

25 February 2009

Dear Member

You are hereby summoned to attend a meeting of the Planning Committee, which will be held in Room MB1, University of Buckingham, Hunter Street, Buckingham, on Monday, 2nd March 2009 at 7pm. Time will be allowed for examination of the plans submitted before the formal opening of the meeting.

The public is invited to attend.

Signed: Mr. C. P. Wayman
Deputy 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 February 2009 to be placed before the Council on 23rd March 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 (5300) To discuss the name and remit of the Committee and recommend changes to the Terms of Reference
 - 7.2 (5297.1) To receive an update on the Buckingham Plan and discuss any matters arising from the preceding Interim Council meeting
 - 7.3 (5297.3) To receive a report of the NBPPC meeting held on 11th February 2009 and the response re Winslow Green (Cllr. Hiron)

Postponed from last meeting:

- 7.4 (5288.4) To discuss the effectiveness of Planning Enforcement

**** Would Members please bring the reports from the last agenda to save copying again:**

- 7.5 To receive a report on Second Buckinghamshire Local Transport Plan (LTP2) Progress Report 2008 and associated studies.

7.6 To receive reports on

7.6.1 AV LDF Core Strategy Rest of District Preliminary Flood Risk Screening Study

7.6.2 AV LDF Core Strategy Rest of District Preliminary Flood Water Cycle Screening

8. Correspondence

Postponed from last meeting:

- 8.1 (08/02463/APP) AVDC reasons for decision contrary to BTC response (appended, p5)

- 8.2 (08/02860/ATC) AVDC reasons for decision contrary to BTC response (appended, p5)

New:

8.3 (08/02206/APP; 54 Well Street)AVDC reasons for decision contrary to BTC response (appended, p5)

8.4 (5270.2) Rest Of District Strategy: Response from Cllr. Sherwell

8.5 Harlequin: Proposed Vodaphone mast adjacent to Tesco, London Rd./bypass junction

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		
5295	9/2/09 responses	Faxed: (2) 12/2/09 Posted: 12/2/09		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	
5144.2		20/1/09	Prompt sent	
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 18/8/08	Action	Form	Response received
5231.5	GOSE changes	21/8/08	Respond to consultation	
Minute No.	Meeting 6/10/08	Action	Form	Response received
5251.2	Cycle racks	16/10/08	Respond as minuted:	Ackn.27/10/08 & 13/12 Verbal ackn. 20/10
		Prompt sent 12/12/08	BCC AVDC Waitrose Mrs. Stuchbury	
5252	LDF Documents		Chairman - details to Clerk Clerk to order	
Minute No.	Meeting 3/11/08	Action	Form	Response received
5260.3	SEERA Gypsy consultation	12/11/08	Response filed on-line	
Minute No.	Meeting 12/01/09	Action	Form	Response received
5280.1	08/02131/APP	20/1/09	Clerk to respond with photo evidence	
5280.1	Dark Alley	20/1/09	Update from A Grant ref	
5294		17/2/09	Partnership statement Reminder sent	
5288.2	Sust. Communities Strategy cons.	20/1/09	Respond as minuted	
5288.5	AVDC Annual Monitoring Report	14/1/08	M Dalby to be asked to bring copy to meeting	<i>Not done</i>
5289.1	23 Church Street	20/1/09	Arrange meeting as minuted	

Minute No.	Meeting 9/2/09	Action	Form	Response received
5297.1.1	Buckingham Plan	17/2/09	Arrange meeting per minute	
5297.1.5	Buckingham Plan	17/2/09	Arrange meeting per minute	
5297.2	PPS Eco-towns	16/2/09	Send response online	
5297.3	Winslow Green	11/2/09 17/2/09	Send minute to Cllr. Hirons Send minute to Winslow TC	
5298.3	Bridge Street site naming	17/2/09	Letter to developer & Street Naming	
5298.4	Mr. Darke	17/2/09	Letter as minuted	
5298.5	Hallam Land	17/2/09	Letter as minuted	
5300	Committee remit			Agenda 7.1

Other matters – Enforcement reports and advice notes

Report Date	AVDC number	Date ackn.	Address	Complaint	Action/Response
20/7/08		21/7/08	Grand Junction	Advertising banner	C.Hack investigating
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	9/2/09 “Development is of a type that benefits from a general planning permission granted by central government and therefore does not require planning permission from this Council”
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]
20/1/09				Request for update on all above	
20/1/09			Kings Head	Banners on both elevations	

5. PLANNING APPLICATIONS 2nd MARCH 2009

<u>App. No.</u>	<u>Particulars</u>
1. 08/02608/APP	22 Nelson Street Single storey rear extension <i>Tubridy</i>
2. 09/00114/APP	46 Moorhen Way Single storey rear extension and conversion of loft for residential use by raising roof level and insertion of roof lights. <i>Glasgow</i>
3. 09/00189/APP	Buckingham Primary School, Foscott Way Single storey infill rear extension [<i>Junior School</i>] and rear extension [<i>Infant School</i>] <i>Atkins [Buckingham Primary School]</i>
4. 09/00209/ACL	10 Martin Close Certificate of proposed lawful development in respect of demolition of existing sun lounge and erection of single storey rear extension <i>Romaine</i>
5. 09/00229/ATP	Waglands Garden Works to trees <i>Westley [Keyholder Lettings and Management Ltd]</i>
6. 09/00267/ATP	Oakwood, 6 Manor Gardens 50% Crown reduction of №.1 Ash and felling of №.2 Ash <i>Bull</i>

The following minor amended plans are available for Members' information only:
08/02842/APP 7 High Street Change of use from A1 retail to D1 (Dental Practice)
Amended Design and Access Statement (the site is no longer "within easy walking distance of the Fulham Palace Road").

PLANNING DECISIONS PER BULLETINS

APPROVED

07/03386/APP* 3 Pateman Cl.	Erection of summerhouse (retrospective)	Noted
08/02489/APP 20 Hilltop Ave.	Replacement of wall with closeboard fence	Oppose
08/02957/APP Hilltop, Gawcott Rd.	Single st.side extn. & porch to ancillary bldg	Support
09/00048/ATC Walnut Yard	Fell 2 larches	No decision

* Application Number is correct

REPORTS TO DEVELOPMENT CONTROL

Reports on the following applications have been received and are available in the office
08/02845/APP 1 Mallard Drive Re-roof with 55° pitch with two front dormers
TPO No.15 2008 – to consider objection by property owner to order made on cedar at 29 Moreton Road
TPO No.16 2008 – to consider objection by developers to order made on land to S. of A421/E of A413

8. CORRESPONDENCE

8.1 08/02463/APP 21 Plover Close; two storey rear extension

Members had **OPPOSED**: Members noted that a window faced the neighbouring property and asked if the 45° rule had been breached.

AVDC had **APPROVED**: "The proposal included one first floor side window facing north which would serve a bathroom. A condition was imposed on the planning permission for this to be permanently fixed shut and obscurely glazed. The extension would project 4.3m from the rear building line at ground floor level, reducing to 3.2m at first floor level. The extension would accord with the 45 degree rule for the both the side neighbouring properties.

It was considered that the extension would have an acceptable impact on the amenities of the neighbouring properties in accordance with policy GP8 of the AVDLP."

8.2 08/02860/ATC Land to rear of Market Hill/West Street; works to and removal of trees to facilitate archaeological investigation trenches

Members had **OPPOSED**: Members discussed the application at some length. It was felt that – as there were no evident plans for development at this stage – the trenches could be sited so as not to require any works to trees or felling.

Concern was also expressed that any development of this land could prejudice an integrated development of the whole site behind Market Hill as outlined in the Planning and Design Guidelines document produced by AVDC in April 2007.

Members hoped the tree officer had visited the site to consider if any of the other trees merited protection. There was no accompanying tree surgeon's report.

Members called for a recorded vote....

Members asked that the Town Council's views be represented to the AVDC Planning Committee, drawing attention to the existence of the Planning guidelines for the whole area for the benefit of any new Members. The letter would be copied to any Buckingham District Councillors not on the Committee.

AVDC had **APPROVED**: "The trees on the site have been surveyed and Tree Preservation Orders served on those of better value. The Council's tree officer is satisfied that the proposed works can be carried out without detriment to the protected trees. It is considered the trees to be felled have low amenity value and, as such, it is not considered the proposed felling of these trees would harm the characteristics of the Conservation Area."

8.3 09/02206/APP 54 Well Street. Change of use of adjacent land to inclusion within residential curtilage

Members had **OPPOSED** on the grounds of loss of amenity and visual impact the height of the fence would have on the open aspect of the courtyard.

AVDC **APPROVED**: "In the application the applicant described how intermittent wooden posts, approx 6-9" high with chain link fencing would be erected or if this was not installed a discreet sign would be erected saying 'private parking'. The applicant subsequently clarified that the land would be kept open with no fencing and that it had in fact been used for parking for over 13 years. On this basis Members considered that the development was acceptable and that it would preserve the character of the Conservation Area and that there would not be a significant impact on residential amenity."