MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MONDAY 30TH JUNE 2008 AT 7.03pm following the Public Session

PRESENT: Councillors T. Bloomfield
P. Hirons
G. Loftus
A. Mahi
H. Mordue (Mayor)
M. Smith
R. Stuchbury
W. Whyte (Chairman)

Also Attending: Cllr. D. Isham
Cllr. T. Mills (AVDC Buckingham North)
Invited Guests Mr. N. Duckworth Hallam Land Management
Mr. Mark Hyde DLP Planning Ltd.

For the Town Clerk Mrs K.W. McElligott

APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs. Mrs. P. Desorgher and Mrs. P. Stevens. Cllr. Mordue had apologised for late arrival.

5207 DECLARATIONS OF INTEREST

There were no declarations at this point. Cllr. Mordue declared a personal interest as indicated below.

5208 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 9th June 2008 to be put before the Council on 21st July 2008 were received. There were no matters arising.

Proposed by Cllr. Whyte, seconded by Cllr. Bloomfield, and AGREED that item 7.1 on the agenda be taken next for the convenience of the guests.

Proposed by Cllr. Stuchbury, seconded by Cllr. Whyte, and AGREED that Standing Orders be suspended to allow the guests to address the meeting.

5209 PRESENTATION RE PROPOSAL FOR LAND SOUTH OF A421

Mr. Duckworth indicated that Hallam Land was the forward land division of the long-established company Henry Boot Ltd. who had secured an interest in approximately 85 acres of land south of the bypass to the east of the Little Chef/Travelodge site and extending to the London Road. They had previously expressed an interest in the sites at Moreton Road and Tingewick Road. In relation to the bypass site, they had conducted a number of studies and held a public consultation in the town. They were now moving forward towards making a planning application.
He noted that Aylesbury Vale is undersupplied with both market and affordable housing, and while no developers are building in the current financial situation, the due process was long enough for the situation to improve; they were looking to start building in 18-24 months.
The scheme would be a mixed development: residential + employment areas, provision for a doctor’s surgery and ambulance station, a primary school, road infrastructure and public open space.
Cllr. Mills (with Chairman’s permission) asked why they were seeking to develop an area not allocated for housing in the AVDLP.
Mr. Duckworth answered that AVDC were in the process of developing the Local Development Framework, a process which had stalled due to problems with Aylesbury’s southern arc area. The Government requires local authorities to list their land availability for the next 4-5 years and there is currently a deficit in both Aylesbury and the Vale; he said that the Government were encouraging authorities to approve plans in areas of undersupply.
A detention pond had been sited on the bypass boundary opposite Badgers Way; Members asked whether the drainage survey had taken note of the existing problems suffered by Badgers residents when heavy rain fell, and if the site drainage would exacerbate this; also noting that the bypass was at capacity now and that any improvements the development might bring to the town might be negated by the additional traffic flows; that there was no provision for the additional pupils of secondary age, and this might lead to temporary classrooms on an already crowded site. It might be that a VIth form centre was more appropriate educational provision than another primary school.

Cllr. Mordue arrived.

Questions were also asked about the source of the “undersupply” figure, why the developer wasn’t prepared to wait until the LDF was published, and whether the developer expected to influence the LDF.
Mr Duckworth said that assessments of air quality, services, flood risk, drainage, transport and sustainability were in preparation; they were aware of issues relating to water flows under the bypass and their scheme would be better than green field flows; the Environment Agency required that the drainage be no worse than existing. While the bypass may eventually be dualled, and provision had been left for this at the site edge, the planned road through the site from the Badgers Way junction to the small Tesco (A413) roundabout would take some traffic away from the main Tesco (A413/A421) roundabout which could then be replaced by traffic lights with pedestrian/cyclist phases. Provision for cyclists and pedestrians crossing would also be needed at the Badgers Way junction. Education: the school would provide 210 places which would mostly be for residents of the development, though there might be some spare places available to take pressure off other schools; they might also be asked for a contribution towards secondary provision. Health: although they had not discussed provision with the PCT directly they had been in contact with companies in talks with surgeries in the town. The plan was to site a surgery and ambulance station in the 7-8 acre employment area at the northwest of the site, around the petrol station/Travelodge boundary. The higher, southern, edge of the site would contain two football pitches and the primary school. As AVDC’s own estimate was that the LDF would not be finalised until 2011/2012 it was not feasible to wait for it – there was still an unfulfilled need for affordable and social
housing for rent and purchase. The company was well-known to AVDC, having worked with them on Weedon Hill, and had been in discussions with them on this site for over a year.

Asked why this site was preferred to the land at Tingewick Road, Mr. Duckworth said it was the benefit of size. Here 750 houses could be built, which made the infrastructure works viable. The inspector had also rejected Tingewick Road as a development site on landscape grounds.

A suggestion that the link road could better be taken off the Bletchley Road roundabout was considered – there was no traffic advantage for either junction – but it would mean that the road went through all the housing area instead of just half of it.

Mr. Hyde described how the development was set back from the bypass to allow for future dualling, and mentioned the Environmental Impact and Visual Impact assessments. This last had led to the majority of the development being in the ‘bowl’ on the slope with the open space, football pitches and pavilion and the single storey school on the higher ground to reduce the impact. The existing field structure had been respected and the hedges retained where possible.

Asked how a development likely to house some 2000 people could be integrated with the town and not become a satellite, he said that it was intended that the scheme be pedestrian- and cycle-friendly – access to the school would be principally traffic free – and that the traffic lights systems proposed for the Badgers Way and A413 bypass junctions would accommodate this. The Design and Access Statement would enlarge on this. BCC may insist on public transport improvements. Enlarging the drainage pipe from the balancing lake to cope with overflow problems could merely transfer flooding further down the stream. PPS25 conditions were to overdesign schemes to take account of climate change. Members pointed out that the present drains could not deal with existing rainfall and run-off and that excess water was better directed to the river and floodplain than through neighbouring housing.

In answer to a question about how infrastructure capacity (e.g. car parking, library and other services) was considered able to cope with a 20% increase in population, Mr. Hyde replied that community benefits were more efficiently delivered by large developments than several small ones scattered about the town.

The guests were thanked for their attendance by the Chairman, who noted that remarks made were for information only and did not indicate approval of the scheme.

Cllr. Mills, Mr. Duckworth and Mr. Hyde left the meeting.

Proposed by Cllr. Stuchbury, seconded by Cllr. Bloomfield, and AGREED that Standing orders be resumed.

5210 ACTION LIST

The Action list had been circulated with the agenda.
5204.2 Tesco flags. These had been removed (Highway Technician).
5180 Members noted that no response had been received from the Cabinet Member and asked that the Clerk write again, copying the reminder to the Chairman of BCC and the County Councillors for Buckingham.
5211 PLANNING APPLICATIONS

The following planning applications were received and discussed. –

Cllr. Mordue declared a personal interest in the first application.

08/01230/APP SUPPORT
1 Cornwalls Meadow
Change of use from (Commercial) A1/A2 to Sui Generis use for art classes and art parties for adults and children
Clarification had been received as to which site was meant and Members amended their previous response accordingly. A letter would be sent about the validation of an application with differing sites marked.

08/01460/APP OPPOSE
43 Woodlands Crescent
Erection of front extension and rear roof extension
Having discussed the proposal in light of both the applicant’s address at the public session and the neighbour’s letter of objection, Members opposed on the grounds of there being no indication of parking arrangements (the premises would become 3-bedroom from one-bedroom) and the impact of the front extension on the adjoining property. Members recommended a site visit to appreciate this impact.

08/01481/APP SUPPORT
Castlefields, Stowe Avenue
Erection of agricultural barn
Members supported subject to the drainage satisfying Environment Agency standards, particularly relating to the retention of run-off, and the ridge height and colour of materials used not having a detrimental effect on views from Stowe Avenue.

08/01587/APP SUPPORT
5 Treefields
Demolition of conservatory and erection of new conservatory

08/01603/ATC SUPPORT
Land at Cornwalls Meadow
Works to trees

08/01324/AAD SUPPORT
Land to the South of Buckingham Ring Road/Osier Way
Illuminated totem sign
Members supported providing the illumination was subdued and turned off at night. It was also noted that this application had been allocated to Gawcott-with-Lenborough though well within the Buckingham parish boundary and that the drawings did not include an adequate site location plan. The Clerk would include this point in the letter re 08/01230/APP.
The following minor amended plans were posted for Members' information only:

(1) 08/00758/ALB White Hart Hotel Single storey extension to rear of building with alteration to the fenestration and entrance on rear elevation, laying out of new parking area, refurbishment of existing garden including new awning, pergola, bin store, lighting and garden furniture.

Amendment – additional information (letter from agent)

Members discussed the agents’ paragraph 5: “The parking spaces are required to replace those shown outside the site. The reason for this is that there is no requirement on the permission for the flats instructing the developers to make these spaces available to the hotel. I understand that it was indicated by the original applicants that this would be the case, but, as far as I am aware from discussions with Tony Barker, there was no condition or s106 agreement to ensure that this happened. The new owners have indicated that they do not intend to make these spaces available to the White Hart, and, as Spirit cannot insist on it, they have to make alternative provision, hence the proposal.” Members felt that – as the White Hart sold the land to the developers of the Bridge Street site – they should have retained sufficient for hotel parking. It was not AVDC’s remit to oversee the sale deal or make conditions to cover existing or future parking requirements. If there was not enough parking to meet guidelines then the hotel should not be extended; otherwise guests would put additional pressure on the already inadequate public car parks.

The remainder of the agents’ letter dealt with officer concerns and the drawings below had been supplied in answer to these. Members made no further comment on these.

(2) 08/00758/ALB and 08/00759/APP White Hart Hotel, as above

Amendments are: additional plan showing bin store and picket fence; additional plan showing section through proposed extension; glazed roof added to ‘existing’ upper ground floor plan; ditto ‘proposed’ upper ground floor plan; notes added to rear elevation drawing

5212 PLANNING CONTROL

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

APPROVED
07/03500/APP 95 Burleigh Pce Conversion of garage to residential use Oppose
08/00179/APP 24 Page Hill Ave. Change of use of garage to dining room Oppose
08/00180/APP 23 Gilbert Scott Rd.Erection of log cabin to rear Oppose
08/00356/APP 124 Moreton Rd. Erection of 2st.side extrn. & new access Oppose
08/00643/APP Sports Pavilion Repl.ext.cladding+alt. flat to pitched roof Support in Principle
08/00896/APP Innov8,Tingewick Rd. Erection of cooling tower Support
08/00994/AAD Waitrose Erection of various signage Partial Support
08/01034/APP Waitrose Repl. condenser units & handrail Support
08/01080/APP 128 Moreton Rd. Amendment to 07/01981/APP Support
08/01083/ADP Buck.Colour PressExtension to warehouse Support
08/01095/ATC Ch.Pk Bowling Gn.Fell 1 conifer ----- 
08/01132/ATC Castle Ho.Wood Works to trees Support
08/01165/ATC Cobbler Cott.Tingewick Rd Reduce ht. & thin Leylandii Support
08/01192/APP 21 Hilltop Avenue Erection of conservatory Support

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RATIFIED 21ST JULY 2008
08/01229/APP 63 Meadway  Single storey rear conservatory  Support
08/01247/APP 8 Greenway Walk  Erection of conservatory  Support
08/01256/APP 10 Greenway Walk Rear conservatory  Support

REFUSED
08/00727/APP 42 Bourtonville  Erection of two storey side extension  Conditional Support
08/00904/APP Tesco, London Rd.  Demol. carwash + erection new carwash  Oppose

TREE PRESERVATION ORDER CONFIRMED
TPO 2008 No.1  Factory at junction of Bath Lane and Tingewick Road
T1, English Oak; T2 & T17, Walnut; T3, Laburnum; T4, Yew; T5, Red Horse Chestnut; T6, Lime; T7, T8, T10 & T11, Scots pine; T9, T12 & T16 Black Pine; T13, T14 & T15 Pine

TREE PRESERVATION ORDER LAPSED
TPO 2007 No.18  5 Bostock Court
Members asked why the TPO had been allowed to lapse: the Clerk had already obtained the answer from the Tree Officer at AVDC:
“Some ash made subject to TPO were found to be rotten when ivy was removed from them. The defect had been hidden by ivy so only came to light after it was cut off. The trees were then re-assessed and we decided to let the provisional TPO lapse because we no longer felt justified in compelling the owner to retain trees in a hazardous condition.”
Cllrs. Bloomfield and Stuchbury in their capacity as tree wardens would investigate and report to the next meeting.

ACTION CLLRS. BLOOMFIELD & STUCHBURY

REPORTS TO DEVELOPMENT CONTROL
Reports on the following application had been received and were available in the office
08/00574/ATP 5 Bostock Court  Crown reduce by 20-25% 2 sycamores
08/00627/ATP 5 Waglands Gdn  Works to Oak and yew tree
08/00926/APP 7 Foxglove Cl.  Erect single storey side extn, move garden wall
08/00951/APP land.adj.11 Meadway Erect single st.dwelling, + 2 access drives

5213 PLANNING - OTHER MATTERS

5213.1 Buckingham Plan – update
The Chairman reported several responses to the questionnaire on-line and regular paper responses totalling about 50; he hoped for a final total of about 100. Responses from young people were noticeably lacking so far.
A workshop had been arranged for Wednesday 2nd July at 7.15pm in the small hall of the Community Centre; Cllr. Bloomfield would be assisting. Cllr. Mordue would be able to launch the meeting but had another commitment that evening; other Councillors agreed to attend if available. The invitation would be extended to all Councillors to take part and show support for the Plan; Members AGREED that (Fair Trade) tea and coffee be served, paid for from the Plan budget. Some obsolete (red cover) town maps would be made available, and also rates leaflets and Festival Fortnight brochures.
The questionnaires would remain available until the event on the 20th July, then the Chairman would look to end the consultation and present his analysis at the next meeting (28th July).
5213.2 NBPPC AGM minutes
The minutes had been circulated with the agenda.
Cllr. Hirons gave a brief outline of the reasons for the formation of the Consortium and the issues it addressed.

5213.3 To note receipt of Fieldwork (CPRE) June 2008 issue
It was agreed that the Chairman would be circulated with such publications at least the week before the meeting; the magazine would then be placed on the table for the meeting for other Members to look at.

ACTION THE CLERK

5213.4 SEERA Sustainability Framework document & its Annexes 1, 2 & 3
The Chairman took this to read; to be passed on to Cllr. Smith afterwards.

ACTION THE CHAIRMAN

5213.5 BCC Statement of Community Involvement – Mineral & Waste Local Development Framework
Cllr. Stuchbury took this to read and return to the office.

5214 CORRESPONDENCE

5214.1 07/03500/APP 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. An Amended Plan was received with a re-drawn eastern boundary: Members reiterated their opposition, as they felt standard size parking bays should have been marked on the driveway to prove the reduced width was adequate.
AVDC approved: The applicant has addressed the boundary issue by submitting a block plan showing the new red-edge and the existing hard-standing area. The plan also indicates the removal of the existing shrubs adjacent to the side of the house. With regard to the amended plan: Policy GP24 of AVDLP seeks to maintain levels of car parking appropriate to the level of development. The existing 3 bedroom would require a minimum of 2 parking spaces within the curtilage. The proposal would result in the loss of a space in the existing garage. However the existing driveway in front of the house can accommodate the required two parking spaces which meet the council’s car parking guidance.

5214.2 08/00179/APP 24 Page Hill Avenue
Change of use of garage to dining room
Members had OPPOSED, noting that there was no indication of parking arrangements following the loss of the garage space. A Minor Amended plan was subsequently supplied showing 2 parking spaces in the front garden.
AVDC had approved: The applicant has addressed the parking issue by submitting a block plan showing the parking provision. With regard to the amended plan the Town Council made a further comment that the standard size parking bays should have been marked on the driveway to prove the reduced width as adequate. [Clerk’s
note: in actual fact this comment was appended to the amended plan response for 07/03500/APP.

Policy GP24 of AVDLP seeks to maintain levels of car parking appropriate to the level of development. The existing 3 bedroom would require a minimum of 2 parking spaces within the curtilage. The proposal would result in the loss of a space in the existing garage. However the existing driveway in front of the garage could accommodate the required two parking spaces which meet the council’s car parking guidance. Nevertheless the amended plan indicates the widening of the drive by 1m further to the east which would give an overall width of 6m. The drive is 5m deep with a width of 6m it could accommodate the required 2 parking spaces comfortably.

5214.3 08/00180/APP 23 Gilbert Scott Road
Erection of log cabin to rear

Members had opposed this very large building on the grounds of overdevelopment. AVDC had approved; Policy GP35 of AVDLP seeks that new development proposals respect the physical characteristics of the site and the surroundings. AVDLP policy GP9 relates specifically to proposals for extensions to dwellings, but is also applicable to freestanding domestic buildings in curtilage situations, such as garages and summerhouses or log-cabins.

In this case the dwelling is set within a deep rear garden. Considering that the proposed log cabin would be a modest size and would be tucked in the corner of a large rear garden and would be approximately 23m from the dwelling, it would not result in an overdevelopment to the site. Hence the proposed log cabin in the rear garden would respect the surrounding area and the adjacent countryside, in accordance to policies and Design Guides.

5214.4 08/00356/APP 124 Moreton Road
Demolition of existing structure and erection of two-storey side extension and creation of additional access

Members had opposed as they were unable to gauge the possible effects of the new access as there were no ground plans of the site. AVDC had approved after the applicant had provided a plan of the parking and access: BCC (Highways) considered that the driveway area shown in the plan does provide an adequate parking and turning area and the additional point of access will allow the driveway to operate an in/out system. Hence the application is acceptable in highway terms subject to highway conditions as has been imposed to the approved application.

With regard to the parking provision the resultant 4 bedroom dwelling would require 3 parking spaces within the curtilage. The existing driveway in the front garden could accommodate more than 3 parking spaces and a turning area in the garden, in accordance to policy GP24 of the AVDLP and to BCSP Policy TR1.

5214.5 08/00643/APP Sports Pavilion, Stratford Road
Replace external cladding and alteration to flat roof to pitched roof to sports pavilion

Members had voted to support the alterations in principle but oppose because there were inadequate details of the materials to be used. At a subsequent meeting, in response to a letter from the Case Officer, the Committee discussed the request at some length, noting that the D&A Statement listed optional colours and materials, and that there was some doubt whether the walls would be strong
enough to support a tiled roof. It was felt that it was not this Council’s remit to consider undefined applications; that no new information had been provided; and that the Planning Officer’s letter indicated that AVDC required more details before approval.
AVDC had **APPROVED**: Members considered that the development was acceptable subject to conditions, including one requiring the prior approval of the LPA to the materials used, as would be normal practice.

5214.6 (5194.6 / 5203.6 / 5204.1) response J Cannell
(5204.1, parking space) Members felt standard parking bays should be enlarged to match current car sizes, suggesting 5m x 2.5m, with even larger internal dimensions for domestic garages to enable doors to be opened fully. This would especially help the disabled.
(5203.6, applicant name) Mr Cannell agreed and had asked for this to be done. The Clerk would monitor applications.
(5194.6, validation system) A checklist of required information had been received; Members felt this needed study and asked that the matter be deferred to the next agenda.

**JULY AGENDA**

5215 **NEWS RELEASES**

None were agreed.

5216 **CHAIRMAN’S ITEMS**

A letter from Mr. Byrne had been circulated at the meeting, noting that ‘yellow notices’ now contained a date after which they could be removed. He asked for assistance from Town and Parish Councils in the removal of expired notices. Members felt that this could lead to accusations of premature removal and the removal should be done by accredited District Officers; it should not be too difficult to produce a list of expired notices which could be removed while the officer was in the town putting up new ones. It was also pointed out there was a cost implication. These issues would be broached with AVDC initially; if an acceptable response was received, the matter should be put to the E&P Committee for agreement of a fee.

**ACTION THE CLERK**

Meeting closed at: 9.17pm