

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, 9<sup>th</sup> June 2008 at 7pm.

The public is invited to attend.

Signed: Mrs P J Heath MILCM  
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 12<sup>th</sup> May 2008 ratified on 2<sup>nd</sup> June 2008
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 (5194.1) Buckingham Plan
    - 7.1.1 To receive the notes of the meeting held on 21<sup>st</sup> May 2008
    - 7.1.2 To receive a report on the public launch on 25<sup>th</sup> May 2008
    - 7.1.3 To receive an update on progress and discuss future plans
  - 7.2 To discuss and agree to invite Mr. A. Birch of Hallam Land Management to give a presentation on the A421 site by the Little Chef (note below, p5)
  - 7.3 (5194.5) AVDC Design Award 2008; to receive suggestions for entries (see note below, p5)
  - 7.4 SEERA Review of Sub-Regional Allocation of Primary Land-won Aggregates in the South East: To appoint a Councillor to review the document and report to the next meeting (response date 8<sup>th</sup> August)
  - 7.5 (5195) 2 Primrose Way; to discuss further information (attached)
  - 7.6 To discuss and agree a comment to AVDC re the interpretation of 'applicant' on planning application forms (see report below p5)
8. Correspondence
  - 8.1 (08/00316/APP) AVDC reasons for decision (appended, p6)
  - 8.2 (5183.6) Tesco re shutter
  - 8.3 AVDC re Local Council Communication Group
  - 8.4 (5194.2) AVDC re LDF documents
9. To consider whether any of the above require a news release
10. Chairman's items for information

To:

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

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		
5192	12/5/08 responses	Faxed: 15/5/08 (8) Posted: 15/5/08 (all)		N/a
Minute No	Meeting date 14/1/08	Action Date	Form	Response received
5143.3	Bucks. Economic Development Strategy consultation	18/1/08	Confirmation letter sent (response emailed 7/1/08)	
5144.2	Bus shelter	18/1/08	Request shelter for Stratford Road	
Minute No	Meeting date 3/3/08	Action Date	Form	Response received
5162.3	Eco Town	14/3/08	Letters as minuted – AVDC Forward Plans BCC Forward Plans SEEDA Housing Minister & Sec. of State, DCLG Mr Bercow	AVDC 31/3/08  John Bercow – 26/3/08
5163.1 5178	Dark Alley	4/3&15/4 30/4/08	Liaise with Advertiser Req. update fr. AVDC& BCC	Item promised BCC 8/5/08
Minute No	Meeting date 25/3/08	Action Date	Form	Response received
5172.2, 5196	Buckingham Plan		News release <b>Chairman/ Mayor</b>	
Minute No	Meeting date 21/4/08	Action Date	Form	Response received
5179	Appln 08/00643/APP	24/4/08	Response to planning officer	Added to application docs on website
5180	Bucks Waste & Minerals	30/4/08	Letter to Cabinet member	
5181	08/00904/APP	23/4/08	Check planning conditions, Tesco landscaping	Application refused, quoting landscaping
5183.3	Terms of Reference		<b>Chairman</b> to take suggestions to Chairman's group meeting	
5183.6	Tesco shutter	30/4/08	Letter as minuted	22/5/08 (agenda 8.2)
5183.10	AVDC Design Award		<b>All Members</b> to think of possible entries	June agenda
5184.2	Howard Sharp	30/4/08 30/4/08	Reply to letter Forward to AVDC	
5185	Waste & Minerals	30/4/08	Press release	
Minute No	Meeting 12/5/08	Action	Form	Response received
5194.1	Buckingham Plan	13/5/08	Advise Roy gazebo needed 25/5 and 10/6 Notice for boards/Film Place/ plasma screen	Ackn.
5194.2	LDF docs.	15/5/08	Letters to all D.Cllrs	21/5 Cllr. Mills (email) 29/5 AVDC (agenda 8.4)
5194.3	Dark Alley	15/5/08	Letters as minuted	
5194.6	Validation system	15/5/08	Letter as minuted	
5195.1	2 Primrose Way		<b>Cllr Smith</b> to take photos	13/5/08 (agenda 7.5)

Other outstanding matters

5087.2	AVDC Planning admin matters ongoing	Clerk to monitor & report: report date	Response received
	Tree application 08/00382/ATC received 21/2/08 for response 26/2/08		
	Tree application 08/00574/ATC received 13/3/08 for response 18/3/08 actually for TPO trees; Officer prompted 13/3/08, altered suffix		
	08/00727/APP stamped in 12 March, received BTC 24 <sup>th</sup> April for response by 9 <sup>th</sup> May		

**5. PLANNING APPLICATIONS 9<sup>th</sup> June 2008**

	App. No.	Particulars
1.	08/01086/APP	Waitrose, 14 Meadow Walk Erection of generator & enclosure, new shop front, ATM, bike shed and louvre <i>Waitrose Ltd.</i> <i>Would Members note that Minor Amended drawings have been received for this application and the Amended drawings have been posted in place of the originals.</i> <i>Amendments:</i> 1. swapping the positions of the ATM and bicycle parks 2. doubling the size of the louvre to 1200 x 600 3. removal of the generator and enclosure from the proposals 4. (new) alterations to existing Service Yard concertina shutter by enlarging the existing opening to 3000 x 3200
2.	08/01156/ALB	10 Well Street Replace existing windows to rear, insertion of French windows and window to rear and side and internal alterations <i>Burns</i>
3.	08/01192/APP	21 Hilltop Avenue Erection of conservatory <i>Read</i>
4.	08/01196/APP	21 Plover Close Single storey rear extension and first floor extension over garage <i>Radford</i>
5.	08/01229/APP	63 Meadway Single storey rear conservatory <i>Smith</i>
6.	08/01230/APP	1 Cornwalls Centre ( <i>changed to 8b High Street, website 27/5/08</i> ) Change of use from (Commercial) A1/A2 to Sui Generis use for art classes and art parties for adults and children <i>Foster</i>
7.	08/01247/APP	8 Greenway Walk Erection of conservatory <i>Price</i>
8.	08/01256/APP	10 Greenway Walk Rear conservatory <i>Newman</i>

*The following two applications will be considered together:*

9. 08/01286/APP Bright Lights, 3 West Street  
Creation of ground floor retail and basement storage with 10 n<sup>o</sup>. apartments with dormer windows
10. 08/01287/ALB Creation of ground floor retail and basement storage with 10 n<sup>o</sup>. apartments with dormer windows, alterations to windows and internal alterations  
*Green (City Estates Ltd.)*
11. 08/01288/APP Barclays Bank, 11 Market Square  
Construction of red brick enclosure to screen airconditioning plant on front elevation of building  
*Barclays Bank plc.*
12. 08/01297/APP 10 Swan Business Centre, Osier Way  
Erection of 3.5m high earth bund and 2.4m fence  
*Thuillier (Racelogic Ltd.)*
13. 08/01322/APP Corner House, 16A West Street  
Single storey outbuilding  
*Heyman*
14. 08/01364/APP 11 Primrose Way  
Conversion of garage to form dining room and downstairs bathroom and provision of No.2 parking spaces in front garden (retrospective)  
*Rehman*
- [07/01687/APP, Conversion of garage into bedroom, was withdrawn in October 2007]
15. 08/01442/ATP 19 Waglands Garden  
20 – 25% crown reduction to No.1 Lime  
*Townsend*

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

- 08/00668/APP** 9 Castle St. Conversion of dwelling to 4 flats *Amendment: internal cupboard door indicated*
- 08/00767/APP** 46 Embleton Wy Conversion of garage to habitable room and enclosure of land for residential use. *Amendment shows plans for 3 parking spaces to front of house*
- 08/00926/APP** 7 Foxglove Cl. Erection of single storey side extension and repositioning of garden wall  
*Amendment shows position of existing and proposed boundary wall*
- 08/00994/APP** Waitrose Erection of freestanding, totem and various signage  
*Amendments:* 1. sign ref 06 (delivery bay sign – Waitrose delivery vehicles only) is omitted from proposal  
2. sign ref 10 (cycle racks) – they say 6 Plantlocks will accommodate 12 cycles & they are 'immoveable' as they weigh over 75kg when planted up.  
3. sign ref 20 (dog stop) – these are rings to tie a dog to; they are now between the trolley park and the ATM as another minor amendment (08/01086/APP) has moved the cycle racks
- 08/01034/APP** Waitrose Replacement of No.2 condenser units, installation of new handrail to plant area and new companion way ladder and secure enclosure  
*Amendment: removal of ladder and secure enclosure: these will now be installed inside the building. A background noise assessment and plant noise assessment is also included.*
- 08/01086/APP** Waitrose Erection of generator & enclosure, new shop front. ATM, bike shed and louvre  
*These amended drawings have been substituted for the originals on the board.*

### **PLANNING DECISIONS PER BULLETINS**

#### **APPROVED**

08/00527/ALB	19 Castle Street	Internal alts. to create 4 flats	Support
08/00641/ALB	Stoneleigh Ho.	Single storey rear extension	Support
08/00642/APP	Stoneleigh Ho.	Single storey rear extension	Support
08/00644/APP	Kingston, Stowe Cl.	Single storey and two storey extensions	Support
08/00668/APP	19 Castle Street	Conversion of dwelling to 4 residential flats	Support
W.P.9th June 2008		4 of 2	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

08/00719/APP Villiers Hotel	Conv/alts to form 3 accessible bedrooms	Support
08/00721/ALB Villiers Hotel	Conv/alts to form 3 accessible bedrooms	Support
08/00767/APP 46 Embleton Way	Conversion of garage to habitable room	Support
08/00808/APP Manor Beeches Cott.	New roof & garage, single st. front extension	Support
08/00888/APP 36 Chandos Rd.	Single storey front extension	Support
08/01032/APP 38 Mallard Drive	Erection of Conservatory	Support

**REFUSED**

08/00515/APP Bourton Mill Farmhouse Two storey detached dwelling Oppose

**REPORTS TO DEVELOPMENT CONTROL**

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

<b>07/03500/APP</b> 95 Burleigh Piece	Conversion of garage to residential use
<b>08/00180/APP</b> 23 Gilbert Scott Road	Erection of log cabin to rear
<b>08/00179/APP</b> 24 Page Hill Avenue	Change of use of garage to dining room
<b>08/00356/APP</b> 124 Moreton Road	Demolition of existing structure and erection of two storey side extension and creation of additional access
<b>08/00643/APP</b> Sports Pavilion, Stratford Rd	Replace external cladding and alteration to flat roof to pitched roof to sports pavilion

**7. OTHER PLANNING MATTERS**

**7.2 Hallam Land proposal – excerpt from email to Chairman outlining developer’s request**

We are working towards a planning application and have a team in place looking at Transport, Ecology, Landscape, Drainage etc although there are no set timelines in place. We do, however, wish to undertake a public consultation exercise in the next month to gauge opinion and seek views on the site but also the wider requirements and desires of the Town. I am aware of some of the consultation exercises organised by the Town Council that are due to take place over the summer and I see there may be an opportunity to feedback results to one another, although of course the exercises will be independent of each other.

We briefly talked about how we could introduce our scheme and I understand the Council's usual preference for allowing developers or other parties to present at your Planning meeting. However, we would welcome the opportunity to meet with you and maybe some of the other Planning Committee Members so that we can talk through some of the particulars of the scheme, site history and wider strategic issues that don't often lend themselves well to a public forum of presentation and debate! It will also be an opportunity for you to offer views on our public exhibition prior to the event.

*After being informed of the procedure for inviting guests to meetings, the following email was received:*

Katharine,

Thank you for your email last week regarding the Town Council meeting on the 9th June. I understand the situation and so will have to wait to present anything to the Town Council at one of their meetings. Owing to timing of events, we will wish to progress with a public exhibition prior to the Town Council meeting on the 30th June. It is our intention to hold an exhibition on the 13th and 14th June and the Town Council members will be sent a letter informing them of times and inviting them to attend. We will be advertising the event this week and next week. Of course we would still be happy to attend the meeting on the 30th if requested, although it falls on a slightly awkward day for our team (I'm sure we will be able to get 2-3 along).

I would be happy for any members of the Town Council to contact me directly if they have any questions at this stage although my contact details will also be sent out with the letters regarding the exhibition.

Regards

Andy Birch

**7.3 Aylesbury Vale Design Award – Clerk’s report**

Resulting from a telephone call to Angela Baker, AVDC:

This year’s award is being run slightly differently to those in previous years.

We are invited to write in (there is no entry form) proposing buildings completed within the last four years, residential or commercial.

AVDC are planning to consider the entries mid-June. There is no definite cut-off date.

#### 7.6 Interpretation of 'Applicant' on planning applications - Clerk

The new application form, under **Applicant's name and address** has boxes for the name of the person making the application and the company, where applicable. AVDC's practice is to use the employee's name rather than the company name in the Bulletin etc. We had this when we considered Ganderton's signage and the new Tesco bus stop, both of which were listed by the name of the employee who filled out the form. Our own tree application last time was actually listed under the Town Clerk's name, not as Buckingham Town Council, and on this agenda there are two – 08/01286&87 and 08/01297/APP. When this happens, for the avoidance of doubt I have listed the applicant company as well as the individual, but this is not always possible before I have the application documents to hand.

City Estates are also the company renovating the old Advertiser building in West Street. It seemed to me that using an employee name could hide the fact that a particular company is behind a lot of applications in one area (with positive or negative implications) but, more importantly, it could lead to problems when Members declare an interest - if a Member had shares in City Estates, would they pick up that fact if the applicant was listed as 'Green'?

### **8. CORRESPONDENCE**

#### 8.1 08/00316/APP 11 Beaver Close; single storey and two storey rear extension

Members had **OPPOSED** (3/3/08): *It was noted there was no plan of the site showing parking and access.* Minor Amended plans were received showing the parking layout, which were displayed for the 21/4/08 meeting.

AVDC had **APPROVED** (14/4/08): The Council's parking guidelines state that three off street spaces should be provided within the curtilage for a dwelling with four or more bedrooms. The proposal would increase the number of bedrooms from four to five and therefore there was no additional requirement for parking spaces beyond the three already provided within the curtilage.