

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 18th
JANUARY 2010 AT 8.00pm following the Special Council meeting

PRESENT: Councillors P. Hirons (Vice Chairman)
 G. Loftus
 A. Mahi
 M. Smith
 Mrs. P. Stevens
 R. Stuchbury
 Mrs. H. Hill (Co-opted member)

Also Attending: Mr. Julian Clarke Pinnacle Transportation
 Mr. Eoin Dardis Tesco Stores Ltd.
 Mr. Harry Hudson Green Issues Communications
 Mr. Roger Welschman DPP

For the Town Clerk Mrs K.W. McElligott

The Chair was taken by Cllr. Hirons in the absence of the Chairman.

814/09 Apologies for absence

Apologies were received and accepted from Councillors H. Cadd (Mayor), M. Try and W. Whyte (Chairman)

815/09 Declarations of Interest

Cllr. Mahi noted a prejudicial interest if there was any subsequent discussion of the Tesco presentation, item 14.1.

Proposed by Cllr. Hirons, seconded by Cllr. Stevens, and AGREED that Standing Orders be suspended to allow the guests to speak.

Proposed by Cllr. Stuchbury, seconded by Cllr. Mahi, and agreed that item 14.1 be taken next.

816/09 Presentation on plans for Tesco, London Road

Drawings of the proposed plan and elevation were circulated; these showed an extended store footprint, with staff areas and cafeteria moved to mezzanine floors, revised entrance roads and 150 additional car parking spaces in the area to the south (currently rough planting). The recycling area would be redesigned and rehoused on the internal access road, and the bus stop removed; the existing stops on the London Road would be used. Several pedestrian crossing points were proposed. A new footpath would link the northeast corner of the parking area to the bypass at the pelican crossing.

The store area had proved to be too small for the customer numbers, leading to overcrowding and queues, and with the additional housing planned for Buckingham this could get worse.

There had been discussions with AVDC and BCC over access and traffic flow issues. They were looking to reduce the store's carbon footprint with a combined and power unit (with the eventual aim of using biofuel), use as much natural light as possible, have grey water recycling and create 150 new jobs. A wind turbine was not considered to add much benefit. Recruitment would be targeted at the long-term unemployed in the first instance. A public exhibition had been arranged for Thursday and Friday in the Community Centre, with experts on hand to answer the public's questions.

Members asked if the site drainage, with all the extra car parking, would be adequate given the flooding that occurred regularly from the site across the footpath and down London Road in heavy rain. *It was thought that the grey water system would cope, and the flow would have to be attenuated under planning rules.* Concern was expressed that the hours of the exhibition did not allow those who worked out of town to attend; a weekend date would have been helpful. Though there would be an exhibition in the store for several weeks, the experts would not be on hand to answer questions.

Members asked what the additional floorspace would be used for – *there would be an expansion of both food and non-food items; "comparison goods" like electrical items, clothing, computer accessories and mobile phones were listed. There were no plans for an opticians or pharmacy.*

It was unlikely that building would start before 2011.

Tesco were asked for more shade trees; planting semi-mature trees was more expensive but provided more animal-friendly shade for dogs left in cars in the summer. There was no specific cycle access: *pathways were wide and dual use.* The proposed access was criticised – both the U-turn into the main car park, which was seen as unnecessary when more direct access was possible, and the siting of the recycling area, where queuing cars would block the road into the other parking area. A roof for the recycling bay was also suggested. *There would be an Environmental Champion attached to the store whose remit would be the tidiness and proper use of the recycling area.*

Some access points were too steep for ease of use by the disabled, and also there was often competition between designated parking for the disabled and for parents with children. *Parent/child areas were sited to avoid road crossings; disabled bays were sited each side of a walkway with a crossing at the end.*

The visitors were thanked for their attendance and left the meeting.

817/09 Minutes of the last meeting

The minutes of the Planning Committee Meeting held on Monday 21st December 2009 were received and accepted.

818/09 Action Reports

There were no matters on which comment was made.

819/09 Planning Applications

09/02306/APP

SUPPORT

Land off Plots 1, 40, 64, 198, 199 Moreton Road
Erection No.5 dwellings with garages and ancillary works

09/02354/APP

SUPPORT

The Wing, Castle House
Construction of garden terrace walls, steps and ramps
Support was given subject to the recommendations of the Historic Buildings Officer.

09/02371/ACD

SUPPORT

Land to the rear of Hamilton House/Market Hill
Demolition of outbuildings, walls, fences and removal of concrete building slabs

09/02427/APP

SUPPORT

High View, Mount Pleasant Close
Single storey side and rear extension

09/02473/ALB

NOTED

30 High Street
Replacement of first floor front window
Members are accustomed to 'note' for a retrospective application and were concerned that this work had been carried out on a listed building without consent. Members would defer to the report of the Historic Buildings Officer. Concern was also expressed that the window as fitted did not comply with Building Regulations.

10/00015/APP

SUPPORT

51 Bourtonville
Two storey rear extension
Members were informed that the Case Officer had asked for amendments so that the proposal complied with the 45th rule, and was checking the parking provision was according to guidelines. Members supported subject to compliance.

09/02392/ALB

SUPPORT

Castle House, West Street
Replacement of windows and doors. Repair work to roof structure and internal repairs.
Members supported subject to the recommendations of the Historic Buildings Officer and compliance with Building Regulations.

The following additional information was available for Members' information only:

09/01929/ADP Former Railway Station site

Details of reserved matters in respect of 05/01564/AOP

Additional information: Drainage details

09/02155/APP

Land to rear of Hamilton Ho. Development of 38 Apartments, 24 dwellings etc.
Additional information: Tree Survey for Roosting Bats & Habitat Survey (Preliminary Protected Species)

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

09/02113/AAD & 09/02114/ALB

Lorimers Solicitors, West St. Replacement non-illuminated signage comprising one projecting sign and one fascia signs

Projecting sign retains lower band of red with 'Santander' in white; fascia sign is now white with red lettering (formerly red with white) and wood rather than aluminium.

820/09 Planning Decisions

Details of planning decisions made by AVDC as per 'Bulletin' and other decisions.

Approved

BCC:

05/0200011/ACC College Farm Relocation and expansion of existing facility for the shredding, screening and maturation of compost Oppose

Approved

AVDC:

09/01927/ATP Manor Beeches Tree works Oppose

09/02114/ALB Lorimers, West St. Replacement signage Support

09/02113/AAD Lorimers, West St. Replacement signage Support

09/02121/ATC 11 Chandos Rd. Removal of Norway Spruce Support

09/02177/ATP Garden Ho., Castle St. Fell 1 Leylandii & 1 Spruce Support

09/02186/APP 2 Treefields Replace front window with bay Support

Deferred Decision

09/01205/APP Fir Cottage Demol.existing, erect block 12 flats Support

Reason for deferral: site panel visit

Appeal Lodged

09/00964/APP Pizza 2 U, 25 Hillcrest Way

Change of use from delivery business to delivery business and takeaway facility

Certificate of Lawfulness Approved

09/02081/ACL 5 Otters Brook In respect of conv. of garage → residential use

No comment

Reports to Development Control

Reports had been received for the following applications, and were available in the office

09/01205/APP Fir Cottage Demol.existing, erect block 12 flats [Site visit report]

09/01771/APP 6 Orchard Dene Creation of decked area to rear of property

821/09 Buckingham Plan/DPDPD

821.1 (743/667) Meeting held on 18th December 2009

Members noted the meeting notes which had been circulated with the agenda.

821.2 Buckingham Plan and the Growth Agenda

To discuss and agree attendees for an exploratory meeting with TransForm MKSM. (TransForm MKSM is part of the architecture centre network part funded by CABE) Members agreed the meeting should be arranged, and that at least two of Cllrs. Whyte, Hirons and Smith would attend.

822/09 AVA projects

The notes of the meeting of 14th January 2010 were available in Members' folders. The date of the stakeholder workshop was agreed as Thursday 4th March 2010 at 6.30 for 7pm.

It was suggested that the balance of AVA project money could usefully be employed in a Destination Survey, to study where people were travelling from/to/why/by what means. The Chairman, Vice Chairman and Clerk were given designated authority to investigate this possibility.

823/09 LDF Core Strategy

The detailed submission and timetable were noted.

824/09 Enforcement

Banner on the Chantry Chapel

This had been reported; the banner was large and had been fixed to battens attached to the end wall.

825/09 (750.2) Budgets

The Chairman proposed the Precept request for this Committee be

Hall Hire/Contingency for Public Meetings £250

Buckingham Plan updates and meetings £250

Local Development Plan (AVDC consultation/DPDPD review etc) £200

Training £200

Publications £200

(Total £1100)

Members concurred and added £1000 for the publication of the revised Vision & Design Statement.

Proposed by Cllr. Stuchbury, seconded by Cllr. Smith, and **RECOMMENDED** to the Precept meeting that the Committee budget for 2010-2011 be £2100 broken down as above.

826/09 Transport

BCC Freight Strategy consultation.

This had been notified to the office that day, required response by 4th March 2010. Unfortunately the document was only available to download, and the BCC website had been unavailable for some weeks. The Clerk had asked if hard copy was

available. Cllr. Hirons undertook to look over the document in the first instance, when available.

ACTION CLLR. HIRONS

827/09 Correspondence

827.1 (662) Response from Lagan Homes

Members disagreed with the assertion that the kerbs had been repaired and asked that recent photographs be sent.

827.2 (502.4) Response from Mr. Bercow re Hallam Land site

Members commented that the list supplied by AVDC via Mr. Bercow was not complete; there were additional facilities not yet agreed. The Town Council had not been included in the discussions. The Clerk was asked to write to Mr. Bercow and ask him to approach the Communities and Local Government Department for information on whether the District Council was able to disregard local views in this way. Members should also work on a 'wish list' so that the Council was prepared as soon as s106 monies became available.

828/09 News releases

None were agreed.

829/09 Chairman's items for information

None.

830/09 Date of the next meeting:

Monday 15th February 2010 following the Interim Council meeting.

Meeting closed at: 9.59pm

CHAIRMAN DATE