

17 December 2008

Dear Member

You are hereby summoned to attend a meeting of the Planning Committee, which will be held in the Council Chamber, Town Council Offices, Buckingham, on Monday, 22<sup>nd</sup> December 2008 at 7pm.

The public is invited to attend.

Signed: Mrs P J Heath MILCM  
Town Clerk

**AGENDA**

1. Apologies for absence
2. Declaration of interest for items on the agenda
3. To receive the minutes of the meetings held on 24<sup>th</sup> November 2008 ratified on 15<sup>th</sup> 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 (5269) 08/02991/APP: copy of Planning Inspector's report on appeal against refusal.
  - 7.2 AV Sustainable Community Strategy consultation (response date 31<sup>st</sup> January 2009): to appoint a Councillor to review the document and prepare a response for discussion at the 12<sup>th</sup> January meeting.
  - 7.3 Buckingham Plan – to discuss and agree the detail required for a map to accompany the final document, and to source such a map.
  - 7.4 To note receipt of *Fieldwork* (CPRE) December 2008 available from the office
  - 7.5 To receive for information AVDC's item on Paving Front Gardens.
8. Correspondence
  - 8.1 (08/02131/APP; 25 Hillcrest Way) AVDC reasons for decision contrary to BTC response (appended, p~~x~~)
  - 8.2 (5270.2) Rest of District Spatial Strategy – responses from DCllrs. Isham & Sherwell; Tracy Aldworth for the LSP; J. Byrne, AVDC Head of Planning
  - 8.3 (5271.2 & .3) Electronic Planning Pilot & Changes to Consultation Arrangements – response from J. Cannell
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

Page 1 of 4

17/12/08

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		
5268	24/11/08 responses	Faxed: 27/11 (2) Posted: 27/11/08 (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 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	Partnership agenda	Too late for 13/11/08 meeting
		12/11/08	Respond as minuted	
5262	Budget	4/11/08 12/12/08	Advise Accounts as minuted Obtain journal listing for WW	
Minute No.	Meeting 24/11/08	Action	Form	Response received
5269	08/02991/APP	25/11/08	Request copy inspector's report	Attached – agenda 7.1
5270.1	LDF Housing Growth in Aylesbury	27/11/08	File response	Ackn.27/11/08
5270.2	Rest of District Spatial Strategy	25/11/08 26/11/08 26/11/08 26/11/08	Respond to AVDC Concerns to John Bercow LSP All DC's	11/12/08 Agenda 8.2 11/12/08 DRI 27/11, AS (for LibDems) 5/12
5271.2	Electr. planning pilot	26/11/08	Response as minuted	15/12/08 – agenda 8.3
5271.3	Consultation arrangements	26/11/08	Response as minuted	
5271.4	Silverstone development	26/11/08	Thank Mr. Skedje	

5271.5	Name, Bridge Street site	26/11/08	Letter to developer Copy AVDC	Developer prefers original suggestion – considering alternatives
--------	--------------------------	----------	----------------------------------	--

#### 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) <i>Note: Swan Market has moved to Salvation Army building</i>
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 22<sup>nd</sup> DECEMBER 2008**

App. No.	Particulars
1. 08/02558/APP	2 Pateman Close Retention of garden shed <i>Cusack</i>
<i>The following two applications will be considered together</i>	
2. 08/02634/ALB	Wine Rack, 4 Market Square
3. 08/02635/AAD	Replacement signage and repainting shop front <i>First Quench Retailing</i>
4. 08/02725/APP	Post Office Counters Ltd., Market Hill Installation of cash point machine into shop front <i>Post Office Ltd.</i>
5. 08/02753/APP	4 Stowe Close Single storey side and rear extension, new roof over existing extension <i>Cooke</i>

6. 08/02843/APP 60 Moreton Road  
Demolition of side garage and erection of two storey side extension  
*Blandin*
7. 08/02860/ATC Land to rear of Market Hill/West Street  
Works to and removal of trees to facilitate archaeological investigation trenches  
*Hounsell [Network Archaeological Services]*

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

08/02264/ALB & 08/02435/APP Gardeners Hut, Hunter St. Conversion of gardeners hut into security facility  
*Amended plans show replacement of proposed new wall with extension to existing fence on the opposite side of car park access, and retention of existing road layout.*

### **PLANNING DECISIONS PER BULLETINS**

#### **APPROVED**

08/01286/APP	Bright Lights, 3 West St.	Gnd.fl/basement retail + 10 apartments, dormers	Oppose
08/01681/APP	land at 23 Church St.	Erection of dwelling with access and parking	Oppose
08/02288/APP	Verney Park, London Rd.	24 temporary accommodation units for students	Support *
08/02348/ALB	41 Nelson St.	Relocation of airconditioning unit	Support
08/02352/APP	23 Castle Street	Ch/use basement & ground floor to tattoo studio	Support
08/02365/APP	7 High Street	Ch/use A1 retail to mixed A1/A3 retail/café use	Support
08/02552/ATP	2 Bostock Court	Works to trees	Partial Support
08/02580/APP	5 Brackley Road	Single storey rear extension	Support

*\*For Members' information: the condition states the buildings must be removed and the land reinstated to its former condition by 31<sup>st</sup> December 2009*

### **REPORTS TO DEVELOPMENT CONTROL**

A Report on the following application has been received and is available in the office  
08/02463/APP 21 Plover Close Two storey rear extension

## **8. CORRESPONDENCE**

### 8.1 08/02131/APP 25 Hillcrest Way: Change of use from storage to pizza delivery

Members had **OPPOSED**: Members reiterated their response to the previous, refused, application: the poor quality of the documents gave insufficient information, and the industrial estate was inappropriate for retail (takeaway) activities.

AVDC had **APPROVED**: "The application documents were very basic however for a change of use application it is only necessary to submit application forms and a location plan, unless there are external alterations to the building. It was considered that the information submitted was satisfactory and would enable the application to be assessed.

With regard to the proposed use of the building, the application did not propose any take away use. A condition has been imposed on the planning permission to restrict the use to the preparation and delivery of food only."

*[Clerk's note: the cover sheet of the application stated "Change of use from storage to food takeaway and delivery", as did the yellow notice].*