

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, 21st May 2007 at 7pm.

The public is invited to attend.

Signed: Mrs P J Heath
Town Clerk

AGENDA

1. Apologies for absence
2. To elect a Chairman of the Committee
3. To elect a Vice Chairman of the Committee
4. Declaration of interest for items on the agenda
5. To receive the minutes of the meeting held on 23rd April 2007 ratified on 14th May 2007.
6. To receive action reports as per the attached list
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 Bucks. Minerals & Waste LDF; Consultation Submission Draft (response by 22nd June 2007): to decide on a response
 - 9.2 To report on Planning items raised at the Buckingham Partnership meeting on 17th May 2007, and response re Min. 5041 (Cllr. Stevens)
10. Correspondence
 - 10.1 (06/03185/APP) AVDC reasons for decision contrary to BTC response (attached, p4)
 - 10.2 (5038.1) correspondence with J. Cannell
11. To consider whether any of the above require a press release
12. Chairman's items for information

To:

Cllr. T. Bloomfield	Cllr. H. Mordue (Mayor)
Cllr. H. Cadd	Cllr. M. Smith
Cllr. G. Collins	Cllr. P. Stevens (Chairman)
Cllr. P. Desorgher	Cllr. R. Stuchbury
Cllr. H. Lewis	Cllr. M. Try

A public session of no more than 15 minutes will be held prior to this meeting at 7pm if required.

PLANNING APPLICATIONS

21st May 2007

App. No. Particulars

Deferred from last meeting pending further information:

1. 07/00832/APP Land to rear of 1 Mitre Street
Change of use of land for residential use
Templeman

Information received: land belongs to AVDC

2. 07/00802/APP 15 Treefields
Single storey rear extension
Anderson

3. 07/00971/APP 10 Adams Close
Erection of conservatory
Hodson

4. 07/01003/APP Land off Bridge Street
Erection of 99 apartments, 4 Mews houses, retail unit, café, car parking and
riverside amenity area including footpath link and semi aquatic area
Limoges Ltd.

Members will find attached a note of the main points of the accompanying documents for this application

5. 07/01013/ATC 10 Market Square
Felling of N^o. 4 Trees
Atkinson

6. 07/01028/APP Sports Pavilion, Stratford Road
Erection of club house
Buckingham Athletic Football Club

7. 07/01054/ATC Land West Side of Hunter Street
Removal of branch from Willow Tree
Martin [Clerks note: for University of Buckingham]

8. 07/01055/APP 17 Page Hill Avenue
Erection of conservatory
Ayers

9. 07/01058/APP Roseway, Stratford Road
Single storey rear extension
Beaven

10. 07/01063/APP 46 Treefields
Erection of conservatory – retrospective
Jarvis

11. 07/01126/APP 71 Moreton Road
Rear first floor extension
Flack

12. 07/01136/APP Skate Park, Bridge Street
Erection of youth shelter and addition of solar panel to existing shelter
Buckingham Community Plan

13. 07/01137/ATN Land at Mount Pleasant plots 29304243446667 [*Clerk's note: this means the
verge at the Ring Road Garage corner of the Gawcott Road/bypass roundabout*]
Erection of 15m monopole containing N^o.3 antenna with equipment cabinets
O₂ UK Ltd.

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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

14. 07/01152/APP Wooburn, Stowe Avenue
Two storey side extension
Richards
15. 07/01176/APP Land behind Avenue House and Barracks House, Western Avenue
Erection of two storey dwelling
Shipp

The following two applications will be considered together:

16. 07/01199/APP Unit 6B, Fleece Yard
Change of use of 1st floor from office use to a 2 bedroom flat
17. 07/01200/ALB Alterations to building to change use of first floor from office to a 2 bedroom flat
Scrase
18. 07/01213/APP 32 Portfield Way
Two storey side extension and single storey rear extension
Russell
19. 07/01250/APP Hill House, 12 Castle Street
Erection of garden pavilion/summerhouse
Thorogood

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

06/02977/APP Stratford House Alterations to garage building to form 2no. 1 bedroomed flats & associated parking.

Alterations to stair and landing, and rear elevation to provide fire escape.

PLANNING DECISIONS

BCC

CC/07/07 The Buckingham School 2.4m palisade fence adj. southern boundary Support
07/00717/ACC)

AVDC PER BULLETINS

APPROVED

07/00019/ALB Castle House Relocation of stone shepherd statue to Stowe Gardens Support
07/00346/APP 4 Nightingale Place Erect conservatory, alter roof and realign wall Support
07/00438/APP 4 Naseby Court 1st fl.side, 1 st. front & 2 st. rear ext'ns and conservatory Support
07/00444/APP 11 Highlands Road Rear extension and loft conversion Support
07/00481/ATP Holloway Spinney Reduction one sycamore Support
07/00500/APP 38 Willow Drive First floor side extension Noted
07/00603/ALB Castle House Relocate stone shepherdess statue to Stowe Gardens Support
07/00661/APP part of car park Temp. Bldg for ShopMobility & wheelchair crossing point Support
07/00672/ALB 6&8 Fleece Yard Demolish section;construct stairwell to Old Latin House Support
& create 3 flats; alter kitchen

07/00700/APP Lattice Cott.,Gawcott Rd. Single storey side extension Support

REFUSED

07/00206/APP 12 Adams Close Rear single storey cat run – retrospective Oppose
07/00597/ACL Hilltop,Gawcott Rd. Continued use of lane for residential curtilage Support

WITHDRAWN

06/02296/APP Hill House, Castle St. Erection of garden pavilion/ summerhouse
[Members had supported]

07/00215/AOP Former Railway Station site, Station Rd.
Renewal of 03/01402/AOP – erection of general purpose hall for sports administration and associated car parking

07/00547/APP Wooburn,Stowe Ave. Two storey side extension
[Members had opposed both of these]

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REPORTS TO DEVELOPMENT CONTROL

A Report on the following application has been received and is available in the office
07/00487/APP 19 Squirrels Way Erection of dwelling on land adjacent

APPEAL LODGED

06/03254/APP Arthurs Radio, West St. Erection of No.2 apartments

10. CORRESPONDENCE

10.1 06/03185/APP Manor Farm House, Moreton Road. Erection of two storey detached dwelling.

Reason for decision contrary to BTC response

Members had **SUPPORTED**, asking that matching materials sympathetic to the rural setting be specified in the conditions of approval, if given.

AVDC had **REFUSED**: "It was concluded that given the distance of the site from the main built up settlement and the isolated nature of the adjacent property that the application site is not located within the main built up settlement and as such the application would fall to be assessed under policy RA15 of the AVDLP.

Policy RA15 states that permission will only be granted in exceptional circumstances for new dwellings such as for providing affordable housing to meet a local need or housing necessary for the purposes of agriculture and forestry. Permission may be granted for the infilling of a small gap in a developed frontage with one or two dwellings, where there would be no adverse effect on the character of the countryside or other planning interests.

It was concluded that the application site was not located within a built up frontage and as such the development would be contrary to the criteria set out in policy RA14 of the AVDLP and result in an inappropriate form of development in the open countryside which does not meet any exceptional needs and would result in unjustified development in the open countryside to its detriment.

Furthermore, having regard for the proposed scale of the development it was concluded that the proposal would provide built development across almost the entire width of the site and the majority of the depth of the site with the remaining area at the front of the site being laid to hardsurfacing to provide for parking and turning facilities and for this reason the site would appear significantly built up in appearance and not sympathetic to the setting of the site, to the detriment of the open character of the locality."

PLANNING COMMITTEE ACTION LIST AND UPDATE

Minute No	Title	Action Taken		
5036	23/4/07 responses	Faxed: 25/4/07 3 urgent Posted: 25/4/07 all BCC: emailed 24/4/07, posted 25/4/07		N/a
	Meeting Date 13/11/06	Action Date	Form	Response
4985.2	Wagland's Garden complaint	16/11/06 10/4/07	Letter as minuted Reminder sent	Reply 21/5/07 (Agenda 7.2)
	Meeting Date 18/12/06	Action Date	Form	Response
4994.4	Bourton Road footway	20/12/06	Submission letter to BCC	Path installed
	Meeting Date 12/2/07	Action Date	Form	Response
5012.3	Cecils Yard	15/2/07 10/4/07	Copy EA letter to AVDC Reminder sent	Ackn.rec 22/2/07 Email ack. 11/4/07
	Meeting date 2/4/07	Action Date	Form	Response
5029.1	SEERA housing strategy	10/4/07	Submit response	
5030.1	BCC signage	10/4/07	Letter to BCC as minute	
5032.1	Verney Close disabled bay	10/4/07 10/4/07	Letter to BCC as minute Letter to AVDC as minute	Town Clerk arranged meeting with BCC 4/5/07; officer failed to attend Ackn.16/4/07
	Meeting date 23/4/07	Action date	Form	Response
5038.1	Mr. Cannell	25/4/07	Invite to 21/5/07 meeting	Agenda 10.2
5039.1	Flooding Osprey Walk		Cllr Isham to furnish Drainage Board information	30/4/07
5041	Planning Dept.		Cllr. Stevens to provide letter	30/4/07 (see Agenda 9.2)

Other outstanding matters:

Minute No.		Action Date	Form	Response
4985.3	Enforcement	25/10/06 10/4/07	Report on Sandwich bars serving food to eat on the premises Reminder sent & query re Bon Viveur added	Passed to Enforcement 12/1/07 Email ack. 11/4/07