

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, 5th June 2006 following the Special Meeting of the Council.

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. (per F&A Minute 186/2006) To designate a Press and Public Relations Councillor for the Planning Committee
6. To receive the minutes of the meetings held on 2nd May 2006 ratified on 30th May 2006.
7. To consider planning applications received from AVDC, and other applications.
8. To receive for information details of planning decisions made by AVDC as per "Bulletin" and Reports to Development Control received.
9. Any other planning matters
 - 9.1 To receive a draft response from the Chairman on the South East Plan Consultation, for ratification at 19th June Interim Council meeting (final response date 23rd June)
 - 9.2 (4905.2) To note receipt of the publication *Planning Gain Supplement - Volume II: Written Evidence* (OPDM, 2006) which is available from the office.
 - 9.3 AV Local Development Framework: information on public exhibitions (attached)
10. Correspondence
 - 10.1 (06/00111/APP; 27 Moreton Road) AVDC reasons for decision contrary to BTC response (p4)
 - 10.2 (06/00287/APP; 3 Stowe Close) AVDC reasons for decision contrary to BTC response (p4)
 - 10.3 Kerbing to pavement in front of 12-18 Stratford Road; MOH Properties & B&W Access for All (p4)
 - 10.4 CPRE landscape meeting: to discuss and appoint, if required, a Town Council representative to attend this meeting (details attached)
 - 10.5 (4897.2) ODPM response on Gypsy sites (attached)
 - 10.6 (06/00995/APP Land off Bridge Street) Copied response from Buckingham Society (attached)
 - 10.7 (4750.4) 33 Hare Close: Response from AVDC Enforcement Team (see p)
 - 10.8 (4918.2) AVDC Design Awards – acknowledgement of receipt of nominations
 - 10.9 (4911.3) AVDC Street Naming: confirmation of posting of Section 18 notice for Cecil's Yard (expires 31/5/06)
11. Chairman's items for information

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|-----------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
| To: Cllr J. Barnett Cllr. P. Collins (Mayor) Cllr. P. Desorgher Cllr R. Lehmann Cllr. H. Lewis (Chairman) Cllr G. Loftus | Cllr. H. Mordue Cllr. P. Stevens Cllr. Mrs. C. Strain-Clark Cllr. P. Strain-Clark Cllr. R. Stuchbury |
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A public session of no more than 15 minutes will be held prior to this meeting at 7pm if required.

PLANNING APPLICATIONS

5th June 2006

- | <u>App. No.</u> | <u>Particulars</u> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. 06/00752/APP (Amended Plans) | Greenways, Stowe Avenue First floor side and rear extension <i>Samain</i> |
| <i>Amendment: gap at first floor level between proposed extension and property boundary increased from 720mm to 900mm; this reduces the proposed first floor area by 1.8m² and the total increase in floor area from 27.9% to 26.8% BTC response to original application: "Members felt that the scale of the proposal had an adverse effect on the street scene."</i> | |
| 2. 05/02566/ACD | Footbridge at Fishers Field Removal of footbridge <i>Crest Nicholson (Eastern) Ltd</i> |
| 3. 06/00956/APP | 5 Naseby Court Amendment to 05/01823/APP – infill of porch <i>Rushton</i> |
| 4. 06/00969/APP | Swan Business Park, Osier Way Construction of Industrial Estate Road <i>Harper Developments</i> |
| 5. 06/01049/APP | Land adjacent to Swan Business Park Erection of industrial units for B1, B2 and B8 use with ancillary trade counter use and associated parking <i>Deeley Properties Ltd.</i> |
| <i>For Members' information:</i> | |
| B1: | <i>(a) Offices other than banks and other financial and employment services; (b) Research & Development, studios, laboratories, high tech.; (c) Light industry</i> |
| B2: | <i>General industrial</i> |
| B8: | <i>Wholesale warehouse, distribution centre, repository</i> |
| 6. 06/01072/APP | 1 Mallard Drive Demolish garage and erection of bungalow and garage <i>Hutt</i> |
| <i>Minor amendments have also been received, amending the 'red line' on the site plan</i> | |
| 7. 06/01093/APP | Esso Petrol Filling Station, Ring Road Installation of ATM <i>Esso Petroleum Co. Ltd.</i> |
| 8. 06/01105/APP | 44 Westfields Single storey rear extension <i>Isham</i> |
| 9. 06/01146/APP | Lloyds Pharmacy, 12 Meadow Walk Creation of new shop front and installation of air conditioning condenser <i>Lloyds Pharmacy</i> |
| 10. 06/01149/ATP | 15 Grange Close Pruning no.1 Horse Chestnut <i>Handley</i> |
| 11. 06/01172/APP | 1 McKenzie Close Erection of conservatory <i>Anderson</i> |

12. 06/01224/APP 11 Westfields
Two storey side extension
Radford
13. 06/01232/APP Manor Farm, Bourton Road
Change of use from B1 offices to A2
Verey

For Members' information:

A2: Banks, building societies, estate and employment agencies

B1: (a) Offices other than banks and other financial and employment services; (b) Research & Development, studios, laboratories, high tech.; (c) Light industry

14. 06/01233/AAD Focus Store, Osier Way
1no. non-illuminated freestanding sign, 1no. externally illuminated freestanding sign, 1 no. non-illuminated fascia sign, 2no. externally illuminated fascia signs, 1 no. internally illuminated fascia sign
Focus (DIY) Ltd.
15. 06/01258/AAD Chandos Vauxhall, Chandos Road
Erection of No.2 illuminated fascia signs.
Evans Halshaw
16. 06/01320/APP Land to the rear of 25 Nelson Street
Change of use from domestic garage to garage/office accommodation and rear extension to create first floor
MOH Properties Ltd.
17. 06/01334/APP Wisteria Cottage, 126 Moreton Road
Single storey front extension and first floor rear and side extension
McNair
18. 06/01335/APP 8 Portfield Close
Single storey rear extension & reposition entrance
Clancy

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

06/00820/APP 32 Clover End Two storey side extension to form annexe
Amendment shows existing parking on the plot.

PLANNING DECISIONS PER BULLETINS

APPROVED

| | | | |
|--------------|--------------------------------|----------------------------------------------------------------------------------------------------|---------|
| 05/02520/APP | Tennis Courts | Erection of 8no. 10m high floodlights for tennis courts | Support |
| 06/00287/APP | 3 Stowe Close | 2st. side & rear extn/single st. rear extn with conservatory | Oppose |
| 06/00350/APP | 14 Gilbert Scott Rd. | Single. St.side extn,inclusion open space land w/i residential curtilage (renewal of 01/00539/APP) | Oppose |
| 06/00545/APP | 54 Nelson Street | Ch./use from storage/offices to residential + rear dormer | Support |
| 06/00588/APP | 114 Moreton Road | Single storey front extension | Support |
| 06/00589/APP | 6 Beaver Close | Single storey side extension | Support |
| 06/00627/APP | 2 Ball Moor | Extension to B1 industrial unit | Support |
| 06/00655/ATP | rear Pitchford Ave, | Holloway Spinney Fell 4 sycamores & crown lift Oak & Ash | Support |
| 06/00684/ATP | Maid's Moreton Ave. | Fell 1 Beech & remove basal growth from Lime | Support |
| 06/00700/APP | 44 Meadway | Two storey side extension | Oppose |
| 06/00720/APP | 29 Coxwell Close | Erection of conservatory | Support |
| 06/00756/APP | Mary McManus Dr. | Parking provision and highway improvements | Support |
| 06/00798/ATP | M.Moreton Ave/Holloway Spinney | Works to trees (prop. 5yr management plan) | Support |
| 06/00841/APP | 2 Page Hill Avenue | Single storey side extension | Support |

W.P.5th June 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

REFUSED

06/00183/APP 35 Moreton Road Erection of detached garage with first floor flat Support
06/00385/APP land at 23 Church St. One new dwelling with access Support
06/00609/APP 92 Moreton Road Erection of rear dormer & 3 front skylights Support dormer/oppose skylights

REPORTS TO DEVELOPMENT CONTROL

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

06/00385/APP rear, 23 Church St. One new dwelling with access
06/00580/APP land adj. 14 Pitchford Ave. Change of use from amenity land to residential garden
06/00700/APP 44 Meadway Two storey side extension
06/00820/APP 32 Clover End Two storey side extension to form annexe

10. CORRESPONDENCE

10.1 06/00111/APP 27 Moreton Road: two no. two storey side extensions, 2 storey front extension, conversion of garage and detached double garage.

Members had **OPPOSED**: *Members felt the proposal was excessive, and opposed on the grounds of overdevelopment. However, they agreed that they would in principle support extension of the property if the scale of the enlargement were reduced, or if the various sections of the proposal were made the subject of separate applications.*

AVDC **APPROVED**: "It is acknowledged that the extensions are relatively large scale in comparison with the existing dwelling. However the additions are considered to be sympathetic to the existing dwelling with similar roof pitches and ridge lines that match or are lower than the existing. The materials would match the existing which would help to integrate the extensions with the original property. The design of the extensions reflect the character of the original dwelling and the introduction of a gable feature in the front elevation, together with the replacement of the flat garage roof, are considered to improve the overall appearance of the property. The detached garage would be set further forward than the property but is considered to be acceptable as it does not obscure or dominate the front of the house. Overall it is considered that the proposals would not detract from the character or appearance of the original dwelling.

10.2 06/00287/APP 3 Stowe Close: two storey side and rear extension/single storey rear extension with conservatory.

Members had **OPPOSED**: *Members were concerned about the scale of the proposed extensions and that they did not appear clearly subsidiary.*

AVDC **APPROVED**: "It was concluded that the gap between the proposed extension and No.4 Stowe Close and the proposals compliance with not breaching a 45° line from the nearest habitable room of a neighbouring property, ensuring that the works would not detract from the character or appearance of the area or impact upon the amenities of neighbouring residents. With regard to policy GP24 the Council's car parking guidelines aim to achieve three spaces for a four bedroom property, this was attained by the provision of three spaces to the front of the property.

10.3 Kerbing to pavement in front of 12-18 Stratford Road

Summary of letter from MOH Properties, the developer:-

Nos. 17 & 18 – the new semi-detached houses – are on the site of the garage forecourt and hence there is no kerbstone delineation of the edge of the footway. There used to be a white line marking the edge of the road (there are remnants still visible, and the developer has a photograph) but this was not reinstated after the last resurfacing. The footway is no narrower than it was, but may be perceived as such because of the buildings now butting up against it. Concern has also been expressed by members of the public that vehicles can easily use the footway for additional road space, and there is now nowhere to escape to.

The developer feels this is a matter for the Highways Authority: BCC feel it is the developer's responsibility. The developer is asking for BTC support.

[Clerk's note: No relevant conditions were imposed in the granting of planning permission.]

Buckingham & Winslow Access for All have emailed as follows:-

"Access members are very concerned about the pavement outside the new flats on what was the Hollis Garage site. The concerns are greatest outside the units that are closest to Mary McManus Drive. This is a route vital to those disabled people living in Mary McManus Drive, and parents, children and babies in buggies who must

use it to visit town from Addington Rd and Page Hill Estate. Please would the Town Council use its best offices to insist that B.C.C. make this route far safer for pedestrians? Issues:

- a. No kerbing stones to protect pedestrians
- b. Pavement level with road surface
- c. Lack of width – so it is difficult for two perambulators to pass each other
- d. The lack of a “hiding place” because the building abuts the pavement.”

10.7 33 Hare Close: Alleged unauthorised extension of residential curtilage

Members noted (in March 2005) that a 2m high fence had been erected in an area of otherwise open frontages and asked AVDC whether this was permissible.

AVDC: “I can confirm that the site has been visited and its planning history examined. The conclusion reached is that the land lies within the same ownership as the neighbouring dwelling house. The land was also not denoted as public amenity land on the approved layout for the development. The inclusion of the land within the garden area of the property does not as a consequence comprise a change of use requiring planning permission.

However, in this instance in order to justify otherwise, we would need to obtain to date evidence to substantiate the effect the siting of the fence has on the forward vision splays, which in turn would necessitate the need for planning permission.”