

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 September 2008 at 7pm.

The public is invited to attend.

Signed: Ms. 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 18th August 2008 ratified on 8th September 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 (5231.6) To receive a presentation from David Coles Architects Ltd. on a site at Lenborough Road
 - 7.2 To discuss and agree a meeting date for a Buckingham Plan Councillor Workshop (see note p4)
 - 7.3 (5220) To discuss and agree a policy on contact with AVDC Officers (postponed from last meeting) (see note, p4)
 - 7.4 (5223.8) To discuss and agree a policy on planning notices (postponed from last meeting)
 - 7.5 To note receipt of *Update on the South East Plan* Issue 14/August 2008.
 - 7.6 To note receipt of *Fieldwork* (CPRE) September 2008 issue.
 - 7.7 To receive for information the revised LDD and LDF timetables (attached)
- 8 Correspondence
 - 8.1 (08/01364/APP: 11 Primrose Way) AVDC reasons for decision contrary to BTC response (appended, p4)
 - 8.2 (08/01196/APP; 21 Plover Close) AVDC reasons for decision contrary to BTC response (appended, p4) (postponed from last meeting)
 - 8.3 (5223.5) Highways advice; response from AVDC (postponed from last meeting)
 - 8.4 (5223.6 & 5223.8) Local Council Communication Group & yellow notices
- 9 To consider whether any of the above require a news release
- 10 Chairman's items for information

To:

Cllr. T. Bloomfield

Cllr. P. Desorgher

Cllr. P. Hiron

Cllr G. Loftus

Cllr. A. Mahi

Cllr. H. Mordue (Mayor)

Cllr. M. Smith

Cllr P. Stevens

Cllr R. Stuchbury

Cllr. M. Try

Cllr. W. Whyte (Chairman)

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		
5229	18/8/08 responses	Faxed: 20/8/08 (2 minor) Posted: 20/8/08 (all)		N/a
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	Dark Alley	15/5/08	Letters as minuted	BCC email 9/6/08
5200.2		12/6/08	BCC re timetable	AVDC ackn.12/8/08
5219.1			Reminder AVDC, BCC	
5204.4	LDF Documents	12/6/08	Chairman to draw up shopping list	In hand
5219.5				
Minute No.	Meeting 28/7/08	Action	Form	Response received
5220	08/01733/ATC	31/7/08	Letter as minuted	
5220	08/01807/AAD	31/7/08	Letter as minuted	
5222.1	Buckingham Plan		Chairman to liaise with AVDC over format	
5223.8	Yellow notices	31/7/08	Letter as minuted	Agenda 8.4
5223.9	Waste & Minerals	31/7/08	Response to Cllr Tett as minuted	
Minute No.	Meeting 18/8/08	Action	Form	Response received
5231.1	Buckingham Plan		Chairman to produce draft	
5231.4 (5225.2)	Taylor Review		Cllr. Hiron to review and report	<i>Postponed to October meeting</i>
5231.5	GOSE changes	21/8/08	Respond to consultation	
5231.6	David Coles	20/8/08	Invite to September meeting	<i>acknowledged</i>
5231.7	Electronic pilot scheme	20/8/08	To discuss participation Holding letter to AVDC	<i>Postponed to October meeting</i>
5231.8 (5220)		31/7/08	Policy on BTC-AVDC contact	<i>Postponed from August - agenda 7.3, 7.4</i>
5231.9 (5223.8)			Policy on yellow notice timing	
5232.2 (5223.5)	Unadopted roads	31/7/08	Letters as minute	<i>Postponed from August - agenda 8.3</i>

5. PLANNING APPLICATIONS 15th SEPTEMBER 2008

App. No.	Particulars
1. 08/01931/AAD	Unit 2, Osier Way Erection of 3N ^o internally illuminated fascia signs and 1N ^o non-illuminated 'Entrance' fascia sign <i>Carpetright</i>
2. 08/02028/APP	11 Plover Close Demolition of existing garage and erection of two storey side extension with integral garage <i>Hayter</i>
3. 08/02031/APP	Buckingham Town Council Offices, Cornwalls Meadow Extension to building to provide additional administrative accommodation, community room, reception area, disabled and public WCs (Description amended Bulletin 35/08) <i>Buckingham Town Council</i>

4. 08/02048/ATN Telecommunications Antenna, Gawcott Road
Telecommunications equipment comprising the installation of an additional radio equipment cabinet, replacement of existing trisector antenna with three dual band antennas within a shroud and the associated installation of a small low level retaining wall
T-Mobile (UK) Ltd.

Members' attention is drawn to Minute No 5223.4

5. 08/02057/APP 15 Market Square
Change of use of first floor to Class A1 (ladies hairdressing salon) – retrospective
Chapman [Chaps Barbers]

6. 08/02060/APP 29 Mare Leys
Single storey rear extension to form dining room
Fenables

A Minor Amended plan for this application has been posted in place of the original

7. 08/02061/APP Manor Farm House, Moreton Road
Single storey rear extension to form conservatory and family room
Delfan-Azary

A Minor Amended plan for this application has been posted in place of the original

8. 08/02131/APP 25 Hillcrest Way
Change of use from storage to food takeaway and delivery
Stafford [Pizza 2 U Ltd]

9. 08/02143/APP 9 Stowe Avenue
Erection of conservatory
Palmer

10. 08/02161/APP Stonecroft, Avenue Road
Alterations to roof and dormer windows
Webster

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

08/01538/APP Stowfield, Stowe Ave. Demolition of existing garage and erection of double garage with flat above
Amendment: deletion of first floor window

Other Minor Amendments received have been posted in place of the originals, see above.

PLANNING DECISIONS PER BULLETINS

APPROVED

08/01376/APP	Tesco Store, London Rd.	Installation of lobby screen	Support
08/01538/APP	Stowfield, Stowe Ave.	Demol. garage & erect double garage with flat above	Oppose
08/01733/ATC	Land off Verney Close	Works to trees	Support
08/01812/APP	21 Plover Close	Demol. rear conservatory, repl. with single storey extn.	Support

REFUSED

08/01635/APP	25 Hillcrest Way (Pizza2U)	Ch. of use from storage to food takeaway and delivery	Oppose
08/01848/AAD	15-16 Market Hill	Installation of new fascia	Oppose

REPORTS TO DEVELOPMENT CONTROL

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

08/01286/APP	Bright Lights, West St.	Creation of ground floor retail and basement storage with 10 No apartments with dormer windows
08/01286/ALB	Bright Lights, West St.	Creation of ground floor retail and basement storage with 10 No apartments with dormer windows, alterations to windows and internal alterations
08/01538/APP	Stowfield, Stowe Ave.	Demol. existing garage and erect double garage with flat above

W.P.15th September 2008

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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

7. OTHER PLANNING MATTERS

7.2: Buckingham Plan Workshop meeting.

Cllr. Whyte has suggested the following: Mon 29 Sep (daytime), Thur 2 Oct (Anytime), Fri 3 (morning or lunchtime), Mon 6 (daytime). It would be best if it could be at the chamber, and no need for clerking.

The Chamber is available the 2nd and 3rd October (note the Town Clerk will be alone in the office on the 3rd and might want to go to lunch: so there would be no-one to field visitors or phone calls during that period, which might interrupt the meeting)

There are meetings on both the Monday evenings (Events on 29/9/08, Interim & Planning on 6/10/08), and we prefer not to have other meetings during the day - but if the meeting was, say, 6pm to run straight onto the evening meeting that would not be such a problem, because we normally have cleared the room and set the table by 5.30pm.

7.5 Policy on Officer contact

Cllr. Whyte offers the following view:

Obtaining background information should be via the clerk so that AVDC doesn't get ad hoc repeated requests from various councillors. Any direct contact to an officer or district cllr by a town councillor should be in a personal capacity, and a conversation should always be prefaced with that clarification, as the committee only has authority as a collective. Enforcement issues can be reported direct in a personal capacity, but should be via the clerk if it is to be a council view. For any issues as decided by the committee, a town councillor may be delegated a specific task which would permit them to talk to a resident or officer "on behalf of the committee".

8. CORRESPONDENCE

8.1 08/01364/APP 11 Primrose Way; Conversion of garage to form dining room and downstairs bathroom and provision of No 2 parking space in front garden.

Members had **OPPOSED**: *Members expressed doubt on the retrospective nature of the application, and opposed because the additional parking space did not appear to be accessible.* Members had made no further comment on the Minor Amended Plans submitted.

AVDC had **APPROVED**: "With regard to the retrospective nature of the application, the Council investigated the matter. Under condition 8 on permission 98/00732/ADP for the part of the estate requires parking spaces to remain available for vehicle parking, and hence the conversion of the garage in this case is a contravention. The applicant was invited without prejudice to submit an application to regularise the conversion of the garage.

The applicant had addressed the parking issue by submitting an additional block plan showing the existing and proposed spaces in the front garden. The proposed additional parking would be constructed in front of the lounge window with direct access from Primrose Way".

(postponed from last meeting)

8.2 (08/01196/APP; 21 Plover Close) AVDC reasons for decision contrary to BTC response Single storey rear extension and first floor extension over garage

Members had **SUPPORTED**

AVDC had **REFUSED**: "The main issues determining the application were the impact of the extension on the appearance of the original dwelling and street scene, and the impact on the amenities of the neighbouring residential properties. Buckingham Town Council supported the application although no reasons were stated.

The Design Guide on Residential Extensions states that the Council will not normally grant permission for a two storey side extension which is within 1m of a shared boundary. The proposal was to build above the existing pitched roof garage, building up to two storey level on the boundary of the property without leaving a gap. It was considered that the extension would harm the open character of the street and would be detrimental to the visual amenities of the area. The proposal was considered to be contrary to the Design Guide on Residential Extensions and policy GP35 of the AVDLP."