



BUCKINGHAM TOWN COUNCIL

TOWN COUNCIL OFFICES, THE BUCKINGHAM CENTRE,
VERNEY CLOSE, BUCKINGHAM MK18 1JP

Telephone/Fax: (01280) 816 426

Email: office@buckingham-tc.gov.uk
www.buckingham-tc.gov.uk



Tuesday, 03 September 2013

Councillor,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on **Monday 9th September 2013 following the Interim Council meeting** in the Council Chamber, Cornwalls Meadow, Buckingham.

C.P.Wayman
Town Clerk

Please note that the meeting will be preceded by a Public Session in accordance with Standing Order 1.4, which will last for a maximum of 15 minutes, and time for examination of the plans by Members.

AGENDA

1. **Apologies for Absence**
Members are asked to receive apologies from Members
2. **Declarations of Interest**
To receive declarations of any personal or prejudicial interest under consideration on this agenda in accordance with the Localism Act 2011 Sections 26-34 & Schedule 4.
3. **Minutes**
To receive the minutes of the Planning Committee Meeting held on Monday 19th August 2013 to be put before the Full Council meeting to be held on 30th September 2013. **Copy previously circulated**
4. **Buckingham Neighbourhood Development Plan/Vale of Aylesbury Plan**
 - 4.1 To receive a verbal update from the Town Plan Officer.
 - 4.2 To agree a rota of Councillor volunteers for the BNDP Vision Roadshow event to be held on Saturday 14th September in the Community Centre.
 - 4.3 To receive a consultation document from AVDC re the VAP Scope of Development Management Policies, and discuss and agree a response to the questions on p.4
Appendix A
 - 4.4 To receive for information AVDC's Planning Policy Newsletter 12 **Appendix B**
 - 4.5 To receive for information a letter from AVDC on the VAP **Appendix C**
(also circulated by email 13/8/13)
5. **Action Reports**
To receive action reports as per the attached list. **Appendix D**
 - 5.1 (111.2/13 & 877/12) To receive responses on tree matters **Appendix E**
 - 5.2 (308.3) To receive further information on 1 Ford Street **Appendix F**

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



6. **Planning Applications**

Informative: a new class of application has been created for house extensions submitted under the new Permitted Development Rights (suffix HPDE). The following information has been supplied by an AVDC officer:

These are similar to ACLs in that the Town Council will not be consulted. They relate to the larger single storey rear extensions now allowable under permitted development (i.e. up to 8m depth for detached houses and 6m otherwise). The process requires a notification to be made to AVDC and any adjoining neighbours to give them an opportunity to comment. If no neighbour objects, then AVDC cannot object and the proposal is allowed (subject to compliance with all other criteria set out in the permitted development regulations). If a neighbour objects then we are required to make an assessment as to whether the proposal would have a negative impact on residential amenity or not and then allow or refuse the proposal accordingly. We can only take account of comments received by adjoining neighbours so they are notified directly by letter and no further publicity or consultation is undertaken.

Nevertheless, these applications will continue to be included in the Planning Committee agendas so that Members are aware that building work will be carried out at the address. It also means the details will be on the office system should further applications be received, or members of the public call the office concerned about unauthorised works (any member of staff can access the planning application spreadsheets).

For Member's information the next three scheduled Development Control meetings are on 12th September, 3rd October, 24th October, with SDCC meetings (which deal with e.g. Lace Hill applications) on 11th September, 2nd October, 23rd October 2013.

To consider planning applications received from AVDC and other applications

1. 13/02141/APP 25 Well Street, MK18 1ET
Reduce the pitch of outbuilding and replace rear door with double doors
Payne
Clerk's note: for 'pitch' read 'width'

The following two applications can be considered together:

2. 13/02233/APP 10 Market Square, MK18 1NJ
3. 13/02234/ALB Single storey rear extension for B1 use
Gotzheim

4. 13/02246/ATC 45 Well Street, MK18 1EP
Fell №2 conifers
Trant

5. 13/02248/APP 51 Bourton Road, MK18 1BG
Two storey rear extension – amendment to 13/00238/APP
Bedwell
Amendment inserts two Velux windows in extension roof on side elevation

6. 13/02249/ATP The Oaks, 7 Manor Gardens, MK18 1RJ
Works to trees and fell one beech
Field

The Case Officer has advised that the inclusion of the beech in this application description is an error.

7. 13/02287/ATP 18 Waglands Garden, MK18 1EA

Crown reduction of horsechestnut
Lovelock

The following applications are Permitted Extension applications (see above) and details are included for information only:

13/02109/HPDE	38 Highlands Road, MK18 1PL	<i>[semidetached]</i>
	The erection of a rear extension, which would extend beyond the rear wall of the original house by 3.8m, for which the maximum height would be 3.5m, and for which the height of the eaves would be 2.4m	
13/02327/HPDE	55 Fishers Field, MK18 1SF	<i>[terraced]</i>
	The erection of a rear conservatory, which would extend beyond the rear wall of the original house by 4.0m, for which the maximum height would be 3 m, and for which the height of the eaves would be 2.1m	

The following Minor Amendments has been received, for information only:

13/01402/ADP Ph.2, Lace Hill Approval of reserved matters relating to site infrastructure (including roads, sewers and landscaping)

Minor amendment: changes to road tapering where crossing the green corridor

13/01549/ADP Ph.2, Lace Hill Erection of 135 dwellings, garages, roads, sewers, etc.

Minor amended plans addressing many Officer concerns

7. Planning Decisions

To receive for information details of planning decisions made by AVDC as per 'Bulletin' and other decisions.

Approved		BTC response	Officer recomm ⁿ .
13/01138/ALB 10 Well St.	Demolition of rear chimney	No objections	-
13/01325/APP Land at Moreton Rd.	Erection of 80 dwellings, parking etc.	Oppose	Approve
13/01416/ALB 32 High Street	S/st rear extension; rooflight on rear	No objections	-
13/01674/APP 32 High Street	Demol. shed; erect s/st extension	No objections	-
13/01708/ATP Land at Watlow Gdns.	Crown balance 1 copper beech	No objections	-
13/01820/APP 2 Akister Close	1 st fl. side extn & s/st side extn	Oppose	Approve

Deferred

13/01367/APP Saleroom, Moreton Rd. Demol. outhouse. Extend & convert warehouse into 8 s/c studio flats with parking & improve access road

Reason for deferral: subject to expiry of amended [plan] publicity and s106 agreement

8. Case Officer Reports (& Recommendations)

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

8.1 Strategic Development Control

8.1.1 To receive a verbal report on the 21st August meeting from Cllr. Harvey *[Cllr. Harvey's full report was circulated separately on the day, by email]*

8.1.2 To receive for information the AVDC press release on the application. **Appendix G**

8.2 Development Control

8.2.1 To receive the comments made by Cllr. Hiron on the 22nd August meeting *[in his absence these are copies of the attendance forms he completed]*

Appendix H

9. Enforcement

9.1 To receive the July Enforcement Bulletins for Buckingham North and Buckingham South

Appendix I

- 9.2 To receive the updated list
- 9.3 To report any new breaches

Appendix J

10. Transport

10.1 (287/13; referred from Full Council 12/8/13) To discuss advocating 20mph speed limits within the town; selected information sheets from the 20's Plenty campaign supported by the Mayor of London are attached. **Appendix K**

10.2 To receive for information details of the proposed roadworks at the London Road/bypass roundabout. Cllr. Stuchbury may have a verbal update. **Appendix L**

10.3 To note receipt of "Traffic Calming in Buckinghamshire – A Guide for Parish Councils", a BCC booklet available from the office on request. **Appendix M**

10.4 To report any damaged superfluous and redundant signage in the town.

11. Any other planning matters

11.1 Old Gaol Paving: to note the report made and the response received. **Appendix N**

11.2 Consultation on new Planning guidance system: the press release is attached, but if Members wish to make comments, the links are available in this article as circulated in the RSN Online bulletin circulated on 2nd September 2013 **Appendix O**

11.3 To receive the information that an appeal has been lodged against the refusal of permission for 6 houses on the land behind Station Terrace and discuss whether any further representation needs to be added to the Council's response. **Appendix P**

12. Correspondence

12.1 AVDC: 13/01553/APP (7 Mitre Street) To receive for information reasons for contrary decision. **Appendix Q**

13. News releases

14. Chairman's items for information

15. Date of the next meeting: Monday 7th October 2013 at 7pm.

To Planning Committee:

Cllr. J. Harvey

Cllr. P. Hirons

Cllr. A. Mahi

Cllr. M. Smith

(Chairman)

Cllr. Mrs. C. Strain-Clark (Vice Chairman)

Cllr. R. Stuchbury

Cllr. M. Try

Cllr. W. Whyte

Mr. I. Orton (co-opted member)