

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, 11th September 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 7th August 2006 ratified on 4th September 2006 and note the Action list.
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 (4907) To receive a presentation from CEG on plans for Tingewick Park
 - 6.2 (06/00995/APP) To receive the request for a meeting from Howard Sharp & Partners to discuss the land at Bridge Street and if required agree a Working Group
 - 6.3 Draft SE Plan: to appoint a representative to attend the Examination in Public on the 22, 23 February & 6 March 2007
7. Correspondence
 - 7.1 (05/02566/ACD; Fishers Field Footbridge) AVDC reasons for decision contrary to BTC response (appended, p4); additional note from B.Steele on condition of bridge (attached)
 - 7.2 (06/00939/APP; 70 Moorhen Way) AVDC reasons for decision contrary to BTC response (appended, p5)
 - 7.3 (06/01072/APP; 1 Mallard Drive) AVDC reasons for decision contrary to BTC response (appended, p5)
 - 7.4 (4947.1) Removal of chimney stack; Response from Mr. Skedge & Chairman of Planning
 - 7.5 (4942.2) 12-18 Stratford Road kerb; copy letter to BCC from MOH Properties
 - 7.6 (06/01809/APP: land at Moreton Road) copy of comments from the Buckingham Society (on noticeboard with application)
 - 7.7 (4944.1) Street Naming – Pine Close. Confirmation of street name
 - 7.8 BP Garage – tanker lights; copy response P.Dales → Mrs Robinson
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 (Chairman)
Cllr R. Lehmann	Cllr Mrs. C. Strain-Clark
Cllr. H. Lewis	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

11th September 2006

- | App. No. | Particulars |
|--|---|
| 1. 06/01232/APP
Amended Plans | Manor Farm, Bourton Road
Change of use from B1 offices to A2
<i>Verey</i> |
| <i>For Members' information:</i>
<i>A2: Banks, building societies, estate and employment agencies</i>
<i>B1: (a) Offices other than banks and other financial and employment services; (b) Research & Development, studios, laboratories, high tech.; (c) Light industry</i>
<i>The amendment consists of the reasons the business (Clark Howes, the accountants) wants to move to larger premises.</i>
<i>Members SUPPORTED the original application</i> | |
| 2. 06/01936/AAD | Buckingham Colour Press, 1 Osier Way
Renewal of 01/01812/AAD – Erection of illuminated business signs
<i>Buckingham Colour Press</i> |
| [01/01812/AAD - Members SUPPORTED] | |
| 3. 06/01940/APP | Prebend House, Hunter Street
Renewal of 01/01432/APP – Change of use from Residential to Non-residential university purposes
<i>University of Buckingham</i> |
| [01/01432/APP - Members SUPPORTED but requested confirmation that the trees were covered by a Tree Preservation Order] | |
| 4. 06/01941/APP | Prebend House, Hunter Street
Retention of security fencing first granted approval under reference 00/01421/APP – renewal of 03/01403/APP
<i>University of Buckingham</i> |
| [00/01421/APP - Members SUPPORTED ; 03/01403/APP - Members SUPPORTED but were concerned at the continuing applications for renewals of the planning permission and asked that the Historic Buildings Officer visits the site and keeps a watching brief on the state of this important building.] | |
| 5. 06/02032/APP | 18 West Street
New window and balcony to second floor rear elevation
<i>David Allan Associates</i> |
| 6. 06/02036/APP | 92 Moreton Road
New rooms in the roof with 3 N ^o . skylights to front and rear
<i>Barnes</i> |
| [Previous application 06/00609/APP: erection of rear dormer and 3 N ^o . front skylights was REFUSED in April because the alterations 'would result in an unacceptable alteration to the character and appearance of the property, and would unreasonably affect the appearance of the street scene.' This application replaces the dormer window with skylights and makes some internal alterations] | |
| 7. 06/02037/AAD | Lloyds Pharmacy, 12 Meadow Walk
2 N ^o . internally illuminated folded aluminium fascia panels. 1 N ^o . internally illuminated projecting sign
<i>AAH plc.</i> |
| 8. 06/02039/ALB | The Three Cups Inn PH
Replacement of 5 N ^o . rooflights on front and rear roofslopes
<i>Gough</i> |
| [retrospective application: Min. 4944.2 refers] | |

9. 06/02060/ATC Former Railway Line, Tingewick Road
Remove limb and crown clean one willow and remove stem from one walnut
AVDC Leisure.

[trees are adjacent to Berties' Walk]

10. 06/02063/APP Apartments, Land between Brookfield Lane and Chandos Road
Variation of Condition 13 of planning permission 03/03202/APP to allow the retention of opening casement windows to secondary rooms and bathrooms on the north-east elevation of apartments 14 and 17
W.E. Black

[Condition 13 states "The first and second floor windows in the north-east elevation of the apartment building facing Pear Tree Cottage shall be fixed shut and obscurely glazed to a minimum height of 1.6m above finished floor level and they shall thereafter be retained as such." Reason "In the interests of the amenities of the occupiers of the neighbouring property and in accordance with policy GP8 of the AVDLP."]

11. 06/02097/APP Angelvale Industrial Estate, Top Angel
Erection of 2metre high security gate across access road
McLoughlin

12. 06/02145/APP Land to rear of 25 Nelson Street [Cobblers Cottage]
Alterations to roof of garage building to provide loft room
MOH Properties Ltd.

[Previous application 06/01320/APP (change of use from garage to garage/office) was **REFUSED** because the proposal would (1) result in a significant change to the character and appearance of the building; (2) would result in increased traffic movements and (3) visibility at the existing access is substandard and extra use would be dangerous. Members offered **NO COMMENT** to the application.

This application deletes the internal facilities provided for the office use; the external appearance seems identical. Supporting letter indicates that with loft use the traffic movements would be unchanged from present use.]

13. 06/02171/ATC 3 Bone Hill
Fell 1 Ash
Keating

14. 06/02172/APP 78 Moreton Road
Single storey rear and side extension
King

15. 06/02184/ATC Land at Fishers Field
Crown lift N^o2 Willows, N^o1 Sycamore and remove branch from N^o1 Willow
Crest Nicholson (Eastern) Ltd.

16. 06/02185/ATP Land at Fishers Field
Crown lift N^o3 Willows and N^o1 Chestnut and re pollard N^o1 Willow
Crest Nicholson (Eastern) Ltd.

17. 06/02188/APP National Farmers Union, Buckingham Creamery, Brackley Road
Demolition of existing buildings and erection of replacement building for storage, distribution, offices and trade counter in relation to agricultural rural products
Cox & Robinson Ltd.

18. 06/02224/ATC Stoneleigh House Dental Practice, 17 Castle Street
Pollard one London Plane tree
Crocker

19. 06/02226/APP Stratford House, High Street
Erection of 6 car garage building with two flats over and associated parking
MOH Properties Ltd.

Minor Amended plans have been received for 06/01809/APP, Land at Moreton Road; house detail drawing omitted from original set of documents received

PLANNING DECISIONS PER BULLETINS

APPROVED

06/01232/APP Manor Farm	Change of use from B1 offices to A2	Support
06/01419/APP 44 Embleton Way	Erection of Conservatory	Support
06/01427/APP 31 Embleton Way	Erection of Conservatory	Support
06/01485/ALB 22 Moreton Road	Demol.existing conservatory & erection of new conservatory	Support
06/01547/APP 22 Moreton Road	Demol.existing conservatory & erection of new conservatory	Support
06/01551/ALB 1 Market Sq.etc	Partial removal of chimney stack	Oppose
06/01557/ALB 54 Well Street	Rear conservatory	Support
06/01651/APP 26 Meadway	Single storey rear extension	Support
06/01675/APP Tesco, London Rd.	Installation of ATM	Support
06/01743/APP 9 Mare Leys	Two storey side extension and garage	Oppose
06/01727/APP 54 Well Street	Rear conservatory	Support
06/01772/APP 7 Wharf View	Front sloping roof to garage/porch, brick enclosure of lean-to	Support
06/01934/ATC 9 Nelson Street	Fell 1 Lime	Support

REFUSED

06/00984/APP rear Stratford Ho.	Erection of garage building with 2 flats above	Oppose
06/01337/APP 28 Embleton Way	Conversion of garage to form living accommodation	Support
06/01392/APP Holly Ho.,Bath La.	Install ⁿ .solar water heating collectors either side of gable roof	Support

SPLIT DECISION

06/01633/AAD 4 Market Hill	REFUSED Illuminated projecting sign	} Oppose
	APPROVED Externally illuminated fascia sign	

DEFERRED

06/01463/APP 62 Overn Avenue	Erection of conservatory	Support
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Reason for deferral: Negotiate amendments

REPORTS TO DEVELOPMENT CONTROL

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

06/01337/APP 28 Embleton Way	Conversion of garage to form living accommodation
06/01392/APP Holly Ho., Bath La.	Installation of solar water heating collectors either side of gable roof
06/01463/APP 62 Overn Avenue	Erection of conservatory
06/01743/APP 9 Mare Leys	Two storey side extension & garage

CORRESPONDENCE

7.1 05/02566/ACD; Removal of Fishers Field Footbridge

Members had **OPPOSED**: "Though Members were aware that there is no public access to the other end of the bridge, the application was opposed on the grounds of diminishing the amenity of the residents of Fishers Field."

AVDC **APPROVED**: "Consent to remove the footbridge was required as the site falls within the Conservation Area. The main issue therefore in determining the application was the impact of the removal of the footbridge on the character and appearance of the Conservation Area. The criteria set out in policy GP55 of AVDLP states that the demolition of any building of individual merit or group value within a Conservation Area will not be permitted unless the Council is satisfied that the building cannot reasonably be retained. The bridge is in poor condition and is a health and safety risk. It provides access to private land only and is not a public footpath. The Council's Historic Buildings Officer was consulted on the application and comments that the bridge does not contribute significantly to the character and appearance of the Conservation Area and therefore there was no objection to its removal. Members agreed with the Officer's recommendation and consent was subsequently granted."

7.2 06/00939/APP; 70 Moorhen Way - Two storey front extension

Members had **SUPPORTED**.

AVDC **REFUSED**: “It was considered by Officers and the Committee that the proposal would be intrusive in the street scene and harm the open character of this part of the estate. Further to this, it was considered the proposal would adversely affect the outlook and daylight into the garden area and rear windows of No.68 Moorhen Way.”

7.3 06/01072/APP; 1 Mallard Drive - Demolish garage and erection of bungalow and garage

Members had **SUPPORTED**: “Support was given subject to there being no encroachment on public open space.”

AVDC **REFUSED**: “Although there would be no encroachment on public open space it was considered at the Committee meeting that the proposal would be an undesirable form of back land development that would not relate well to its surroundings. It would also appear cramped and have an unacceptable relationship with surrounding properties.”

PLANNING COMMITTEE ACTION LIST AND UPDATE

Minute No	Title	Action Taken		Results
4948	Application responses	Faxed: 06/01793/APP 10/8/06 Posted: 10/8/06 (all)		N/a
		Meeting Date	Form	
4942.2	12-18 Stratford Road	26/7/06	Letter to BCC & developer	Response from developer, 7.5 above
4947.1	06/01551/ALB	7/8/06	Letter to Chief.Executive, AVDC Cc: Legal Dept & Chairman of Planning	Response from N. Skedge, Response from Chairman of Planning, 7.4 above
4947.2	Moreton Road	7/8/06	Press release	Emailed 9/8/06
4950	BCC Transport Plan	7/8/06	Cllr Isham to collect 2	
4953	MOH Properties	7/8/06	Letter re (1) Japanese knotweed (2) Casement windows Cc: Biodiversity & Planning, AVDC	