

Dear Member

You are hereby summoned to attend a meeting of the Planning Committee, which will be held in the Council Offices, Cornwall's Meadow, Buckingham, on Monday 30th June 2008 following the Interim Council meeting.

Signed: Ms. P. Heath MILCM
Town Clerk

The public is invited to attend.

AGENDA

1. Apologies for absence
2. Declaration of interest for items on the agenda
3. To receive the minutes of the meeting held on 9th June 2008 to be placed before the Council on 21st July 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 To receive a presentation from Hallam Land re a site on the A421
 - 7.2 Buckingham Plan – update
 - 7.3 NBPPC: to note receipt of AGM minutes (attached)
 - 7.4 To note receipt of *Fieldwork* (CPRE) June 2008 issue, available from the office
 - 7.5 To note receipt of the SEERA Sustainability Framework document & its Annexes 1, 2 & 3
 - 7.6 To note receipt of the BCC Statement of Community Involvement – Mineral & Waste Local Development Framework
8. Correspondence
 - 8.1 07/03500/APP; 95 Burleigh Piece } AVDC reasons
 - 8.2 08/00179/APP; 24 Page Hill Avenue } for decision
 - 8.3 08/00180/APP; 23 Gilbert Scott Road } contrary
 - 8.4 08/00356/APP; 124 Moreton Road } to BTC
 - 8.5 08/00643/APP; Sports Pavilion, Stratford Road } response
 - 8.6 (5194.6 / 5203.6 / 5204.1) response J Cannell (attached)
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. Hirons	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		
5201	9/6/08 responses	Faxed: 12/6/08 (12) Posted: 12/6/08 (all)		N/a
Minute No	Meeting date	Action Date	Form	Response received
5143.3	14/1/08 Bucks. Economic Development Strategy consultation	18/1/08	Confirmation letter sent (response emailed 7/1/08)	
Minute No	Meeting date	Action	Form	Response received
5162.3	3/3/08 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	Item promised
Minute No	Meetingdate	Action	Form	Response received
5180	21/4/08 Bucks Waste & Minerals	30/4/08	Letter to Cabinet member	
5183.3	Terms of Reference		Chairman to take suggestions to Chairman's group meeting	
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	Action	Form	Response received
5194.6	12/5/08 Validation system	15/5/08	Letter as minuted	18/6/08 – agenda 8.6
Minute No	Meeting	Action	Form	Response received
5144.2 5200.1	9/6/08 Bus shelter	18/1/08 12/6/08	Request shelter for Stratford Road (JC Decaux) AV Transport Users Group	
5194.3 5200.2	Dark Alley	15/5/08 12/6/08	Letters as minuted BCC re timetable	BCC email 9/6/08
5203.1	Buckingham Plan	19/6/08	Chairman to organise workshops	
5203.2	Hallam Land	12/6/08	Invitation to 30 June meeting	Accepted 19/6/08
5203.2	Standing Orders		Mayor to put on FC agenda	
5203.3	AVDC Design Award	12/6/08	Respond – no nominations	
5203.4	SEERA Aggregates		Cllr. Hiron to review	
5203.5	2 Primrose Way	12/6/08	Highways' view?	25/6/08
5203.6	'applicant' category	12/6/08	Letter to J Cannell	18/6/08 – agenda 8.6
5204.1	Parking space	12/6/08	Letter as minuted	18/6/08 – agenda 8.6
5204.2	Tesco shutter Tesco flags	12/6/08 12/6/08	Letter as minuted Ask AVDC Enforcement BCC contacted	2 phone calls (1 shop, 1 HQ) saying shutter is up during shop hours. 18/6/08 - BCC matter Flags removed
5204.3	LC Comm. Group	12/6/08	Letter as minuted	
5204.4	LDF Documents	12/6/08 12/6/08	Chairman to draw up shopping list Thanks to Cllr. Mills	

5206.1	Wharf Yard	10/6/08	Clerk check planning conditions; Cllr. Stevens to respond	Info passed to Cllr. 10/6 Cllr. Stevens report: has responded to resident
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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 9/6/08 Applicant contacted BTC re delay in decision	Letter to applicant – delay not BTC (resp -> AVDC 31/3/08)	[To Dev.Control Cttee 19/6]
	08/00727/APP stamped in 12 March, received BTC 24 th April for response by 9 th May		

5. PLANNING APPLICATIONS 30th June 2008

App. No.	Particulars
1. 08/01230/APP	1 Cornwalls Centre Change of use from (Commercial) A1/A2 to Sui Generis use for art classes and art parties for adults and children <i>Foster</i> <i>To discuss whether to alter the response of "Support in Principle" in light of further information.</i>
2. 08/01460/APP	43 Woodlands Crescent Erection of front extension and rear roof extension <i>Welch</i>
3. 08/01481/APP	Castlefields, Stowe Avenue Erection of agricultural barn <i>Jarman</i>
4. 08/01587/APP	5 Treefields Demolition of conservatory and erection of new conservatory <i>Pulverman</i>
5. 08/01603/ATC	Land at Cornwalls Meadow Works to trees <i>AVDC</i>

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

08/00758/ALB White Hart Hotel Single storey extension to rear of building with alteration to the fenestration and entrance on rear elevation, laying out of new parking area, refurbishment of existing garden including new awning, pergola, bin store, lighting and garden furniture.
Amendment – additional information

PLANNING DECISIONS PER BULLETINS

APPROVED

07/03500/APP 95 Burleigh Pce	Conversion of garage to residential use	Oppose
08/00179/APP 24 Page Hill Ave.	Change of use of garage to dining room	Oppose
08/00180/APP 23 Gilbert Scott Rd.	Erection of log cabin to rear	Oppose
08/00356/APP 124 Moreton Rd.	Erection of 2st.side extn. & new access	Oppose
08/00643/APP Sports Pavilion	Repl.ext.cladding+alt. flat to pitched roof	Support in Principle
W.P.PLANNING	Page 3 of 5	02/03/15

Members are reminded that they must declare a prejudicial or personal interest as soon as it becomes apparent in the course of the meeting

08/00896/APP Innov8,Tingewick Rd.	Erection of cooling tower	Support
08/00994/AAD Waitrose	Erection of various signage	Partial Support
08/01034/APP Waitrose	Repl. condenser units & handrail	Support
08/01080/APP 128 Moreton Road	Amendment to 07/01981/APP	Support
08/01083/ADP Buck.Colour Press	Extension to warehouse	Support
08/01095/ATC Ch.Pk Bowling Gn.	Fell 1 conifer	-----
08/01132/ATC Castle Ho.Wood	Works to trees	Support
08/01165/ATC Cobblers Cott.Tingewick Rd	Reduce height & thin group Leylandii	Support
08/01192/APP 21 Hilltop Avenue	Erection of conservatory	Support
08/01229/APP 63 Meadway	Single storey rear conservatory	Support
08/01247/APP 8 Greenway Walk	erection of conservatory	Support
08/01256/APP 10 Greenway Walk	Rear conservatory	Support

REFUSED

08/00727/APP 42 Bourtonville	Erection of two storey side extension	Conditional Support
08/00904/APP Tesco,London Rd.	Demol.carwash+erection new carwash	Oppose

TREE PRESERVATION ORDER CONFIRMED

TPO 2008 No.1 Factory at junction of Bath Lane and Tingewick Road
T1, English Oak; T2 & T17, Walnut; T3, Laburnum; T4, Yew; T5, Red Horse Chestnut; T6, Lime; T7, T8, T10 & T11, Scots pine; T9, T12 & T16 Black Pine; T13, T14 & T15 Pine

TREE PRESERVATION ORDER LAPSED

TPO 2007 No. 18 5 Bostock Court

REPORTS TO DEVELOPMENT CONTROL

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

08/00574/ATP 5 Bostock Court	Crown reduce by 20-25% 2 sycamores
08/00627/ATP 5 Waglands Garden	Works to Oak and yew tree
08/00926/APP 7 Foxglove Close	Erect single storey side extn,move garden wall
08/00951/APP land.adj.11 Meadway	Erect single st.dwelling, + 2 access drives

8 CORRESPONDENCE

AVDC reasons for decision contrary to BTC response

8.1 07/03500/APP 95 Burleigh Piece

Conversion of garage to residential use

In the light of a reported dispute as to the position of the SE (side) boundary which would affect the viability of the second parking place as shown on the plan, Members decided to **OPPOSE** until further information was available. An Amended Plan was received with a re-drawn eastern boundary: Members reiterated their opposition, as they felt standard size parking bays should have been marked on the driveway to prove the reduced width was adequate.

AVDC approved: The applicant has addressed the boundary issue by submitting a block plan showing the new red-edge and the existing hard-standing area. The plan also indicates the removal of the existing shrubs adjacent to the side of the house.

With regard to the amended plan: Policy GP24 of AVDLP seeks to maintain levels of car parking appropriate to the level of development. The existing 3 bedroom would require a minimum of 2 parking spaces within the curtilage. The proposal would result in the loss of a space in the existing garage. However the existing driveway in front of the house can accommodate the required two parking spaces which meet the council's car parking guidance.

8.2 08/00179/APP 24 Page Hill Avenue

Change of use of garage to dining room

Members had **OPPOSED**, noting that there was no indication of parking arrangements following the loss of the garage space. A Minor Amended plan was subsequently supplied showing 2 parking spaces in the front garden.

AVDC had approved: The applicant has addressed the parking issue by submitting a block plan showing the parking provision. With regard to the amended plan the Town

Council made a further comment that the standard size parking bays should have been marked on the driveway to prove the reduced width as adequate [*Clerk's note: in actual fact this comment was appended to the amended plan response for 07/03500/APP*].

Policy GP24 of AVDLP seeks to maintain levels of car parking appropriate to the level of development. The existing 3 bedroom would require a minimum of 2 parking spaces within the curtilage. The proposal would result in the loss of a space in the existing garage. However the existing driveway in front of the garage could accommodate the required two parking spaces which meet the council's car parking guidance. Nevertheless the amended plan indicates the widening of the drive by 1m further to the east which would give an overall width of 6m. The drive is 5m deep with a width of 6m it could accommodate the required 2 parking spaces comfortably.

8.3 08/00180/APP 23 Gilbert Scott Road

Erection of log cabin to rear

Members had **OPPOSED** this very large building on the grounds of overdevelopment.

AVDC had **APPROVED**: Policy GP35 of AVDLP seeks that new development proposals respect the physical characteristics of the site and the surroundings. AVDLP policy GP9 relates specifically to proposals for extensions to dwellings, but is also applicable to freestanding domestic buildings in curtilage situations, such as garages and summerhouses or log-cabins.

In this case the dwelling is set within a deep rear garden. Considering that the proposed log cabin would be a modest size and would be tucked in the corner of a large rear garden and would be approximately 23m from the dwelling, it would not result in an overdevelopment to the site. Hence the proposed log cabin in the rear garden would respect the surrounding area and the adjacent countryside, in accordance to policies and Design Guides.

8.4 08/00356/APP 124 Moreton Road

Demolition of existing structure and erection of two-storey side extension and creation of additional access

Members had **OPPOSED** as they were unable to gauge the possible effects of the new access as there were no ground plans of the site.

AVDC had approved after the applicant had provided a plan of the parking and access: BCC (Highways) considered that the driveway area shown in the plan does provide an adequate parking and turning area and the additional point of access will allow the driveway to operate an in/out system. Hence the application is acceptable in highway terms subject to highway conditions as has been imposed to the approved application.

With regard to the parking provision the resultant 4 bedroom dwelling would require 3 parking spaces within the curtilage. The existing driveway in the front garden could accommodate more than 3 parking spaces and a turning area in the garden, in accordance to policy GP24 of the AVDLP and to BCSP Policy TR1.

8.5 08/00643/APP Sports Pavilion, Stratford Road

Replace external cladding and alteration to flat roof to pitched roof to sports pavilion

Members had voted to support the alterations in principle but **OPPOSE** because there were inadequate details of the materials to be used. At a subsequent meeting, in response to a letter from the Case Officer, the Committee discussed the request at some length, noting that the D&A Statement listed optional colours and materials, and that there was some doubt whether the walls would be strong enough to support a tiled roof. It was felt that it was not this Council's remit to consider undefined applications; that no new information had been provided; and that the Planning Officer's letter indicated that AVDC required more details before approval.

AVDC had **APPROVED**: Members considered that the development was acceptable subject to conditions, including one requiring the prior approval of the LPA to the materials used, as would be normal practice.