

MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MONDAY 18th MAY 2009 AT 8.15pm following the Extraordinary Council
meeting

PRESENT: Councillors Mrs. P. Desorgher
P. Hirons
G. Loftus
A. Mahi
M. Smith
Mrs. P. Stevens
R. Stuchbury
M. Try
W. Whyte (Chairman)
Also Attending: Mrs. A Wilson (Town Clerk)

For the Town Clerk Mrs K.W. McElligott

As longest-serving Councillor, Cllr. Loftus took the chair at the beginning of the meeting. Members were asked to note that the Mayor, Cllr. Cadd, would not be able to belong to the Committee due to a prejudicial interest at another Authority.

44/09 Election of Chairman

Proposed by Cllr. Mahi, seconded by Cllr. Smith, and **AGREED** that Cllr. Whyte be Chairman of the Planning Committee.

Cllr. Whyte took the Chair.

45/09 Election of Vice Chairman

Proposed by Cllr. Stuchbury, seconded by Cllr. Mahi, and **AGREED** that Cllr. Hirons be Vice Chairman of the Planning Committee.

46/09 Apologies for absence

Apologies were received and accepted from Councillor Bloomfield.

47/09 Declarations of Interest

Cllr. Loftus declared an interest in application 09/00763/ATP as a Governor of the School.

48/09 Minutes of the previous meeting

The minutes of the meeting held on 20th April 2009 ratified on 11th May 2009 were agreed. There were no matters arising.

Cllr. Stuchbury left the meeting.

49/09 Action list

The Action list had been circulated with the agenda.

5231.5 GOSE SE Plan The final document had been received and was available from the office.

5251.2 Cycle racks The Town Clerk was arranging a meeting with Waitrose's manager to discuss this and other subjects.

ACTION TOWN CLERK

5307.4 Rest of District Strategy Cllr. Sherwell would be asked for the minutes of the meeting.

ACTION COMMITTEE CLERK

5327.3 Rural Settlement Hierarchy A prompting letter would be sent.

Enforcement matters, various:

These would be listed separately in future, and the matter of the nail bar chased.

ACTION COMMITTEE CLERK

It was also reported that the residents of Castle Court had complained that the tenants of the converted building above the nail bar & tattoo parlour were taking the parking spaces allocated to the houses (there is only 1 per dwelling). Members of the public also parked in the court. The Chairman would contact VAHT about means of limiting access to legitimate users.

ACTION CHAIRMAN

50/09 Planning Applications

The following planning applications were received and discussed. –

The following two applications were considered together:

09/00350/AAD & 09/00707/ALB

RELUCTANT SUPPORT

Woolwich plc, 15-16 Market Hill

Installation of new fascia sign

Members agreed to respond as for the previous application.

09/00566/ALB

SUPPORT

Buckingham Chantry Chapel

Installation of WC cubicle

09/00655/AAD

SUPPORT

The Creamery, Brackley Road.

Erection of non-illuminated front and side advertisement signs

Cllr. Stuchbury returned to the meeting

09/00694/APP

SUPPORT

Manor Beeches Cottage

Erection of detached dwelling

09/00711/APP

OPPOSE

11 Plover Close

First floor extension

Members opposed on the grounds of overdevelopment.

09/00763/ATP

SUPPORT

Buckingham Primary School, Foscott Way
 Works to trees [*The trees are in the upper part of Maids Moreton Avenue*]
Members supported providing the works were carried out after the nesting season and not as the schedule on the application.

09/00803/ATC

OPPOSE

32 Well Street
 Works to No.2 Holly Trees
Members noted that no present height of the trees was given so that an estimate of the scale of the reduction and its likely effect on the wellbeing of the trees could be calculated .They also felt the holly trees were important in the landscape and asked that Protection Orders be applied for.

It was decided that tree applications be separately advised to the Tree Wardens for viewing and report to the meeting.

09/00840/APP

SUPPORT

Little Oaks, Brackley Road
 Demolition and erection of detached garage and single storey side extension

The following minor amended plans were available for Members' information only:
09/00195/APP & 09/00233/ALB Old Dairy to rear of 14 Castle Street; conversion of building into residential dwelling
Amendments: existing rooflights on SE elevation removed; additional small window added to ground floor living room, NE elevation; all windows on NE elevation redesigned to make them simpler, less domestic and more appropriate for a building of this era; existing timber framed and glazed cupola on roof has had timber louvres added to all four faces – more similar to its original form.
 Members noted that both applications had already received approval (below).

51/09 Planning Control

The following planning decisions had been received:

BCC: APPROVED

CC/09/09 Buck. Primary School New floodlit synthetic all weather playing surface & long jump area
 Conditional support

APPROVED

08/02571/ALB 2&2a Fleece Yd.} Alt. residential/commercial use to residential	Oppose
08/02572/APP " }	Oppose
09/00195/APP Old Dairy, rear 14 Castle St }	Support
09/00233/ALB " } Conv. into residential dwelling	Support
09/00318/APP 27 Moreton Rd. Renewal of 06/00111/APP	Support
09/00351/ALB 15-16 Market Hill Redecoration of shopfront	Reluctant support
09/00475/APP 6 Watlow Gdns. Single storey front extension	Support
09/00459/APP 1 Old School Ct. Creation of first floor balcony	Support

NO OBJECTION (AVDC response to BCC applications)

09/00503/ACC (CC/09/09) Buckingham Primary School	Conditional support
New floodlit synthetic all weather playing surface & long jump area	
09/20004/AWD Home Farm Waste transfer station for agricultural plastic recycling	Oppose

REPORTS TO DEVELOPMENT CONTROL

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

08/02571/ALB Fleece Yard Alteration to commercial unit and residential units to create 3no. flats
& **08/02572/APP** and 5no. houses

52/09 Enforcement

48.1 (5316) Planning Enforcement statistics.

Mr. Dales' report was circulated with the agenda. More detail of the 38 reports would be requested.

Members felt that enforcement was not pursued with sufficient vigour, to the point that a lapse became unenforceable due to the statutory period having expired. It was suggested that reports be copied to the two District members for the ward concerned.

ACTION COMMITTEE CLERK

53/09 Planning – other matters

49.1 Buckingham Plan – Stakeholder meeting (Tuesday 9th June at 8pm)

Cllr. Stevens gave her apologies for this meeting.

Cllr. Try reported 60 downloads of the Plan to date.

Cllrs. Smith, Try and Whyte would meet to discuss the structure of the meeting.

It was agreed to purchase Fair Trade biscuits to serve with the tea and coffee on the night.

ACTION CLLRS. SMITH/TRY/WHYTE

49.2 (5327.4) Rest of District Transport Strategy

Cllr. Hirons' report was circulated with the agenda and summarised thus:

"This document could be better described as the items AVDC will take into account in preparing a strategy, rather than being a strategy.

It does include all the factors I can think of that need to be considered, but it makes little attempt to tease through them to see a way forward.

It is also completely lacking in numbers which should surely give a guide as to where new traffic flow will lead to congestion, how many people will commute to where? Where people will shop? What goods flows are required? etc. It is purely descriptive & I can understand that it is unlikely that anyone would put money behind such a weak analysis.

As far as Buckingham is concerned, it seems to be considered more as a potential bottleneck rather than having issues in its own right, when transport could be one of the key factors as to the location of the growth in Buckingham, as identified in the Buckingham Plan.

The A421 development is all well and good, but it totally ignores the development of Silverstone as an employment site (though downgrading the A413 north of Buckingham cannot help Silverstone development), and even though it talks about M40 access its solution to the A422 west is to downgrade it!

The other employment site, Westcott airfield, is also given little transport consideration.

There is no mention of the town centre traffic problem (or parking problem, which is really part of a transportation policy).

It seems to me that they wanted to come up with a lowest cost strategy, which, of course, proposes the fewest actions and this is what they have done. Perhaps the unspoken strategy is that Buckingham & its concerns are a matter for MK rather than AVDC.”

Concern was expressed at the possible downgrading of the A413, and that there was no discussion of current or projected road capacity. It seemed that the emphasis was on town centre hubs, and schemes such as the Aylesbury cycle network, and the rest of the county was ignored. There seemed little compliance with the Statement of Community Involvement, as with other strategic areas like waste disposal.

It was agreed that the Chairman, Vice Chairman and Cllr. Smith should draft a press release and circulate it to the Committee for information, noting

- the lack of vision for the future
- the downgrading of roads, especially those which were supposed to link to employment sites
- the lack of figures on current and future congestion
- the lack of consultation.

Members pointed out that the document would form the basis for future funding and its deficiencies would lead to inadequate provision in the County.

ACTION CLLRS. WHYTE/HIRONS/SMITH (Press release)
ACTION COMMITTEE CLERK (response to BCC/AVDC)

49.3 (5317) BCC Transport Strategy – response from James Povey, BCC
Mr. Povey had declined the invitation to attend a meeting. The points in his letter were noted.

49.4 To confirm a representative to the Local Council Planning Liaison Group
Cllrs. Hirons and Whyte had been agreed at the earlier meeting.

49.5 (5327.5) AVDC Design Awards – to receive suggestions for entries
Members were unable to suggest any suitable project.

49.6 To receive for information the AVDC news release on the approval of the Core Strategy document

The document was due to be published on 10th June and would be reviewed for the 6th July meeting.

JULY AGENDA

54/09 Correspondence

50.1 (08/02571/ALB: Unit 2 & 2a Fleece Yard) AVDC reasons for decision contrary to BTC response

Members noted the contents of the letter.

50.2 (09/00034/APP: 2 Catherine Court) AVDC reasons for decision contrary to BTC response

Members noted the contents of the letter.

55/09 News releases

Transport Strategy as per minute 49.2.

56/09 Chairman's Items

There were no announcements.

Meeting closed at: 9.34pm

CHAIRMAN DATE