

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, 5<sup>th</sup> December 2005 at 7pm.

Signed: Mrs Heath  
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 14<sup>th</sup> November 2005 to be placed before the Council on 3<sup>rd</sup> January 2006
4. To consider planning applications received from AVDC, and other applications.
5. To receive for information details of planning decisions made by AVDC as per "Bulletin" and Reports to Development Control received.
6. Any other planning matters.
  - 6.1 (4823.1) To receive a presentation from Mr. Robert Wickham of Howard Sharp and Partners re the Bridge Street Development.
  - 6.2 (4823.4) To receive and discuss the Development Brief for the Moreton Road site.
  - 6.3 To note that a copy of the booklet *A Householder's Planning Guide for the Installation of Satellite Television Dishes* (DLTR 2000) is available in the office.
7. Correspondence
  - 7.1 To discuss a suggestion re Woolworths signage (letter attached)
  - 7.2 (05/01823/APP: 5 Naseby Court) AVDC reasons for decision contrary to BTC response (appended, p3)
  - 7.3 (05/01973/APP: Buckingham Rugby Club) AVDC reasons for decision contrary to BTC response (appended, p3)
  - 7.4 (05/02019/APP: 19 Badgers Way) AVDC reasons for decision contrary to BTC response (appended, p3)
8. Chairman's items for information

To:

|                           |                      |
|---------------------------|----------------------|
| Cllr J. Barnett           | Cllr G. Loftus       |
| Cllr. P. Collins (Mayor)  | Cllr. H. Mordue      |
| Cllr. P. Desorgher        | Cllr P. Stevens      |
| Cllr R. Lehmann           | Cllr P. Strain-Clark |
| Cllr. H. Lewis (Chairman) | Cllr R. Stuchbury    |

A public session of no more than 15 minutes will be held prior to this meeting at 7pm, if required.

## **PLANNING APPLICATIONS**

5<sup>th</sup> December 2005

App. No.                      Particulars

*The following two applications will be considered together*

1.        05/02680 /APP            Castle House, West Street
2.        05/02681/ALB            Reinstatement brick wall and timber gate at front of property and  
reinstatement fanlight over door  
*Edmonson*
  
3.        05/02713/AAD            12 Cornwalls Centre  
Erection of externally illuminated sign  
*Smith*
  
4.        05/02784/APP            Office Block No.1, Sigma Coatings Building, Tingewick Road  
Erection of loading/unloading docking side bay to Office Block N<sup>o</sup>. 1  
*Johnson Hospitality Services*

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

05/00311/APP    The Saleroom, Moreton Rd. Conversion of saleroom to form 5 residential flats  
*Amendment is to red line site boundary.*

### **PLANNING DECISIONS PER BULLETINS**

#### **APPROVED**

|              |                   |                                                                     |         |
|--------------|-------------------|---------------------------------------------------------------------|---------|
| 05/00771/APP | 39 Embleton Way   | Ch. of use of shop unit to create one residential flat              | Support |
| 05/01851/APP | 4 Overn Avenue    | Erect.trellis on NE boundary up to 2.45m (retrosp.)                 | Oppose  |
| 05/02227/APP | 39 Addington Rd.  | Erection of porch                                                   | Support |
| 05/02266/APP | 4 Naseby Court    | Two storey side, single storey side & rear extensions               | Oppose  |
| 05/02337/ALB | 4-5 Bridge Street | Int <sup>l</sup> .alts.to ground floor & basement to create 2 units | Support |
| 05/02409/APP | 7 Coxwell Close   | Conservatory                                                        | Oppose  |
| 05/02466/APP | Forge Cottage     | Ground floor rear extension                                         | Support |

#### **DEFERRED**

05/01564/AOP    Former Station site    Erection of four detached dwellings                      Support  
*Reason for deferral: Subject to ecological survey and POA*

### **REPORTS TO DEVELOPMENT CONTROL**

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

|              |                                           |                                                                                      |
|--------------|-------------------------------------------|--------------------------------------------------------------------------------------|
| 05/01564/AOP | Former Railway Station Site, Station Road | Erection of four detached dwellings                                                  |
| 05/01851/APP | 4 Overn Avenue                            | Erection of trellis above fence on Northeast boundary up to 2.45m<br>(retrospective) |
| 05/02266/APP | 4 Naseby Court                            | Two storey side and single storey side and rear extensions                           |
| 05/02409/APP | 7 Coxwell Close                           | Conservatory                                                                         |

## **7. CORRESPONDENCE**

### **7.1 05/01823/APP: 5 Naseby Court**

#### **Two storey side and single storey rear extension**

Members had **OPPOSED**, feeling that the proposed extension was overbearing, overdevelopment of the site, and seriously detrimental to a unified street scene.

#### **AVDC APPROVED:**

It was considered at DCC that the proposal was acceptable as it would be a relatively small extension which would be set several metres back from the main frontage of the dwelling. It would also be subservient to the ridge line of the main dwelling and set within a large plot. Several other dwellings in the immediate area had been extended with larger and more prominent extensions and so the proposal would not appear incongruous or out of character in the area.

### **7.2 05/01973/APP: Buckingham Rugby Club**

#### **5m extension to 15m telecommunication mast and erection of 3 antennae**

Members had **OPPOSED**, objecting to the visual impact on the surrounding countryside of such a tall mast, and its effect on the proposed extensive housing development in the adjacent field.

**AVDC APPROVED:** It was considered at Development Control Committee that the proposal would be visible in the area but would be set 200m from the A413 and most of the significant views in the area. Tree screening would go some way to protecting the visual amenity of the area and the mast would not exceed the height of the existing O<sub>2</sub> mast on site. The proposed development off Moreton Road would at its nearest be 350m away from the mast and so it was considered that the proposal would not harm the future development of the AVDLP allocated site.

### **7.3 05/02019/APP: 19 Badgers Way**

#### **Single storey side extension**

Members had **OPPOSED**, noting that the dimensions of the extension were unchanged from the previous, refused, application and that the proposal still closed the gap between the property and the boundary fence of the neighbouring bungalow to the detriment of the street scene.

**AVDC APPROVED:** It was considered at Development Control Committee that the proposal would respect the character of the area and would not appear as a prominent or incongruous feature adjacent to the lower bungalow.