension'; Members made no comment on this amendment.

AVDC **REFUSED** the application: "The proposed development comprising the roof extension, would represent a significant alteration to the existing dwelling-house. The extension would dominate the appearance of the rear roof slope and indeed the dwelling as a whole and it would be visible from the rear gardens of the adjacent neighbouring properties and in glimpses from Bourton Road. The development would appear incongruous and out of keeping and, furthermore, the use of white plastic weatherboarding would make the development even more prominent. The development was considered to be unacceptable and the application was subsequently refused."

Members may like to note that the roof extension is referred to as a dormer in the drawings supplied and the colour of the weatherboarding to the sides of the dormer is not specified.

7.2 (4822.1) Street Naming: Land between Brookfield Lane and Chandos Road (copy of letter to developer)

AVDC: "The information provided by all parties has been taken into consideration and I can confirm that this Council has chosen Buckingham Town Council's suggestion of Wagland's Garden. We believe that the Rotherfield name is already in existence and confusion may occur when trying to locate either the sixth form centre or the new dwellings whilst the relevance of the name Wagland would be lost if not remembered for this site."

The Section 18 notice was posted on 3rd January, and allows 21 days for objections to be lodged.

7.3 05/00548/CON Jardines Chemist: Alleged unauthorised siting of two air conditioning units

In 2002 the Town Audit noted the air conditioning units on the bakery wall facing the Old Gaol, installed without permission; AVDC wrote in October 2005 that the units had been removed and the file would be closed. We advised AVDC that the units had merely been moved to the rear of the premises facing the Whale. AVDC Enforcement, January 2006: "I can confirm that a site visit has been undertaken and it was observed that the building to which the air conditioning units were attached was not a listed building. In view of this information, Listed Building consent is not required. Consideration was given to the siting of the units on a building in the Conservation Area. It was decided that the position was the least prominent and that it did not materially affect the appearance of the building, therefore it has been agreed that this file can be closed."