

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, 12<sup>th</sup> February 2007 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 meetings held on 8<sup>th</sup> January 2007 ratified on 5<sup>th</sup> February 2007.
4. To receive action reports as per the attached list
5. To consider planning applications received from AVDC, and other applications.
6. To receive for information details of planning decisions made by AVDC as per "Bulletin" and Reports to Development Control received.
7. Any other planning matters
  - 7.1 (5002.1) To receive a report on PGS consultations – Cllr. P. Strain-Clark
8. Correspondence
  - 8.1 (06/02469/APP 22 Grenville Road) AVDC reasons for decision contrary to BTC response (appended, p3)
  - 8.2 (06/01793/APP BP Car Wash) AVDC reasons for decision contrary to BTC response (appended, p4)
  - 8.3 Environment Agency re Cecil's Yard
  - 8.4 (4985.3) Enforcement notification: use of sandwich bars as cafes
  - 8.5 (5000; re BTC response to 06/03254/APP) AVDC *Refuse & Recycling: Advice Note for Developers* November 2006; received from AVDC Forward Plans Dept.
9. To consider whether any of the above require a press release
10. Chairman's items for information

To:

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

12<sup>th</sup> February 2007

- | App. No.        | Particulars  |
|-----------------|--|
| 1. 06/03185/APP | Manor Farm House, Moreton Road<br>Erection of two storey detached dwelling<br><i>Malik</i>   |
| 2. 06/03189/APP | Park Manor Farm, Moreton Road<br>Two storey front and side extension and incorporating of garage with first floor extension over to create granny annexe<br><i>Malik</i>   |
| 3. 06/03234/APP | Esso Petrol Filling Station, Ring Road<br>Rear extension<br><i>Esso Petroleum Co. Ltd.</i>   |
| 4. 06/03325/APP | Ring Road Garage, Gawcott Road<br>Erection of 17.5metre monopole mast with 3 antennas and associate equipment cabinet<br><i>O<sub>2</sub> (UK) Ltd.</i>  |
| 5. 06/03332/AOP | Tingewick Road Industrial Estate<br>Demolition of existing structure and erection of commercial (Class B1 (a) and (c)) and 93 residential units and provision of associated landscaping and carparking.<br><i>Commercial Estates Group</i> |

*[Summaries of the supporting documents are attached]*

- |                 |   |
|-----------------|---|
| 6. 07/00058/APP | The Whale PH, Market Hill<br>Erection of side lean-to structure<br><i>Fuller Smith and Turner plc.</i>                |
| 7. 07/00069/APP | Puratos Ltd., Middle Slade<br>Erection of building for technical centre and associated parking<br><i>Puratos Ltd.</i> |
| 8. 07/00126/APP | Roseway, Stratford Road<br>Single storey side extension and front and rear dormer windows<br><i>Beaven</i>            |

*The following two applications will be considered together:*

- |                  |   |
|------------------|---|
| 9. 07/00140/APP  | 36-37 High Street   |
| 10. 07/00146/ALB | Single storey rear extension, associated external alterations and conversion from A4 to restaurant (A3) <i>[Clerk's note: A4 use = drinking establishment]</i><br><i>Dragon Leisure Ltd.</i>  |
| 11. 07/00144/APP | 43 Embleton Way<br>Two storey side extension and rear conservatory<br><i>Yates</i>  |
| 12. 07/00147/APP | Army Cadet force and Air Training Corps, Stratford Road<br>Demolition of part of ATC with rear extension and link. New construction of end buildings and alterations to ACF tube range<br><i>The Secretary, South East Reserve Forces</i> |

*The following two applications will be considered together:*

- |                  |   |
|------------------|---|
| 13. 07/00175/APP | 51 & 51A Well Street  |
| 14. 07/00177/ALB | Conversion of shop with flat over to No.2 dwelling houses<br><i>Allen &amp; Bevan</i> |

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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

15. 07/00274/ATP Land at St. Bernardines Way  
Fell one Thorn, one Ash, one multi stem Rowan. Crown works to various trees.  
*Persimmon Home Midlands*

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

**06/02977/APP** rear of Stratford Ho. Alterations to garage building to form 2 flats above and associated parking  
*Amendment shows car port piers in line with front of building, as built per approved 04/03434/APP not inset as application drawing.*

**06/03018/APP** 32-34 Bourton Rd Demolition of dwelling house presently used for shared living learning disabled accommodation and erection of 7no. one person self-contained learning disabled apartments and common room.  
*Amendments to elevations agreed with Planning to sit better with neighbouring properties*

**06/03150/APP** Rose Cottage Internal works for removal of wall, moving of bathrooms, insertion of French doors, replace back doors and repair to gable end  
*Amendment retains more of existing timber frames than original application.*

**06/03167/ALB** 8 West Street Conversion of existing building into 6 residential apartments  
*Amendment to comply with building regulations: substitute bedsit apartment for maisonette - means no new openings in the historic part of the building*

**PLANNING DECISIONS PER BULLETINS**

**APPROVED**

|                                    |  |         |
|------------------------------------|--|---------|
| 06/02795/AAD } Lloyds Bank         | Erection of non-illuminated projecting & fascia signs to front & side            | Oppose  |
| 06/03066/ALB }                     | <i>[response changed to Support when all signs changed to 'non-illuminated']</i> |         |
| 06/02913/APP Bourton Mill Annexe   | Single storey front extension  | Oppose  |
| 06/02939/APP Gwynfa, Stratford Rd. | New porch, 2-st. rear extension, rear conservatory + detached garage             | Support |
| 06/02940/ATC 3 Bostock Court       | Fell three conifers  | Support |
| 06/03017/APP 8 Busby Close         | New pitched roof over garage and rear extension                                  | Support |
| 06/03077/APP 7 Poplars Road        | Single storey side extension   | Support |
| 06/03141/APP 16 Mallard Drive      | Two storey rear extension & alts. to front porch                                 | Support |
| 06/03150/ALB Rose Cottage          | Internal works: remove wall, move bathrooms, insert French doors, etc            | Support |

**REFUSED**

|                                     |  |         |
|-------------------------------------|--|---------|
| 06/02661/APP 117 Burleigh Piece     | Erection of fence and inclusion of land within residential cartilage | Oppose  |
| 06/03047/APP 32 Portfield Way       | Two storey side extension & single storey rear extension             | Support |
| 06/03080/APP land.beh. Barracks Ho. | Erection of new dwelling   | Oppose  |

**REPORTS TO DEVELOPMENT CONTROL**

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

06/02913/APP Bourton Mill Ho. Single storey front extension

**8. CORRESPONDENCE**

**8.1 06/02469/APP 22 Grenville Road: Two storey side extension**

Members had **OPPOSED**: The extension was felt to be an overdevelopment of the site and detrimental to the street scene. Minor amended plans reduced the width of the two storey extension from 4.5m to 4.0m; Members made no further comment (13/11/06).

AVDC **APPROVED**: "With regard to the site and the street scene AVDLP policy GP.9 and the Design Guide on 'residential extensions' state that extensions to dwellings should not adversely affect the character and appearance of the original building, the street scene, or the area in general.

The original dwelling has a width of 5.3m and enjoys a very wide side garden. The proposed single storey side extension is small measuring 2.3m x 2.8m. Being set back by 0.3m from the front face of the original dwelling, it would not affect the character or appearance of the original dwelling or the site in general. With regard to the proposed 2 storey extension, the amended plan indicates that it would be 4m and 7.6m deep. It would be set

back by 3.1m from the front face of the original dwelling. Although the ridge would not be set lower than the main ridge, being set back significantly from the main dwelling, the extension would not dominate the original dwelling.

With regard to the site and surroundings, Grenville Road comprises mainly of pairs of semi-detached properties with wide gaps between each block allowing driveway access leading to the garage in the side/rear garden. In this case the gap would be retained as the extension would be set back from the main face of the dwelling. The two storey side extension would be at a minimum distance of 3.4m from the side boundary. Hence it would not cause a terracing effect and would retain the open character of the site.

The scale of the extension as amended would be subservient to the existing dwelling. As the site is within a wide side garden and a fairly long rear garden it would not be an overdevelopment of the site and would not be detrimental to the street scene.

8.2 06/01793/APP: Buckingham Filling Station car wash, extension of hours of operation

Members **OPPOSED**: Should the Planning Authority be minded to permit the extended hours Members asked that this not apply to Sundays and Bank Holidays, to allow local residents some respite from the noise and spray. Other car washes are available on the outskirts of town, away from residential property, on these days.

Members also asked for a condition that the lights on the car wash and jet wash be turned off when the washes were not in operation. Complaints had also been received that the tanker lights, which were supposed only to be on during tanker attendance, had been left on all the time in recent months, to the detriment of residents' amenity.

AVDC had **APPROVED**: "At the meeting Members considered the information submitted within the noise assessment report, the comments received by the Council's Environmental Health Officer, and that the fact that the petrol station could be used by the general public within and beyond those hours requested for the car wash, and concluded that the proposal on balance would be unlikely to result in such a significant further reduction in the level of amenity enjoyed by the occupants of the nearby residential properties. In fact the indications are that the installation of the doors to the car wash building, even with the proposed extended hours of operation, reduce overall noise levels in the vicinity of the site to a level considered acceptable by the Council's Environmental Health Officer.

With regards to the concerns raised relating to the spray from the jet wash, the tanker light and the lights remaining on within the car wash beyond the permitted hours of operation, I refer you to my letter dated 18<sup>th</sup> December 2006, sent to the applicants agents [*Clerk's note: Minute 5003.2*] regarding each of these matters. I can advise that confirmation has been received that this letter has been forwarded to BP."

8.3 (4985.3) Enforcement notification: use of sandwich bars as cafes

The Planning Officer's opinion was that a material change of use had not taken place, but the matter had been passed to Enforcement; acknowledgements had been received from Enforcement with reference numbers for both 4 and 22 Market Hill.

## PLANNING COMMITTEE ACTION LIST AND UPDATE

| Minute No | Title                           | Action Taken                                |                                 | Results  |
|-----------|---------------------------------|---|---------------------------------|--|
| 5000      | 8/1/07 responses                | Faxed: 16/1/07 8 overdue<br>Posted: 16/1/07 |                                 | N/a  |
|           | <b>Meeting Date</b><br>30/10/06 | <b>Action Date</b>                          | <b>Form</b>                     |  |
| 4979      | BCC                             | 6/11/06                                     | Letter of concern re flooding   |  |
|           | <b>Meeting Date</b><br>13/11/06 | <b>Action Date</b>                          | <b>Form</b>                     |  |
| 4985.2    | Wagland's Garden complaint      | 16/11/06                                    | Letter as minuted               | Ackn.from AVDC<br>22/11  |
|           | <b>Meeting Date</b><br>18/12/06 | <b>Action Date</b>                          | <b>Form</b>                     |  |
| 4994.4    | Bourton Road footway            | 20/12/06                                    | Submission letter to BCC        |  |
|           | <b>Meeting Date</b> 8/1/07      | <b>Action Date</b>                          | <b>Form</b>                     |  |
| 5000      | 06/03254/APP                    | 17/1/07                                     | Letter re bin stores/space      | 31/1/07: AVDC Forward Plans send "Refuse & Recycling: Advice Note for Developers" Nov.2006 publication |
| 5002.1    | PGS consultations               |   | Cllr. P. Strain-Clark to report |  |
| 5002.2    | Tingewick Park                  | 9/1/07                                      | Advise CEG no invitation        | (Email) thanks   |
| 5003.1    | PGS                             | 17/1/07                                     | Letter to AVDC as minuted       |  |
| 5005      | White Hart carpark              | 9/1/07                                      | Advise re loose soil left       | (phone) acknowledged   |