

Dear Member

You are hereby summoned to attend a meeting of the Planning Committee, which will be held in the Council Offices, Cornwall's Meadow, Buckingham, on Monday, 19<sup>th</sup> June 2006 following the Interim Council meeting.

Signed: Mrs Heath  
Town Clerk

The public is invited to attend.

### AGENDA

1. Apologies for absence
2. Declaration of interest for items on the agenda
3. To receive the minutes of the meeting held on Monday 5<sup>th</sup> June 2006 to be placed before the Council on 17<sup>th</sup> July 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 To discuss the AV Local Development Framework Consultation and whether to formulate a BTC response to the questionnaire (Booklet circulated already; response is due by 14<sup>th</sup> July)
  - 6.2 To note receipt of CPRE's *Fieldwork* June 2006 issue which is available from the office.
7. Correspondence
  - 7.1 (06/00183/APP 35 Moreton Road) AVDC reasons for decision contrary to BTC response (appended, p3)
  - 7.2 (06/00350/APP 14 Gilbert Scott Road) AVDC reasons for decision contrary to BTC response (appended, p3)
  - 7.3 (06/00700/APP 44 Meadway) AVDC reasons for decision contrary to BTC response (appended, p3)
  - 7.4 ref. 06/00820/APP: letter from P. Howell (attached)
8. To consider whether any of the above require a press release
9. Chairman's items for information

To:

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

19<sup>th</sup> June 2006

App. No.	Particulars
1. 06/01224/APP	11 Westfields Two storey side extension <i>Radford</i>
2. 06/01232/APP	Manor Farm, Bourton Road Change of use from B1 offices to A2 <i>Verey</i>
<i>For Members' information:</i> 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	
3. 06/01316/ALB	Sandon House, 20 Moreton Road Replacement of front bay window <i>Butler</i>
4. 06/01392/APP	Holly House, 2 Salisbury Cottages, Bath Lane Installation of solar water heating collectors either side of gable roof <i>Rygalska</i>
5. 06/01422/APP	5 Boswell Court erection of conservatory <i>Edmensen</i>
6. 06/01463/APP	62 Overn Avenue Erection of conservatory <i>Welford</i>
7. 06/01485/ALB	22 Moreton Road Demolition of existing conservatory and erection of new conservatory <i>Heywood</i>

**PLANNING DECISIONS PER BULLETINS**

**APPROVED**

06/00820/APP 32 Clover End	Two storey side extension to form annexe	Oppose
06/00982/AAD Esso Stn.,bypass	Erection of illuminated sign	Support

**REFUSED**

06/00543/APP 51-53 Badgers Way	Erection of two storey welling with integral garaging	Oppose
06/00580/APP land adj.14 Pitchford Ave.	Ch.use amenity land to residential garden	Oppose
06/00839/APP 24 West St.	Erection of 3 storey building for 3 No. flats	Oppose

**SPLIT DECISION**

06/00947/AAD Ring Road Garage		
<b>APPROVED</b>	Display of illuminated fascia signs & logo boxes	Support
<b>REFUSED</b>	.....pylon signs	Oppose

**WITHDRAWN**

06/00964/APP land rear 1 Mitre St.	Change of use of land for residential use	(Support)
06/00995/APP land at Bridge Street	Erection 153 homes,shop,gym,café &parking	(Oppose)

## 7. CORRESPONDENCE

### 7.1 (06/00183/APP 35 Moreton Road. Erection of detached garage with first floor flat) AVDC reasons for decision contrary to BTC response

Members had **SUPPORTED** the application.

AVDC: “The application site is located adjacent to the designated Buckingham Conservation Area and clear views of the site are achieved from within the Conservation Area and the street scene in general. There is also a difference of some 5m in ground levels between the Moreton Road and the location of the proposed building.

Firstly with regard to the proposed design and scale of the development and the impact this would have upon the character and appearance of the existing dwelling and the adjacent conservation area. Although the development was proposed to be set back from the main road frontage (Moreton Road), it was considered that by virtue of its scale and the significant differences in ground levels between the site and the Moreton Road, that the proposed development would compete visually with the original property and dominate views from the Moreton Road and in particular out of the conservation area.

Secondly, turning to the proposed appearance of the development, it was considered that the appearance of the elevation fronting Moreton road had limited fenestration or detailing resulting in a large bulky and intrusive form of development. By virtue of this the proposal would have a detrimental impact upon the character and appearance of the existing dwelling and its setting and would fail to preserve or enhance the character or appearance of the adjacent conservation area.

Finally, consideration was given to the suitability of the level of accommodation proposed within the annex at first-floor level, it was considered that the level of accommodation to be provided could not be regarded as ancillary to the main residential dwelling and would result in a new self-contained unit being introduced. The proposals would therefore be tantamount to the creation of a new dwelling, in a location where a new dwelling would not be permitted.”

### 7.2 (06/00350/APP 14 Gilbert Scott Road. Single storey side extension and inclusion of open space land within residential curtilage – renewal of planning approval 01/00539/APP) AVDC reasons for decision contrary to BTC response

Members had **OPPOSED** :*Members felt strongly that public open space should not be enclosed; they had opposed the original application for this reason and their view had not changed.*

AVDC: “When reporting the application to committee on the 20<sup>th</sup> April 2006, the case officer recommended that the application be approved, having regard for policy GP85 of the AVDLP and the planning history of the site.

With regards to the planning history of the site, the site and its surroundings have not changed since the previous consent and it was considered by officers that the current renewal application is still in accordance with the appeal decision and would not detract from the existing site or surroundings. In addition there is still time in which the original permission could be implemented.

Although the Local Plan has changed since the appeal decision, the essence of the relevant policies remains the same. Whilst it is accepted that the proposal involved the loss of a small section of the amenity space to the side of no.14 Gilbert Scott Road, it was concluded that the remaining area would be sufficiently wide to maintain the open setting of the properties on either side of Bradfield Avenue. The proposal would not therefore have a detrimental impact upon the character and appearance of the locality.”

### 7.3 (06/00700/APP 44 Meadway: Two storey side extension) AVDC reasons for decision contrary to BTC response

Members had **OPPOSED**: *Members felt that the proposal was an overdevelopment of the site.*

AVDC: “The Town Council objection was based on the size of the proposal, which was considered to be an overdevelopment of the site. The proposal was considered to be a modest extension in comparison with the size of the original dwelling, which would not have a detrimental impact on the character or appearance of the original dwelling. The extension would be visible in the street scene but would be subservient to the main dwelling with a reduced ridge height and set back and materials to match existing and therefore it was considered that the impact on the street scene would be minimal.”