

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, 15th October 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 elect a Chairman of the Committee
4. To elect, if necessary, a Vice Chairman of the Committee
5. To receive the minutes of the meeting held on 17th September 2007 ratified on 8th October 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 To discuss and agree street name suggestions for the Moreton Road development per letter (attached).
 - 9.2 (5100.1) Bucks.Minerals & Waste LDF Consultation: to receive a report and agree a response – Cllr Whyte (attached)
 - 9.3 (5097.2) To consider *The Validation of Planning Applications* and make suggestions for inclusions in the Local List (summary sent with 28/8/07 agenda; deferred from last meeting)
 - 9.4 (5098.2) To receive a report on the adoption of services and open space – Cllr. Whyte
 - 9.5 (5100.2) To discuss and agree provisional recommendation for 2008/2009 budget
10. Correspondence
 - 10.1 (07/00784/APP; 43 Embleton Way) AVDC reasons for decision contrary to BTC response (appended, p 5)
 - 10.2 (07/01313/APP; 68 Moorhen Way) AVDC reasons for decision contrary to BTC response (appended, p 6)
 - 10.3 (5098.2) Response from Mr. Skedge (attached)
11. To consider whether any of the above require a press release
12. Chairman's items for information

To:

Cllr. T. Bloomfield	Cllr. A. Mahi
Cllr. H. Cadd	Cllr. H. Mordue (Mayor)
Cllr. Mrs. G. Collins	Cllr. M. Smith
Cllr. P. Desorgher	Cllr P. Stevens (Chairman)
Cllr. P. Hirons	Cllr R. Stuchbury
Cllr. H. Lewis	Cllr. M. Try
Cllr G. Loftus	Cllr. W. Whyte

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

4. PLANNING COMMITTEE ACTION LIST AND UPDATE

Minute No	Title	Action Taken		
5095	17/9/07 responses	Faxed: Posted: all 20/9/07		N/a
	Meeting Date 12/2/07	Action Date	Form	Response
5012.3 R	Cecils Yard	15/2/07 10/4/07 22/8/07	Copy EA letter to AVDC Reminder sent Officer notes meeting developer 24/8	Ackn.rec 22/2/07 Email ack. 11/4/07 Result awaited
	Meeting date 2/4/07	Action Date	Form	Response
5032.1 R 5054.2	Verney Close disabled bay	10/4/07	Letter to AVDC as minute	Ackn.16/4/07
	Meeting date 11/6/07	Action Date	Form	Response
5085.6 5059.1 R 5088.1	Dark Alley Waglands Garden	14/6/07 30/8/07	Status of Dark Alley List of undischarged conditions and timescale for completion Re unanswered questions	Ackn. 20/6/07 Response after 18/9/07 (JC on leave)
	Meeting date 9/7/07	Action Date	Form	Response received
5078.2	Waste Development Plan	2/8/07	Response filed on-line	
	Meeting date 28/8/07	Action Date	Form	Response received
5078.3	Minerals & Waste Core strategy	30/8/07	Agreed response filed on-line	
5078.4	Validation of applications	30/8/07	Obtain hard copy – Clerk Obtain response date from AVDC - Clerk All Members to consider document for next meeting	√ Agenda 9.3
	Meeting date 17/9/07	Action Date	Form	Response received
5097	Affordable Housing SPD consultation	20/9/07	Agreed response filed online	
5098.1	Fruice encroachment on pavement	20/9/07	Notify Highways (verbal)	
5098.2	Adoption of public spaces, etc	20/9/07 20/9/07	Letter to Mr. Skedge Letter to Anglian Water	3/10/07 (attached)
5100.1	Minerals and Waste Preferred options		Cllr. Whyte to report	Agenda 9.2
5100.2	Budget		All Members to consider possibilities as minuted	Agenda

Other outstanding matters:

Minute No.	Meeting date 28/8/07	Action Date	Form	Response received
5087.2	AVDC Admin errors		Clerk to monitor and report	

5. PLANNING APPLICATIONS**15th October 2007**

- | | <u>App. No.</u> | <u>Particulars</u> |
|----|-----------------|---|
| 1. | 07/02488/APP | 2 Embleton Way
Conversion of garage to residential use
<i>Ohene-Djan</i> |
| 2. | 07/02518/APP | 11 Osprey Walk
Erection of conservatory
<i>Woolley</i> |
| 3. | 07/02521/APP | 99 Burleigh Piece
Erection of rear and side conservatory and new front bay window
<i>Causer</i> |
| 4. | 07/02569/APP | 16 Bourton Road
Two storey side extension and provision of new access
<i>Roberts</i> |
| 5. | 07/02571/AAD | Unit 7 (10) Swan Business Park
Display of two non-illuminated company signs
<i>Racelogic</i> |
| 6. | 07/02588/APP | 11 King Charles Close
Single storey front extension
<i>Hogg & Fraser</i> |

The following two applications will be considered together:

- | | | |
|-----|--------------|--|
| 7. | 07/02610/APP | 36-37 High Street
Single storey rear extension, associated external alterations and conversion from A4 to restaurant (A3) – amendment to planning approval 07/00140/AP |
| 8. | 07/02611/ALB | 36-37 High Street
Single storey rear extension, associated external alterations and conversion from A4 to restaurant (A3) – amendment to Listed Building Consent 07/00146/ALB
<i>Dragon Leisure Ltd.</i> |
| 9. | 07/02625/ATC | Browns, The White House, Market Hill
Reduce and thin one tree to the rear of the property
<i>Brown</i> |
| 10. | 07/02664/APP | Bourton Meadow Combined School, Burleigh Piece
Replacement of temporary building with erection of modular permanent single storey classroom building
<i>Mrs. G. Race</i> |

The following two applications will be considered together:

- | | | |
|-----|--------------|--|
| 11. | 07/02667/ALB | The Woolpack PH, Well Street |
| 12. | 07/02669/APP | Extension and alteration to existing pergola and construction of enclosed play area in rear garden
<i>Enterprise Inns plc</i> |
| 13. | 07/02671/APP | 9 Woodlands Crescent
Alterations to pitched roof over front and rear dormer window
<i>Hancock</i> |
| 14. | 07/02685/APP | Unit 7 (10) Swan Business Park
Installation of seven ground floor and seven first floor windows in rear and side elevations
<i>Racelogic</i> |

W.P.15th October 2007

3 of 6

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. | 07/02690/APP | 31 Bourton Road
Conversion of garage and first floor side extension
<i>Milne</i> |
| 16. | 07/02691/APP | 33 Bourton Road
Two storey side extension and single storey rear extension
<i>Reynolds</i> |
| 17. | 07/02722/APP | 28 Bradfield Avenue
Single storey side extension
<i>Hayes</i> |
| 18. | 07/02768/APP | Budgens, 14 Meadow Walk
Sub division of existing store to provide new class A1 unit and creation of new shop front and entrance and rear roller shutter entrance
<i>Musgrave-Budgens-Londis</i> |
| 19. | 07/02783/APP | 15 Swan Business Centre, Osier Way
Installation No.3 windows and No.5 air conditioning condensers
<i>Piddington Properties</i> |
| 20. | 07/02790/APP | Sports Pavilion, Stratford Road
Erection of sports pavilion
<i>Buckingham Athletic FC.</i> |

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

07/01003/APP Land off Bridge St. 99 apartments, 4 houses, shop, café, etc.

Minor amendments: 4 parking places to left of entrance from Bridge Street, on the metal grille over the basement ventilation outlet have been deleted and trees planted across to screen the grille; two new car parking places have been added within the development; one replaces a proposed large tree in the entrance road streetscape which has been moved further along to the corner on the road.

The loading bay on the right of the Bridge Street access beside the retail unit has been lengthened across the top of the underground car park entrance deleting cycle stands.

Members are advised that a further drawing has been received direct from the applicant, showing the addition of racks for 6 cycles opposite the loading bay, and a dedicated service route from the loading bay to the cafe (to be so signed) to avoid clashes with pedestrians.

07/02020/APP Nat West Bank Rear Fire Escape and handrails

Amendment: Fire escape moved to centre of rear elevation (as far as possible from The White House, which is listed) and black hammerite substituted for proposed grey galvanised finish.

Members will note that the decision has been made (below).

07/02042/APP The Bungalow, Bath La. Commercial vehicles garage/workshop, ferrous metals storage area
Corrected drawing showing new building 1m inside boundary with conifer hedge screening

Members will note that the decision has been made (below).

PLANNING DECISIONS PER BULLETINS

APPROVED

07/00784/APP	43 Embleton Way	2 storey side extension & rear conservatory	Oppose
07/01313/APP	68 Moorhen Way	Extn of wall to enc. land for residential use	Oppose
07/02020/APP	NatWest Bank	Rear spiral fire escape & handrails	Support
07/02042/APP	The Bungalow, Bath Lane	Garage/workshop & metal storage area	Support
07/02076/APP	Bernardines Way	Crown reduce 1 oak by 25-30%	Support
07/02078/APP	11-12 Chandos Rd.	New external basement stairway to front	Support
07/02084/APP	13 Busby Close	Conservatory	Support
07/02104/ATC	10 Market Sq.	Removal of all trees and woody vegetation	Support
07/02117/ATC	Nelson Court	Works to trees	Support
07/02139/APP	2 Foxglove Close	Conversion of 1 garage to living accommodation	Support
07/02155/APP	3 Busby Close	Single storey front extension	Support
07/02288/ATC	20-21 High St.	Fell 3 trees	Support
07/02227/APP	138 Moreton Rd.	Single storey rear & first floor front extensions	Support

W.P.15th October 2007

4 of 6

02/03/2015

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WITHDRAWN

07/00876/APP 35 Moreton Rd. Part two storey, part one and half storey side extension
[Members had supported]

APPEALS LODGED

07/01538/APP Salisbury Cottages, Bath Lane Installation of south facing roof panels

07/01176/APP Land behind Avenue House & Barracks House, Western Ave. Erection of two storey dwelling

9.1 STREET NAMING

The next name on the suggestions list is of Mr. Wilf Whitehead, who farmed at Chackmore; a resume is below, p6, for new Members' information. As he was particularly interested in rare breeds, particularly sheep, the following are suggested:

Whitehead Way for the spine road looping from and to the Moreton Road plus a selection of sheep breeds

Balwen	Jacob	Shropshire
Boreray	Leicester Longwool	Shetland
Castlemilk	Lincoln	Soay
Cotswold	Lonk	Southdown
Dartmoor	Norfolk Horn	Suffolk
Derbyshire	Oxford Down	Teeswater
Dorset Down	Portland	Texel
Hebridean	Ronaldsay	Wensleydale
Hill Radnor	Ryeland	Wiltshire Horn

Alternatively, making reference to the moor in Moreton Road

Alston Moor	Glaisdale Moor	Riggs Moor
Anglezarke Moor	Goathland Moor	Saddleworth Moor
Bleasdale Moor	Heathfield Moor	Steane Moor
Bodmin Moor	Howden Moor	Thornton Moor
Bowes Moor	Keighley Moor	Turton Moor
Dallowgill Moor	Ilkley Moor	Wadsworth Moor
Dartmoor,	Marston Moor	Warley Moor
Egton High Moor	Masham Moor	Wheeldale Moor
Exmoor	Midhope Moor	
Farndale Moor	Redmire Moor	

Names from 'Lark Rise' have also been suggested. Research will be carried out and a list supplied at the meeting.

10. CORRESPONDENCE

10.1 (07/00784/APP; 43 Embleton Way. Two storey side extension and rear conservatory, and retention of shed in rear garden): AVDC reasons for decision contrary to BTC response

Members had **OPPOSED**: *Members reiterated their concerns over the extension of an 'affordable' unit, deploring its consequent loss to the pool of affordable dwellings, and also noted that the fall of the land meant that the proposed extension would overlook neighbouring properties; the outer dimensions of the proposal were exactly the same as the previous (refused) application. The application was opposed on the grounds that it was visually intrusive and would have a detrimental effect on the street scene.*

Members made no comment on the three subsequent Minor Amendments.

AVDC had **APPROVED**: "The impact of the proposal on the price of the dwelling is not a material planning consideration and therefore was not considered in the determination of the application.

The impact of the extension on neighbouring properties in terms of overlooking was considered to be acceptable, given the distance between the site and the neighbouring dwellings and the omission of windows from the north facing elevation of the extension. The distance between the site and the neighbouring properties and the existing and proposed boundary planting was considered to mitigate the impact of the extension in terms of outlook and access to light for neighbouring properties.

The impact of the proposal on the street scene was considered to be acceptable as the extension would be subservient in scale to the original dwelling and would be finished in matching materials. It

would retain a 3.1m gap to the northern boundary which is in accordance with the adopted Design Guide on Residential Extensions.”

10.2 (07/01313/APP;68 Moorhen Way. Extension of boundary wall to enclose land for residential use): AVDC reasons for decision contrary to BTC response

Members had **OPPOSED**: *Members expressed concern that the proposed wall restricted driver's sight-lines and that amenity land should be protected from acquisition.*

Members made no comment on the subsequent Minor Amendment.

AVDC had **APPROVED**: “The proposed wall extension would measure 1.65m in height and would be built inside the line of the 1.5m high hedge. The Council’s Highway Engineer was consulted on the proposal and confirmed that the new wall would not have a significant impact on highway conditions. The change of use of the land to the side of the dwelling to private garden was considered to be acceptable as the existing hedge would be retained and the land to the front of the dwelling would be unchanged. This was considered to adequately protect the open character of the estate.”

Mr. Wilfred Whitehead (information from Mrs Whitehead)

Born 25th February 1925; died April 1999. Married 1950 – 3 sons

Attended Chackmore and Buckingham Senior Schools

Became a member of the Rural District Council at 22 and served until it was dissolved in 1974;

Chairman 1966 and 1967

Member of Buckingham National Farmers Union until he died

Parish Councillor for Chackmore for over 50 years

Member of Buckingham & District Education Committee

Member of Buckingham Magistrates Association for 28 years (until he was 70)

Member of Buckingham Rotary Club for 18 years; President 1988 - 1989

Trustee of Chackmore Methodist Church

Governor of Chackmore School

Member of Buckingham and District Beekeepers Association

Supporter of the Rare Breeds Society

Judge of Jacob Sheep at County Shows

Member of Longhorn Cattle Society

Member of Suffolk Sheep Society

Member of Jacob Sheep Society

Member of Cropredy & District Sheepdog Association

Supporter of Grafton Hunt and Stowe Beagles

Hosted North Bucks. Show at his farm, organised Silverstone Cycle Ride (for charity) and visits for overseas students via Rotary International