

**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MONDAY 22nd DECEMBER 2008 AT 7.02pm**

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

Also Attending: Cllr. D. Isham

For the Town Clerk Mrs K.W. McElligott

APOLOGIES FOR ABSENCE

Apologies were received and accepted from Councillor Mrs. P. Desorgher; Cllr. Try had sent his apologies for late arrival.

5274 DECLARATIONS OF INTEREST

Cllr. Whyte declared a personal interest as Chairman of the organisation which generated the consultation at Agenda 7.2.

5275 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 24th November 2008 ratified on 15th December 2008 were received. There were no matters arising.

5276 ACTION LIST

The Action list had been circulated with the agenda. Members **AGREED** to postpone any action items not on this agenda to the next meeting.

5277 PLANNING APPLICATIONS

The following planning applications were received and discussed: –

| | |
|--|----------------|
| 08/02558/APP | SUPPORT |
| 2 Pateman Close | |
| Retention of garden shed | |
| <i>Support was given subject to Environment Agency recommendations</i> | |

The following two applications were considered together

08/02634/ALB & 08/02635/AAD

SUPPORT

Wine Rack, 4 Market Square

Replacement signage and repainting shop front

Members expressed disappointment that such a large retailer had been unaware that prior permission should be sought as the premises were in a Conservation Area. However, in this instance, Members considered the paint colour and new logo acceptable.

08/02725/APP

SUPPORT

Post Office Counters Ltd., Market Hill

Installation of cash point machine into shop front

Members expressed concern at the lack of defined footway outside the Post Office and the number of vehicles parking close to the frontage despite the double yellow lines; this could restrict access to the cashpoint and be hazardous for users.

08/02753/APP

SUPPORT

4 Stowe Close

Single storey side and rear extension, new roof over existing extension

08/02843/APP

SUPPORT

60 Moreton Road

Demolition of side garage and erection of two storey side extension

Members would like to see a condition imposing a porous base to the shingle driveway.

Cllr. Try arrived during the following item

08/02860/ATC

OPPOSE

Land to rear of Market Hill/West Street

Works to and removal of trees to facilitate archaeological investigation trenches

Members discussed the application at some length.

It was felt that – as there were no evident plans for development at this stage – the trenches could be sited so as not to require any works to trees or felling.

Concern was also expressed that any development of this land could prejudice an integrated development of the whole site behind Market Hill as outlined in the Planning and Design Guidelines document produced by AVDC in April 2007.

Members hoped the tree officer had visited the site to consider if any of the other trees merited protection. There was no accompanying tree surgeon's report.

3 Members called for a recorded vote: the results were

| | | | |
|------------------------|---------------|----------------------|---------------|
| <i>Mrs. P. Stevens</i> | <i>oppose</i> | <i>A. Mahi</i> | <i>oppose</i> |
| <i>H. Mordue</i> | <i>oppose</i> | <i>T. Bloomfield</i> | <i>oppose</i> |
| <i>M. Smith</i> | <i>oppose</i> | <i>R. Stuchbury</i> | <i>oppose</i> |
| <i>P. Hiron</i> | <i>oppose</i> | <i>G. Loftus</i> | <i>oppose</i> |
| <i>M. Try</i> | <i>oppose</i> | <i>W. Whyte</i> | <i>oppose</i> |

Members asked that the Town Council's views be represented to the AVDC Planning Committee, drawing attention to the existence of the Planning guidelines for the whole area for the benefit of any new Members. The letter would be copied to any Buckingham District Councillors not on the Committee.

ACTION THE CLERK

The following minor amended plans were 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.

5278 PLANNING CONTROL

The following planning decisions had been received from Aylesbury Vale District Council;

APPROVED

| | | | |
|--------------|---------------------------|--|-----------------|
| 08/01286/APP | Bright Lights, 3 West St. | Gnd.fl/basement retail+10 flats, dormers | Oppose |
| 08/01681/APP | land at 23 Church St. | Erect dwelling with access and parking | Oppose |
| 08/02288/APP | Verney Park, London Rd. | 24 temp.accomm. units for students | Support * |
| 08/02348/ALB | 41 Nelson St. | Relocation of airconditioning unit | Support |
| 08/02352/APP | 23 Castle Street | Ch/use basement/gnd fl. to tattoo studio | Support |
| 08/02365/APP | 7 High Street | Ch/use A1 to mixed A1/A3 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 31st December 2009

REPORTS TO DEVELOPMENT CONTROL

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

08/02463/APP 21 Plover Close Two storey rear extension

5279 PLANNING - OTHER MATTERS

5279.1 (5269) 08/02991/APP: Planning Inspector's report

Members noted the report.

5279.2 AV Sustainable Community Strategy consultation (response date 31st January 2009)

Cllr. Hiron would review the document and prepare a response for discussion at the 12th January meeting. It was recommended that particular attention be paid to transport links and educational provision, relating the latter to the BCC consultation currently being considered by the Mayor and Cllr. Stuchbury.

ACTION CLLR. HIRONS

5279.3 Buckingham Plan

Members discussed the need for maps to accompany the final document, and the possible sources. A licence would be required, which may of use to other Committees in the future.

Cllr. Whyte would contact the Ordnance Survey. The Clerk would make enquiries about the possibility of sharing AVDC's licence.

ACTION CLLR. WHYTE/CLERK

Proposed by Cllr. Stuchbury, seconded by Cllr. Hiron, and **AGREED** that up to £1000 from budget 4042/601 be allowed for acquisition of a map licence.

5279.4 Fieldwork (CPRE) December 2008

The Chairman would report at the next meeting if there were any articles of interest in this edition.

5279.5 AVDC item on Paving Front Gardens

The content was noted.

5280 CORRESPONDENCE

5280.1 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].

Members asked that the Clerk respond that the information received had been inaccurate, copying the cover and yellow notice as proof.

ACTION THE CLERK

5280.2 (5270.2) Rest of District Spatial Strategy

Responses had been received from DCllrs. Isham & Sherwell (for the Liberal group); Tracy Aldworth for the LSP; J. Byrne, AVDC Head of Planning.

The Chairman thanked Cllr. Isham for his prompt response and reported that the LSP had expressed no interest.

Members agreed that Cllr. Sherwell be asked for the content of his motion to Council and the date of the meeting.

Proposed by Cllr. Stuchbury, seconded by Cllr. Hiron, and **AGREED** that the Chairman attend the meeting to give the Committee's views.

Mr. Byrne had sent two letters, the first a response on behalf of all the AVDC Councillors, the second enclosing a copy of the paper put before the Environmental Scrutiny Committee. Members discussed the second in detail.

“2000 home threshold”

Members were dismayed that the proposal of 1260 new homes for Buckingham was not considered to require strategic planning; it is approximately a 20% increase on the existing housing, and has significant implications for employment, transport, health, education and leisure provision.

“Changes to form of the documents”

“Detailed work on Buckingham will not take place until 2010”; “We will have to wait until the Core Strategy is approved, which will not be until 2010. This is only marginally different (from) our original timeline...”. Members felt that ‘marginally’ was not an accurate description of an 18-24 month delay, and that the gap left Buckingham and Winslow vulnerable to developers seeking to exploit the lack of strategic planning. The 2000 threshold excluded the non-Aylesbury parts of the District from Government support for infrastructure improvements.

“Public examination”

“Opportunity to comment May/June 2009”; “public examination towards the end of 2009”. It was felt that an opportunity for collaborative planning had been missed; there were several suitable venues in Buckingham town centre for public consultations, and Members hoped any local meetings would not be sited in out-of-town buildings difficult to reach by public transport.

Apportionment

“the 60% apportionment figure is correctly stated in the paper as 1260. It is not correct to state that this is 2820...the existing planned and permitted development is removed before it is apportioned (i.e. 4700 less 2600 planned and permitted leaves 2100, 60% of which is 1260). This figure does not take into account development in the District between now and 2010.”

This Council had asked for a list of the approvals taken into consideration but this had not been supplied; Members calculated rather over 400 dwellings at Moreton Road and Bridge Street, plus sundry small additions. There had been no consideration of how or where these new dwellings would fit into the existing shape of the town; Forward Plans officers had indicated a total of about 1000 in discussions about the Buckingham Plan, and the Plan documents had been based on this. Neither the 1260 nor the 1000 figure had been included in the Core Strategies document and thus were not available for public consultation.

There was no indication on what basis the figures in the 4 scenarios had been calculated, and there was no evidence that these projections had been communicated to other departments and authorities with responsibility, for example, for education provision. Employment sites for so many extra residents needed to be considered and this would lead to transport implications as well as health and leisure facilities, and also flooding/drainage/sewerage issues. Without infrastructure provision to match, the town and its people would be effectively handicapped.

Members asked

- That AVDC demonstrate how they had arrived at the 60% figure as suitable for Buckingham
- How they proposed to implement such an increase in housing numbers
- What planned and permitted developments were included in the total before apportionment

- What proportion of central government funds allocated to infrastructure improvement might be expected to aid development

“Buckingham Plan”

“I am sure your plan will be within the scope of the issues discussed...my officers will be very constrained for time over the next few months, but I am sure will arrange to meet with you following the submission of your document”.

[Clerk’s note: letter was dated 5th December 2008; Plan document was posted to AVDC and BCC Chief Executives on 4th December]

Cllr. Loftus left the meeting

Members **AGREED** to invite Forward Plans officers to a 2009 Planning meeting. The correspondence including the Chairman’s report would be sent to the Cabinet Member, Mrs. Paternoster, and copied to the 4 Buckingham District Members, with an enquiry as to how these statements fitted with the Statement of Community Involvement LDF document. This Council’s letter to Mr. Byrne would be circulated to the Committee for information.

ACTION THE CLERK

5280.3 (5271.2 &.3) Electronic Planning Pilot & Changes to Consultation Arrangements

Mr Cannell’s statement that the Government does not provide funding to move to electronic systems was challenged by two Councillors who had attended a meeting when the contrary was suggested. Other Councils appeared to have received funding; this would be investigated.

ACTION THE CLERK

5281 NEWS RELEASES

Members felt the public should be informed of the proposed additional housing figure, and that the Council was seeking further information.

5282 CHAIRMAN’S ITEMS

The Chairman indicated that he would be meeting Richard Harrington of AVA in Buckingham; the Plan would form part of the discussions, as would the £9million infrastructure funding.

Meeting closed at: 9.01pm

CHAIRMAN DATE