

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 24th November 2008 following the Interim Council meeting.

Signed: Ms P.J. 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 3rd November 2008 to be placed before the Council on 15th December 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 (5260.1) To receive a report on the LDF Consultation – Direction of Housing Growth in Aylesbury (Chairman)
8. Correspondence
 - 8.1 (08/01930/APP)AVDC reasons for decision contrary to BTC response (appended, px)
 - 8.2 (5251.1) Silverstone development – response from N. Skedge, AVDC
 - 8.3 (5250.2) Pilot Electronic Planning System – response from J, Cannell
 - 8.4 Possible Changes to Consultation Arrangements – J Cannell
 - 8.5 (5260.1 relates) Rest of District Spatial Strategy – letter from AVDC and comment note from Chairman
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		
5258	3/11/08 responses	Faxed: 6/11/08(9) Posted: 6/11/08 (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	
Minute No.	Meeting 28/7/08	Action	Form	Response received
5222.1	Buckingham Plan		Chairman to liaise with AVDC over format	
5223.9	Waste & Minerals	31/7/08	Response to Cllr Tett as minuted	
Minute No.	Meeting 18/8/08	Action	Form	Response received
5231.5	GOSE changes	21/8/08	Respond to consultation	
Minute No.	Meeting 15/9/08	Action	Form	Response received
5244.2	Bridge St. lorries	24/9/08	Letter as minuted – BCC Highways Cc BCC Education AVDC Royal Latin School The Buckingham School	26/9/08 – BCC inspector to visit and report back Ackn.29/9/08
Minute No.	Meeting 6/10/08	Action	Form	Response received
5250.2	Electronic Pilot Scheme-Planning	16/10/08	Response to J Cannell	Agenda 8.3
5251.1	Silverstone development	16/10/08	Respond as minuted: AVDC SNDC	Agenda 8.2
5251.2	Cycle racks	16/10/08	Respond as minuted: BCC AVDC Waitrose Mrs. Stuchbury	Ackn.27/10
5252	LDF Documents		Chairman to advise details to Clerk Clerk to order	
Minute No.	Meeting 7/11/08	Action	Form	Response received
5260.1	LDF Consultation on housing growth in Aylesbury		Cllr. Whyte to review	6/11/08 Agenda 7.1
5260.2.1	Buckingham Plan		Cllr. Whyte to circulate letter as minuted	4/11/08
5260.2	Buckingham Plan workshop meeting	4/11/08	Invitation to Sarah Allwood (BCA)	Meeting deferred until Chairman's return
5260.3	SEERA Gypsy consultation	12/11/08	Clerk to file response online	
5261.2	Bridge Street name	12/11/08	Suggestions to developer	
5261.3	Dark Alley	12/11/08	Refer to Partnership Letter to AVDC & BCC	Too late for 13/11 agenda; suggested RS does under AOB
5262	Budget	4/11/08	Advise Accounts of name change Journal list to Chairman for info.	

5263.1	News release- land south of bypass	12/11/08	Draft to Chairman	
5263.2	News release – Dark Alley	12/11/08	Draft to Chairman	
5264.2	Green Infrastructure	3/11/08	To Cllr Smith for E&P	

Other matters – Enforcement reports and advice notes

<u>Report Date</u>	<u>AVDC number</u>	<u>Date ackn.</u>	<u>Address</u>	<u>Complaint</u>	<u>Action/Response</u>
20/8/08	08/00451/ CON3	21/8/08	21-22 Market Hill (flats above sandwich bar & hairdressers)	(Cllr. Stevens) Sash windows replaced by casements - Conservation Area	Enforcement discussing with Historic Buildings Officer
	08/00499/ CON3	25/9/08	8B High Street	Unauthorised change of use (Swan Market)	(Via Environmental Health)
17/9/08	08/00500/ CON3	25/9/08	The Bull Ring (ex-Fruice premises)	Tables and chairs on pavement Change of use to cafe	BCC 18/9/08 – no licence to use footway - bar stools permitted on cobbled area (within curtilage of premises) other furniture removed AVDC investigating
29/9/08	08/00516/ CON3	1/10/08	22 & 23 Castle Street (ex Tearle & Carver accountants)	22 ground floor now nail bar; upper storeys converted to dwellings, access via fire escape to Castle Court; associated vehicles using private Castle Court parking; no change of use or planning application for flats submitted	AVDC investigating
16/10/08			6 High Street	Change to food store & halal butchers Large sign erected	27/10 Change of use OK

5. PLANNING APPLICATIONS 24th NOVEMBER 2008

	App. No.	Particulars
1.	08/02489/APP	20 Hilltop Avenue Replacement of wall with close board fence <i>Hale</i>
2.	08/02503/APP	3 The Villas, Stratford Road Erection of No.2 semi detached dwellings and alteration to existing terrace to create vehicular access under and apartments over with rear dormers <i>Davis</i>
3.	08/02552/ATP	2 Bostock Court Works to trees <i>Elischer</i>

The following two applications will be considered together

4. 08/02571/ALB Unit 2 and 2a Fleece Yard
Alteration from residential unit and commercial use to residential units
5. 08/02572/APP Land at Fleece Yard
Alteration to commercial unit and residential units to create 3No. flats and 5No. houses
Scrase

The following two applications will be considered together

6. 08/02574/ALB 15 -16 Market Hill
Internal and external alterations to building
7. 08/02575/AAD 15 Market Hill
Erection of fascia sign
Done Bros. (Cash Betting) Ltd.
8. 08/02580/APP 5 Brackley Road
Single storey rear extension
Allen
9. 08/02627/APP 54 Bourton Road
Two storey side extension and single storey side and rear extensions
Mayhew

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

PLANNING DECISIONS PER BULLETINS

APPROVED

08/01287/ALB Bright Lights, 3 West St.	Gnd. floor retail + 10 apartments	Oppose
08/01930/APP 10 Lenborough Road	Two storey side extension	Oppose
08/02016/APP 5 Pateman Close	Erection of timber tool store (retrosp.)	Support
08/02131/APP 25 Hillcrest Way	Ch.use from storage to pizza delivery	Oppose
08/02161/APP Stonecroft, Avenue Rd.	Alterations to roof and dormer window	Support
08/02166/ALB 19 High Street	Satellite dish + internal & external works	Support
08/02265/APP 60 Moreton Road	Insert 2 rear dormers & 1 front dormer	Support
08/2400/ATC Gardeners shed	Fell 2 conifer	Support

REFUSED

DEFERRED

08/01681/APP Land rear 23 Church St. Erection of dwelling with ass. access & parking
Reason for deferral – awaiting consultee responses

REPORTS TO DEVELOPMENT CONTROL

Reports on the following applications have been received and are available in the office
08/01681/APP land rear 23 Church St. Erection of dwelling with ass. access & parking

PLANNING APPEAL

Allowed:

07/02991/APP land. adj. Verdun, Western Avenue Erection of № 3 dwellings

TREE PRESERVATION ORDERS

TPO 16 – Land between the A413 and A421
T5 Ash, T9 Oak, T30 Ash, T31 Ash, T32 Willow (pollard) W1 Mixed broadleaves (mainly)

CORRESPONDENCE

8.1 08/01930/APP 10 Lenborough Road – Two storey side extension

Members had **OPPOSED** on the grounds of overdevelopment of the site, both as currently proposed and cumulatively; it was noted that the drawing did not contain any detail of additional access arrangements.

Members added no further comment on amended plans supplied.

AVDC had **APPROVED**: “It is noted that the proposed extension, when taken cumulatively with previous extensions to the dwelling, would represent a significant increase of both the footprint and volume of the original dwelling. However, given its location set well back from the front elevation and its subordinate design it is not considered it would overwhelm or dominate the original dwelling. It is not proposed to alter the existing access off Lenborough Road and, since it is considered no material increase in traffic movements would occur and sufficient off-street parking is to be provided, it is not considered there would be any adverse impact in terms of highway safety.”