

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, 28th July 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 meeting held on 30th June 2008 ratified 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.
 - 5.1 To receive a report from the Tree SubCommittee on their response to applications 08/01703/ATC and 08/01733/ATC
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 an update on the Buckingham Plan – Chairman
 - 7.2 (5203.4) To receive a report on the SEERA Review of Sub-Regional Allocation of Primary Land-won Aggregates in the South East – Cllr. Hiron
 - 7.3 (5213.4) To receive a report on the SEERA Sustainability Framework document
 - 7.4 (5214.6) To discuss the Validation checklist supplied with 30/6/08 agenda
 - 7.5 To note receipt of *Countryside Voice* (CPRE) Summer 2008
8. Correspondence
 - 8.1 (08/00574/ATP: 5 Bostock Ct.) AVDC reasons for decision (appended, p4)
 - 8.2 (08/00627/ATP:5 Waglands Gdn.) AVDC reasons for decision (appended, p5)
 - 8.3 (08/00926/APP:7 Foxglove Cl.) AVDC reasons for decision (appended, p5)
 - 8.4 Tyco Electronics: Proposed Upgrade of the existing T-mobile installation adjacent to Gawcott Road [*details posted on noticeboard*]
 - 8.5 (5203.5) 2 Primrose Way: AVDC re Highways advice (attached)
 - 8.6 (5204.3) Local Council Communications Group (attached)
 - 8.7 (5214.6;5211) Validation; parking spaces; response from J Cannell (att.)
 - 8.8 (5216) Yellow Notices: response from J. Byrne, AVDC (attached)
 - 8.9 (5180, 5210) Waste & Minerals Cons'n; copy response from Mr. Tett, BCC (att.)
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		
5201	30/6/08 responses	Faxed: 2/7/08 (4 + 1 minor) Posted: 3/7/08 (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)	
Minute No	Meeting date 3/3/08	Action	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 Request update from AVDC	Item promised
Minute No	Meetingdate 21/4/08	Action	Form	Response received
5180 5210	Bucks Waste & Minerals	30/4/08 3/7/08	Letter to Cabinet member Reminder sent	Cllr. Mills 5/7/08; BCC received 15/7, copy of original sent 4/6 (8.9)
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	
Minute No	Meeting 9/6/08	Action	Form	Response received
5144.2	Bus shelter	18/1/08	Request shelter for Stratford Road (JC Decaux)	
5200.1		12/6/08	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
5203.2	Standing Orders		Mayor to put on FC agenda	
5203.4	SEERA Aggregates		Cllr. Hirons to review	Agenda 7.2
5203.5	2 Primrose Way	12/6/08	Highways' advice	Agenda 8.5
5204.3	LC Comm. Group	12/6/08	Letter as minuted	3/7/08 Agenda 8.6
5204.4	LDF Documents	12/6/08	Chairman to draw up shopping list	
Minute No	Meeting 9/6/08	Action	Form	Response received
5213.4	SEERA Sustainability doc.		Chairman to read and report: Doc→ Cllr. Smith afterwards	
5214.6	Validation checklist		All Members to read and consider	Agenda 7.4
5214.6	Parking spaces	3/7/08	Letter as minuted	9/7/08, agenda 8.7
5216	Yellow notices	3/7/08	Letter as minuted	11/7/08 agenda 8.8

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	3/7/08	Ackn. rec. 9/7/08
	08/00727/APP stamped in 12 March, received BTC 24 th April for response by 9 th May		

W.P.28th July 2008

2 of 5

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

08/01230/APP validated with site plan outline different to location plan outline		
08/01324/AAD initially listed as Buckingham then transferred to Gawcott-w-Lenborough. Site plans not adequate to locate.		

5. PLANNING APPLICATIONS 28th July 2008

	App. No.	Particulars
1.	08/01376/APP	Tesco Stores Ltd., London Road Installation of lobby screen at front entrance Sean Quinney [<i>Tesco Stores Ltd.</i>]
2.	08/01538/APP	Stowfield, Stowe Avenue Demolition of existing garage and erection of double garage with flat above <i>Lewis</i>
3.	08/01635/APP	25 Hillcrest Way Change of use from storage to food takeaway and delivery <i>Stafford [Pizza 2 U Ltd.]</i>
4.	08/01663/APP	1 Wharf View Single storey rear extension <i>Bradbury</i>
5.	08/01681/APP	Land to rear of 23 Church Street Erection of dwelling with associated access and parking <i>Webster</i>

The following application was considered by the Tree SubCommittee as the response date was 17th July:

6.	08/01703/ATC	1 The Limes, High Street Works to № 9 Spruce trees B. O'Halloran [<i>MOH Properties Ltd.</i>]
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The response date for the following application, received 17th July, was 22nd July: there was insufficient time for it to be considered by the Tree SubCommittee by this date

7.	08/01733/ATC	Land off Verney Close Works to trees <i>Knightley [BCC Woodlands Officer]</i>
8.	08/01812/APP	21 Plover Close Demolition of existing rear conservatory and replacement with single storey extension <i>Radford</i>
9.	08/01848/AAD	15-16 Market Hill Installation of new fascia <i>Done Bros (Cash Betting) Ltd.</i>

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

08/01286/APP 3 West Street Creation of ground floor retail and basement storage with 10 № apartments with dormer windows.

Amendment: details of parking provision and bin store.

08/01324/AAD Land to S. Buckingham Ring Road/Osier Way Illuminated totem sign

Amendment: Details of illumination

08/01364/APP 11 Primrose Way Conversion of garage to form dining room and downstairs bathroom and provision of 2 № parking space in the front garden – retrospective

Amendment: to show existing and proposed parking

PLANNING DECISIONS PER BULLETINS

APPROVED

08/00574/ATP 5 Bostock Court	Crown reduce by 20-25% of No.2 Sycamores	Oppose
08/00627/ATP 5 Waglands Gdn.	Works to Oak and Yew tree	Oppose
08/00926/APP 7 Foxglove Close	Erection of single st.side extension & repos. garden wall	Oppose
08/00951/APP land.adj.11 Meadway	Erect.single st.det. dwelling+prov.drives for #2 & #10	Oppose
08/01086/APP Waitrose	Generator+encl;new shopfront, ATM bike shed & louvre	Noted
08/01156/ALB 10 Well Street	Repl.existing windows to rear,insert French windows,etc.	Support
08/01288/APP Barclays Bank	Brick enclosure to screen air handling plant	Oppose
08/01322/APP Corner Ho.,West St.	Single storey outbuilding	Support
08/01324/AAD Land to S Ring Road	Illuminated totem sign	Support
08/01481/APP Castlefields	Erection of agricultural barn	Support

REFUSED

07/00325/APP Gawcott Hill Wks.	Erection of 14 dwellings with assoc.garaging, roads etc.	Support
08/01196/APP 21 Plover Close	Single storey rear ext'n +1 st floor ext'n over garage	Support
08/01442/ATP 19 Waglands Gdn.	20 – 25% crown reduction to №1 Lime	Oppose

WITHDRAWN [advised verbally before last meeting; confirmed Bulletin 26/08]

08/01502/APP 1 Mallard Drive	Raising roof to create first floor accommodation and erection of two storey side and rear extensions
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AMENDED PARISH – BUCKINGHAM SOUTH [advised verbally before last meeting; confirmed Bulletin 27/08]

08/01324/AAD land to S. Buckingham Ring road/Osier Way	Illuminated totem sign
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[previously Gawcott-with-Lenborough]

REPORTS TO DEVELOPMENT CONTROL

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

07/03325/APP Gawcott Hill Wks	Erection of 14 dwellings with associated garaging, roads and sewers
08/01196/APP 21 Plover Close	Single storey rear extension and first floor extension over garage
08/01288/APP 11 Market Sq.	Construction of red brick enclosure to screen airhandling plant on front elevation of building

APPEALS LODGED

07/00206/APP 12 Adams Close	Appeal against the enforcement notice issued that without planning permission the erection of a single storey rear extension to the dwelling on the land comprising a timber framed cat-run structure (“the cat run”)
07/02991/APP land adj. Verdun, Western Ave.	Erection of 3 dwellings

TREE PRESERVATION ORDER CONFIRMED

TPO 2008 № 11
T1 Ash T2 Ash
Bourton Mill Farm House, Bourton Road

8. CORRESPONDENCE

8.1 08/00574/ATP: 5 Bostock Court; Crown reduce by 20 - 25% of № 2 Sycamores; AVDC reasons for decision

Members had **OPPOSED**: *Members opposed because of the detrimental effect on the street scene.*

AVDC **APPROVED**: “These trees were given TPO status, based on their visual contribution to the surrounding area. They stand on the road frontage, and make an important contribution to the character of the street scene. The proposed work to the protected trees have to be assessed on the amenity value of the trees and the likely impact of the proposal on the amenity of the area and to consider whether or not the proposal is justified, having regard to the reasons put forward in support of it. The determination of the application is made against advice contained in “Tree Preservation Order – a Guide to the Law and Good Practice” March 2000, Chapter 6.

W.P.28th July 2008

4 of 5

02/03/2015

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In this case the proposed works to crown reduce by 20 – 25% of the two Sycamores, are considered minimal and would not significantly affect the trees health or appearance. The Council's Tree Officer has no objections and commented that the trees are prominent in the street but the work need not harm their amenity value if carried out to a good standard. Hence the proposed works to the protected trees is acceptable in arboricultural terms subject to a condition which requires all tree work to comply with the current British Standard *Recommendations for Tree Work*, BS3998."

8.2 08/00627/ATP: 5 Waglands Garden; Works to Oak and Yew tree. AVDC reasons for decision
Members had **OPPOSED**: *In such a recently occupied development buyers would be aware of the size and spread of the trees (and should have been advised by their solicitors that the trees were protected) and Members felt that such works were uncalled-for.*

AVDC APPROVED: "The site is a recently occupied development and the trees associated with the proposal were given TPO status, based on their visual contribution to the residential development and the surrounding area. Following the development on the site, the trees are still important in visual terms. The fact that the applicants applied for permission for the work on the trees indicates that the buyers, in this case the applicants, must have been aware that the trees are protected by the TPO. The proposed work to the protected trees have to be assessed on the amenity value of the trees and the likely impact of the proposal on the amenity of the area and to consider whether or not the proposal is justified, having regard to the reasons put forward in support of it. The determination of the application is made against advice contained in "Tree Preservation Order – a Guide to the Law and Good Practice" March 2000, Chapter 6.

In this case the trees are located in the front garden immediately adjacent to the driveway of the applicant and the neighbour's driveway. The trees have good amenity value and are visible from both streets to the front and rear of the site. However the proposed works, proposed by a professional arboriculturalist, would be minimal. The Council's Tree Officer has no objections as the proposed works to the trees would not affect the health or amenity value of the trees significantly. Hence the proposed works to the protected trees is acceptable in arboricultural terms subject to a condition which requires all tree work to comply with the current British Standard "Recommendations for Tree Work", BS3998."

8.3 08/00926/APP: 7 Foxglove Close; Erection of single storey side extension and repositioning of garden wall. AVDC reasons for decision

Members had **OPPOSED**: *Members felt there was insufficient detail on the proposed height of the wall and whether there was any planning condition on the development maintaining the open aspect of land adjacent to common areas.* Minor Amended Plans were subsequently received showing the existing and proposed position of the wall.

AVDC APPROVED: "As far as the detail of the wall is concerned the proposed new wall would be the same height as existing which is currently between 1.8m to 2m high.

With regard to the land adjacent there is no planning condition on the development maintaining the open aspect of this land adjacent to common areas. However the area is privately owned it is shown as a landscaped area on the original plans for the estate.

In dealing with applications for development involving the loss or reduction of public and private open space the Council will have regard to its recreational or amenity value and the desirability of protecting those aspects of its enjoyment. In many cases the Council would resist enclosing such an area because it is visible from the front access and Foxglove Close and forms part of the spacing of the estate in general. The strip was highlighted in the original plans for this area as an area of landscaping. Its total enclosure would be detrimental to the visual amenity of the area.

However in this case the proposal is only to enclose a small triangular corner at the side of the house furthest from the access. It would retain a significant part of the landscaped area at the side. It would still retain a 'curved' appearance which would respect the existing garden wall. It is considered that given this curvature and the remaining presence of the open area to side, the enclosure of this area would not be harmful."