

08 January 2009

Dear Member

You are hereby summoned to attend a meeting of the Planning Committee, which will be held in the Room MB1, University of Buckingham, Hunter Street, Buckingham, on Monday, 12<sup>th</sup> January 2009 at 7pm.

The public is invited to attend.

Signed: Mr. C. P. Wayman  
Deputy 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 22<sup>nd</sup> December 2008 to be put before the Council on 2<sup>nd</sup> February 2009
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 Buckingham Plan – email response from Forward Plans
  - 7.2 (5279.2) To receive Cllr. Hirons report on the Sustainable Community Strategy consultation.
  - 7.3 To discuss and appoint a Councillor to review the draft PPS Eco-Towns consultation (response date 6<sup>th</sup> March 2009)
  - 7.4 To receive recent information from AVDC on Planning Enforcement
  - 7.5 To receive information on where to access AVDC's Annual Monitoring Report (which is 138pp long)
8. Correspondence
  - 8.1 (08/01681/APP) AVDC reasons for decision contrary to BTC response (appended, p4)
  - 8.2 (5271.5) To discuss alternative names for the Bridge Street development (see note, p5)
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.

W.P.PLANNING

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

#### 4. PLANNING COMMITTEE ACTION LIST AND UPDATE

Minute No	Title	Action Taken		
5277	22/12/08 responses	Faxed: 24/12 (all) Posted: 27/12/08 (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 20/10/08 3/11 agenda AVDC ackn.12/8/08
5200.2		12/6/08	BCC re timetable	
5219.1			Reminder AVDC, BCC	
Minute No.	Meeting 28/7/08	Action	Form	Response received
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
5251.2	Cycle racks	16/10/08 Prompt sent 12/12/08	Respond as minuted: BCC AVDC Waitrose Mrs. Stuchbury	Ackn.27/10/08 & 13/12 Verbal ackn. 20/10
5252	LDF Documents		<b>Chairman</b> - details to Clerk <b>Clerk</b> to order	
Minute No.	Meeting 3/11/08	Action	Form	Response received
5260.2.2	Buckingham Plan	4/11/08	Contact BCA re meeting	Meeting postponed – no convenient date
5260.3	SEERA Gypsy consultation	12/11/08	Response filed on-line	
5261.3	Dark Alley	4/11/08  12/11/08	Partnership agenda  Respond as minuted	Too late for 13/11/08 meeting
Minute No.	Meeting 24/11/08	Action	Form	Response received
5271.5	Name, Bridge Street site	26/11/08	Letter to developer Copy AVDC	Developer prefers original suggestion – considering alternatives
Minute No.	Meeting 22/12/08	Action	Form	Response received
5279.2	Sustainable Community Strategy		<b>Cllr. Hiron</b> to review	Agenda 7.2
5279.3	Buckingham Plan		<b>Cllr. Whyte</b> to contact Ordnance Survey <b>Clerk</b> to contact AVDC	
5279.4	Fieldwork		<b>Cllr Whyte</b> to report any items of interest	None
5280.1	08/02131/APP	3/1/09	Clerk to respond over inaccurate info.	
5280.2	Rest of District Spatial Strategy	23/12/08	Circulate BTC letter to J Byrne	

		3/1/09 " " "	Request info from Cllr Sherwell as minuted Respond to J Byrne as minuted Invite Forward Plans to meeting Copy correspondence as minuted	
5280.3	Electronic Planning Pilot		Respond as minuted	<i>Bicester TC &amp; Banbury TC have paper system; Cherwell DC electronic</i>

**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
17/9/08	08/00500/ CON3	25/9/08	The Bull Ring (ex-Fruice premises)	Tables and chairs on pavement  Ch/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	22 → (10/12/08) application to be expected within next 6 weeks  [23 → ch./use application 08/02352 → Approved]
9/10/08 16/10/08			6 High Street	Change to food store & halal butchers Large sign erected	No action required

**5. PLANNING APPLICATIONS 12<sup>th</sup> January 2009**

App. No.	Particulars
1. 08/02842/APP	7 High Street Change of use from A1 retail to D1 (Dental Practice) <i>Rodericks Ltd.</i>
2. 08/02845/APP	1 Mallard Drive Reroof with 55° pitch with two front dormers <i>Campion</i>
3. 08/02899/APP	3 de Clare Court Single storey rear extension <i>Wickham</i>
4. 08/02914/ATC	Old Latin House, Market Hill Felling No.1 Yew Tree <i>Scrase</i>

5. 08/02957/APP Hilltop, Gawcott Road  
Single storey side extension and porch to ancillary building  
*Pegg*

## **6. PLANNING DECISIONS PER BULLETINS**

### **APPROVED**

08/02264/ALB	Gardeners Hut, University Conversion into security facility	Support
08/02435/APP	Gardeners Hut, University Conversion into security facility	Support
08/02463/APP	21 Plover Close Two storey rear extension	Oppose
08/02627/APP	54 Bourton Road 2st. side extension + single st. side & rear extensions	Support
08/02500/APP	Waitrose New escape stairs & infill refuse gates with wall/doors	Support
08/02612/APP	12 Redshaw Close Erection of conservatory	Support
08/02660/APP	Andelain, Brookfield Lane Alteration to pitched roof	Support

### **REFUSED**

08/02490/APP	2 Catherine Ct. Part 2st., part 1 <sup>st</sup> fl. front extn. + single st. side & rear extns	Oppose
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### **WITHDRAWN**

08/02420/APP	rear of Brewery Ct, Market Sq. Erection of 2 twostorey dwellings	Oppose
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## **REPORTS TO DEVELOPMENT CONTROL**

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

08/02206/APP	54 Well Street Change of use of adjacent land to inclusion within residential curtilage
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### **APPEAL DECISION**

07/00206/APP 12 Adams Close Rear single storey cat-run (retrospective)  
BTC opposed, AVDC refused; the applicant appealed & the Inspector has upheld the appeal

## **8. CORRESPONDENCE**

### **8.1 08/01681/APP: Land to rear of 23 Church Street; erection of dwelling with associated access and parking**

Members had **OPPOSED**: "Members felt the proposal was too large in size and height for the garden; that it was too large to be suitable for the conservation area and its proximity to listed buildings, especially from Victoria Row where the existing buildings enjoy the rural setting of the Prebend End conservation area, and that it does not offer any 'enhancement' to the conservation area; that there was a loss of amenity to the immediate neighbours owing to the potential for overlooking from side windows within the roof and also from the full height windows from the two-storey 'front elevation', and the loss of existing vegetation; that this was an additional full size dwelling located in a mature garden, not subservient or an annexe, together with the extra cars associated with it.

Members also expressed concern on the impact on Well Street with the odd vision splay angle to the new 'lean-to', and that there were no safeguards that this new dwelling would be used by the applicants".

Members had not added to this view in response to various Minor Amended plans.

AVDC had **APPROVED**: "This application was considered by Members of the Development Control Committee on the 9<sup>th</sup> October 2008, at which time members deferred making a decision on the application to enable them to undertake a site visit, accompanied by the Council's Highway Engineer. The application was considered again at the meeting held on the 30<sup>th</sup> October 2008 at which time Members again deferred making a decision on the application, to enable officers to seek further clarification from the District Engineer on the proposed highway and access arrangements.

At the meeting on 20<sup>th</sup> November 2008, Members concluded that having regard for the detailed highway comments (a copy of the report included on the 20<sup>th</sup> November 2008 will have been sent directly to the Town Council) and taking into account the Inspectors detailed report on the previous appeal (planning reference 06/00385/APP) that the proposed development on balance was considered acceptable and overcame those objections raised by the Inspector."

## 8.2 Naming Bridge Street Development

AVDC has rejected Bridge Street Mews, our suggestion with which the developer concurred, as it could be confusing for the postal and emergency services.

AVDC has no problem with Ostlers Mews, our second suggestion. We do not have the developer's views on this name.

The developer has suggested Riverside Mews (we already have one); Riverside Court would also be considered confusing.

The developer has also suggested Villiers Close (we already have one) or Stafford Court. The first Duke of Buckingham was a Stafford (1444) taking over from 3 generations of Stafford Earls of Buckingham.

KM