

**MINUTES OF THE PLANNING COMMITTEE MEETING**  
**HELD ON MONDAY 3<sup>rd</sup> MARCH 2008 AT 7.35pm**

**PRESENT:** Councillors T. Bloomfield  
Mrs. P. Desorgher  
P. Hirons  
G. Loftus  
A. Mahi  
M. Smith  
R. Stuchbury  
M. Try  
W. Whyte (Chairman)  
Also Attending: Cllr. H. Cadd.  
Cllr. D. Isham

For the Town Clerk Mrs K.W. McElligott

**APOLOGIES FOR ABSENCE**

Apologies were received and accepted from Councillors H. Mordue (Mayor) and Mrs. P. Stevens.

**5157 DECLARATIONS OF INTEREST**

Cllr. Mahi declared a prejudicial interest in application 07/003500/APP.  
Cllr. Loftus declared a personal interest in applications 08/00336/ATP and 08/00382/ATC as indicated during the meeting.

**5158 MINUTES OF THE PREVIOUS MEETING**

The minutes of the meeting held on 4<sup>th</sup> February 2008 ratified by the Full Council on 25<sup>th</sup> February 2008 were received. Cllr. Smith queried the word 'ratified', as only the Committee could ratify the Minutes for accuracy. The Finance & Administration Committee would be asked to review the practice in this matter and amend Standing Orders as necessary.

**ACTION F&A COMMITTEE**

**5159 ACTION LIST**

The Action list had been circulated with the agenda.  
(5116.1) Members noted that no formal acknowledgment of the response to the Silverstone Development brief had been received and asked the Clerk to investigate the timing of the next stage.

**ACTION THE COMMITTEE CLERK**

## **5160 PLANNING APPLICATIONS**

The following planning applications were received and discussed: –

### **07/ 03325/APP**

### **SUPPORT**

Gawcott Hill Works, Lenborough Road [*Clerk's note: Gawcott Road*]

Erection of 14 dwellings with associated garaging, roads and sewers

*Members discussed the proposal at length, expressing regrets at the loss of the business, but supporting the change of use of the land.*

*Though 14 dwellings is below the level for a required affordable housing element, Members felt some could have been included, and also regretted the lack of any sustainability features in the designs. Concern was expressed at possible overlooking of neighbouring properties given the fall of the land, and at the lack of landscaping plans; the site is at one of the principal entrances to the town and careful landscaping could enhance this approach.*

*Members advocated liaison with the owners of the neighbouring land to provide access to Heather Close and to Bone Hill for the safety of pedestrians, precluding the need for them to use the vehicle access to the site with its difficult sight lines.*

*Members recommended that the DCC visit the site in order that the slope of the land, access sight lines, and possible overlooking could be assessed.*

A majority of Members voted to support the application; Cllr. Stuchbury wished his opposition recorded.

*Cllr. Mahi left the meeting.*

### **07/03500/APP**

### **OPPOSE**

95 Burleigh Piece

Conversion of garage to residential use

*In the light of a reported dispute as to the position of the SE (side) boundary which would affect the viability of the second parking place as shown on the plan, Members decided to oppose until further information was available.*

*Cllr. Mahi returned.*

### **08/00179/APP**

### **OPPOSE**

24 Page Hill Avenue

Change of use of garage to dining room

*Members noted that there was no indication of parking arrangements following the loss of the garage space.*

### **08/00205/APP**

### **OPPOSE**

Land adj. 11 Meadway

Erection of single storey detached dwelling and alterations to existing access

*Several letters of opposition had been received from residents of Meadway, listing access across private property, proximity to the stream/possible flood risk and problems arising from the positioning of the new parking places.*

*Members acknowledged these concerns, adding the impact on the amenity value of the Railway Walk and the additional traffic movements on a difficult access to their reasons for opposing.*

**08/00213/APP** **SUPPORT**  
24 Waine Close  
Erection of chimney stack

**08/00282/ATP** **OPPOSE**  
Glanwin House, Avenue Road  
Fell one Oak Tree  
*Members noted that the tree was some distance from the house and that no replacement planting had been proposed.*

**08/00305/AAD** **SUPPORT**  
9 Swan Business Centre, Osier Way  
Externally illuminated fascia sign – displaying name of business and logo

**08/00308/APP** **SUPPORT**  
12 Pitchford Avenue  
Single storey side conservatory

**08/00316/APP** **OPPOSE**  
11 Beaver Close  
Ground and first floor extension  
*It was noted that there was no plan of the site showing parking and access.*

*Cllr. Loftus declared an interest in the following application.*

**08/00336/ATP** **SUPPORT**  
Buckingham Primary School  
Works to trees  
*Support was given subject to the arboriculturalist's recommendations.*

**08/00353/APP** **SUPPORT**  
13 Woodlands Crescent  
Conversion of flat roof to pitched roof over garage and side extension

**08/00356/APP** **OPPOSE**  
124 Moreton Road  
Demolition of existing structure and erection of two storey side extension and creation of additional access  
*Members were unable to gauge the possible effects of the new access as there were no ground plans of the site.*

*Cllr. Loftus declared an interest in the following application.*

**08/00382/ATC** **OPPOSE**  
Adjacent Istra House/Cottage, Hunter Street  
30% crown reduction of No.4 Hornbeam  
*Members noted that these trees are important in views into the old town and asked that a Protection Order be considered for the group.*  
Members decided that a representative of the University Estate Office should be invited to a meeting to outline the University's tree strategy.

**ACTION COMMITTEE CLERK**

**08/00449/APP** **SUPPORT**  
17 Hubbard Close  
Single storey side conservatory extension

**08/00464/APP** **SUPPORT**  
40 Westfields  
Single storey rear extension

**08/00485/ATC** **PARTIAL SUPPORT**  
Grenville Combined School, Chandos Road  
Works to trees  
*Members were concerned that work to the cedar would affect its natural shape and asked that a Protection Order be placed on this tree.*  
*Members supported the proposed works to the other trees.*

**08/00508/ATP** **SUPPORT**  
20 Waglands Garden  
Works to No.1 Lime and 12 conifers  
*Support was given subject to the District Council's arboriculturalist's recommendations.*

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

**08/00180/APP** 23 Gilbert Scott Road Erection of log cabin to rear  
*Amendment: Frosted/obscure glass in windows facing house to protect neighbours' privacy.*

**08/00182/APP & 00187/ALB** 3 Well St. Ch. use of garage to ground floor café/bar with function room above  
*Additional plan shows rear elevation*

## **5161 PLANNING CONTROL**

The following planning decisions were received from Aylesbury Vale District Council;

### **APPROVED**

07/03274/AAD opp.Tesco,London Rd.	Advertising bus shelter	Support
07/03329/ALB Rose Cott.,Bourton Rd.	Internal works,rebuild chimney(retrosp.)	Noted
07/03375/ATC Nelson Court,Nelson St.	Felling of No.2 Willow	Support
07/03384/ALB Old Market House	Erection 2 fascia signs & int.illumin'd menu box	Noted
07/03385/AAD Old Market House	Erection 2 fascia signs & int.illumin'd menu box	Noted
07/03502/APP 8 Woodlands Crescent	Erection of front porch	Support
08/00010/ALB Norton House,Hunter St.	Repair beam & insert first floor doorway	Support
08/00130/ATC 10A West Street	Works to trees	Oppose

### **REFUSED**

07/02991/APP Land.adj.Verdun, Western Ave.	Erection of 3 dwellings	Oppose
--------------------------------------------	-------------------------	--------

## **REPORTS TO DEVELOPMENT CONTROL**

A report on the following application had been received and was available in the office

07/02991/APP Land adj.Verdun, Western Avenue	Erection of No.3 dwellings
07/03266/APP 2 Primrose Way	Single storey rear extension and garage conversion

## **TREE PRESERVATION ORDER ISSUED**

TPO 2008 No. 1 - Factory at Junction of Bath Lane and Tingewick Road

T1 English Oak; T2 Walnut; T3 Laburnum; T4 Yew; T5 Red Horse Chestnut; T6 Lime; T7 Scots Pine; T8 Scots Pine; T9 Black Pine; T10 Scots Pine; T11 Scots Pine; T12 Black Pine; T13 Pine; T14 Pine; T15 Pine; T16 Black Pine; T17 Walnut; W1 Mixed broadleaf and coniferous woodland.

## **5162 PLANNING - OTHER MATTERS**

### 5162.1 To discuss the formation of a subcommittee to respond to urgent tree works applications.

As tree applications frequently are received late into the six-week period allowed, the Chairman proposed a Tree Subcommittee be formed to consider those where the response date falls before the next meeting date, so that if a recommendation for a TPO is considered necessary, AVDC would receive the response in good time.

Members agreed, advocating a pool of Councillors to include Tree Wardens from which at least three including the Chairman would be available to make a decision. The following Councillors volunteered (to join the Chairman and Vice-Chairman): Bloomfield, Hirons, Stuchbury. Cllr Newell would be invited to participate.

**ACTION: DRAFT TERMS OF REFERENCE TO NEXT MEETING**

### 5162.2 (5125.3) Conservation Area Management Plans Strategy

The Chairman reported on the meeting held last month; the development of a generic management plan fine-tuned to each location was proceeding well. The consultants were diligent and listening to the comments made, and the generic plan was now available. The main issue was implementation and the funding for this.

### 5162.3 To discuss the proposal of siting an eco-town near Winslow and its effect on Buckingham ("Greenway"/"Winslow Green")

The Chairman had supplied a briefing document for circulation at the meeting.

The town would be sited between Great and Little Horwood and Winslow and was likely to be bigger than Buckingham; Winslow had been asked to comment, but Buckingham had not. The site was contrary to AVDC's proposals in the LDF.

Cllr. Smith drew the Committee's attention to the NBPPC's meeting on the matter and Mr. Bercow's involvement (Min. 5125.2). Members discussed the proposal, noting the infrastructure problems – particularly in education, health and transport – associated with a new settlement of 12,000 people, and the impact on the rural aspect of the north of the county. Though situated in the Vale, it was felt that it would become a satellite of Milton Keynes. The principle behind eco-towns was admirable, but Members doubted if the associated infrastructure needs – such as upgrading the A413 – would be adequately funded and precede the start of development.

A letter would be sent to Forward Plans at AVDC & BCC, SEEDA and the Housing Minister (Caroline Flint), copied to the Secretary of State, DCLG (Hazel Blears), and Mr. Bercow, expressing concern at the impact on a rural area and its infrastructure and the effect on the economy and viability of existing towns.

**ACTION THE CLERK**

5162.4 Alternative sites for Coach Parking

Cllr. Smith had asked for other sites to be discussed in the event of the Athletic Football Club's not being available for the summer tourist season.

Cllr. Stuchbury pointed out that this matter had been discussed both in the Events Committee and at the Buckingham Partnership and it was unhelpful to increase the number of bodies tackling the topic.

Cllr. Smith felt that discussion of alternatives was a planning matter, and could well be included in the Buckingham Plan proposals. The Chairman concurred but would wait to see what arose at the Partnership meeting on the 6<sup>th</sup> March; AVDC both owned the Athletic's land and had a remit to promote tourism.

It was agreed to leave the subject with Events and the Partnership in the short term and make proposals in the Buckingham Plan for the long term.

5162.5 To receive an update on the Aylesbury Vale Local Strategic Partnership

The Chairman reported on the meeting he had attended earlier that evening which had been 98% about Aylesbury although the Vale was supposed to form 20% of the plan; he and Mr. Riches of the Buckingham Economic Group had reminded the participants of the existence of the surrounding community. He had met the director of Aylesbury Vale Advantage, Richard Harrington, who was willing to attend a future meeting to discuss the Buckingham Plan and how AVA might be involved.

It appeared that some of the consultants' reports required to be reworked before acceptance.

**NEXT AGENDA**

5162.6 (5153.2) To receive a report in the Buckingham Plan brainstorming session

The Chairman had circulated notes of the meeting separately. It was felt that it had been a useful meeting.

Proposed by Cllr. Smith, seconded by Cllr. Try, and **AGREED** that this Committee approve the record of the meeting.

Proposed by Cllr. Stuchbury, seconded by Cllr. Hirons, and **RECOMMENDED** that the notes of the meeting form a basis for the Council's view.

The Committee recognises that the Plan itself is a living document and other consultees would add to it. The proposed eco-town would also form part of the background against which the future plans would be formulated. The finished document would be submitted for inclusion in the District Council's LDF; the Rural Areas section was currently some weeks behind schedule.

Letters would be sent to the suggested consultees.

**ACTION THE CLERK**

5162.7 (5153.3) To receive a report on the BCC Minerals and Waste briefing on 14<sup>th</sup> February, and to note the invitation to further events connected to the Core Strategy DPD

Cllr. Mahi reported on the meeting, but indicated that the site of the proposed incinerator had not been disclosed. He hoped the meeting on 18<sup>th</sup> April would remedy this, and he was willing to attend.

Proposed by Cllr. Stuchbury, seconded by Cllr. Smith, and **AGREED** that Cllr. Mahi attend the 18<sup>th</sup> April meeting at Aylesbury and report back to the Committee. Cllr Mahi was thanked for volunteering.

Cllr. Cadd noted that he would also be attending, in his County Council capacity.

Cllr. Whyte added that the proposed Household Waste site area was to be reduced although still larger than the present site; there was also discussion over whether it be a staging station with the waste taken elsewhere whether its ultimate destination was incinerator or landfill. This would double the vehicle movements. He also reported that there did not seem to be a BTC response to the previous consultation listed.

*[Clerk's note: Min. 5107.2: Members agreed that no response be sent]*

*Cllr. Loftus left the meeting.*

5162.8 (5156.3) To receive for information the responses made to the TPO consultation

The response had been circulated with the agenda. There was no further comment.

5162.9 (5156.5) Badgers Way link road to bypass – AVDC response

It had been hoped to have a response to report to the meeting.

**NEXT AGENDA**

## **5163 CORRESPONDENCE**

5163.1 (5144.3) BCC re Dark Alley etc.

Members noted the response and expressed concern that Dark Alley was not recorded as a Right of Way despite public use over many years. Cllr. Isham said that he and his schoolfellows had used the route, and that he was happy to write to that effect.

Members agreed that if a sufficient body of evidence could be assembled showing general public use (rather than scholar use) and establish it as a Right of Way then should closure be mooted there would be valid reasons for diverting via Waglands Garden and the removal of the gate complained of.

The co-operation of the *Buckingham Advertiser* was sought.

5163.2 (5154.3) AVDC re Dark Alley & tree applications

Members looked forward to the results of the discussions on the fulfilment of planning conditions at Waglands Garden.

5163.3 (5143.6) AVDC re Badgers Estate drainage

The expected reply had not been received, but the matter may be raised at the imminent meeting of the Buckingham Partnership.

5163.4 (5156.1) Report from E. Grimsdale, DCC meeting 7/2/08

Members thanked Mr. Grimsdale for attending the meeting and reporting the result promptly.

5163.5 The Buckingham Society – copy of letter re BTFC ground

Members were pleased to see the Society’s views matched the Town Council’s on the inadvisability of building on flood plains, and suggested that the Society be advised of the Public Session time available before each meeting, should it wish to take advantage of it to relay information to the Council.

**ACTION THE CLERK**

**5164 NEWS RELEASES**

5164.1 Dark Alley – Right of Way

A reporter was present at the meeting. The Clerk would check if an article was proposed. *[Clerk’s note: It is.]*

5164.2 Buckingham Plan

The Chairman and the Mayor would produce an inaugural release.

**5165 CHAIRMAN’S ITEMS**

White Hart car park

Cllr. Smith reported that the Traders Association meeting had deplored the state of the former car park and suggested that it be tidied and if possible returned to car park use pending the start of development. It was an eyesore and detrimental to the presentation of the town centre on a major access route.

Cllr. Bloomfield noted that this had also been reported in the Town Audit to be considered at the Partnership and the next E&P meeting.

A letter would be written to the agents and copied to the Planning Officer and the Conservation Area Officer. Photos would be included.

**ACTION THE CLERK**

Meeting closed at: 9.58pm

CHAIRMAN ..... DATE .....