

**MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON
MONDAY 15th FEBRUARY 2010 AT 7.35pm following the Informal Council meeting**

PRESENT: Councillors P. Hirons (Vice Chairman)
 G. Loftus
 A. Mahi
 M. Smith
 R. Stuchbury
 W. Whyte (Chairman)
 Mrs. H. Hill (Co-opted member)
 Also Attending: Cllr. D. Isham
 For the Town Clerk: Mrs. K.W. McElligott

885/09 Apologies for absence

Apologies were received and accepted from Councillor Mrs. P. Stevens.

886/09 Declarations of Interest

There were no declarations of interest.

887/09 Minutes

The Minutes of the meeting held on 18th January 2010, to be put before Council on 8th March, were received and accepted.

888/09 Action reports

(821.2) The arranged meeting had been cancelled by MKSM Transform at the last moment and would be rescheduled.

(827.1) This could now be removed as the kerb had been repaired.

889/09 Planning Applications

09/01878/APP

SUPPORT

Manor Farm House, Moreton Road

Change of use of extension to dwelling to create Children's Day Nursery

Members supported an increase in nursery provision in the town in principle, but expressed concerns about the accommodation offered being of an acceptable standard, the lack of indication of a safe outdoor play space and the narrowness of the access. Members pointed out that if the 5 parking spaces on the hardstanding were occupied by staff vehicles there would be nowhere for parents' cars to turn, the access road was single track, and also served the industrial units in the farm buildings.

09/02352/APP **SUPPORT**
22 Portfield Way
Single storey rear extension

10/00039/APP **SUPPORT**
19 Meadway
Rear ground floor extension

10/00080/ACL **NOTED**
59 Waine Close
Erection of orangery

10/00082/APP **SUPPORT**
6 Nightingale Place
Replacement conservatory

10/00091/ATC
4 Chandos Road
Reduction of height of conifer hedge
Members were advised that the decision had already been made to permit the work, as the group of trees were deemed to be a hedge.
Members felt that care needed to be taken with linear groups of trees in the Conservation Area which could be defined as a hedge – some could be important in the landscape.

10/00179/APP **SUPPORT**
1 Greenway Walk
Single storey side and rear extension

The following additional plans had also been received:

09/02155/APP Land at Market Hill
Arboricultural Assessment and Method Statement

890/09 Planning Decisions

To receive for information details of planning decisions made by AVDC as per 'Bulletin' and other decisions.

Approved

09/01929/ADP	Former Railway St'n Reserved matters, 05/01564/AOP	Support
09/02120/APP	23 London Rd. S.st. rear conservatory & 2st.extn	Support
09/02122/APP	Little Oaks,Brackley Rd.Demol.garage,erect new	Support
09/02187/APP	17 Westfields Erection of detached garage	Support
09/02210/APP	55 Moreton Road Two storey rear extension	Support
09/02226/AOP	Former Railway St'n Extension of time limit 05/01564/AOP	Support
09/02231/APP	24 Plover Close Grnd.fl. front & side extn.& conservatory	Support
09/02233/ALB	Avenue Ho.,Stowe Ave. Repairs and replacements	Support
09/02251/ACL	24 Plover Close Retention of land as residential curtilage	Support
09/02355/ATC	31 High Street Felling of cherry tree	Support
09/02427/APP	HighView,Mt.Pleasant Cl. S/st. side & rear extension	Support

Refused

09/01771/APP 6 Orchard Dene Create decked area to rear of property Support
09/02128/APP 20 Kestrel Way Erect. side garage+1st fl. side extn. Oppose

Withdrawn

09/01092/APP Land adj.1 Bath Lane Erection of No.4 dwellings

Reports to Development Control

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

09/01205/APP Fir Cottage, Chandos Road Report of site visit
09/01771/APP rear 6 Orchard Dene Creation of decked area

891/09 Conservation Area Survey

A firm date for the training was still to be arranged.

The survey needed to be publicised beforehand so as not to cause concern amongst residents – a press release would be drawn up when the dates known. Freya Morris was thought to have a standard leaflet which could be distributed house-to-house in the Conservation Area.

Cllr. Try would put a map of the CA on the website and provide a link to AVDC's.

892/09 (822) AVA projects

To note that the stakeholder meeting is scheduled for Thursday 4th March 2010 at 6.30 for 7pm in the Community Centre, and agree organisations to be invited.

Members agreed that all the Buckingham Plan stakeholder groups be invited, including representatives of the two VIth forms.

The consultants would be asked what they hoped to achieve from the meeting.

893/09 Enforcement

Members noted the additional of the Chantry Chapel banner to the list, and that the White Hart problem and Orchard Dene had been dealt with.

Action was reported to the rear of the Otters Brook premises.

Members asked for updates on the satellite dishes; the Kings Head and Grand Junction banners; the progress of the Nelson Street appeal.

ACTION THE CLERK

The matter of the flooding from the Tesco site was not an enforcement issue; Members decided to refer this to the Full Council for discussion.

FULL COUNCIL AGENDA

894/09 Transport

894.1 BCC Draft Parking and Enforcement Policy

Cllr. Smith volunteered to review the document for the next meeting. The comments made on the previous draft were included with the file; Members agreed it would be interesting to see if any had been acted upon.

ACTION CLLR. SMITH

894.2 (826) BCC Freight Strategy

Cllr. Hirons reported that it was less a strategy, more a list of factors to take into account when composing a strategy. The statistics used were poor, and the assumptions made for freight operation incorrect.

Members expressed concern that North Bucks had been ignored, and there was no evidence of cross border co-operation with Northants. and Oxfordshire. Better signage beyond the county boundary might cut down the number of heavy vehicles coming through the town when more suitable routes were available. The amount of through traffic not generated within the county had not been considered nor the A421 as major distributor route.

Weight limits were useless if not enforced; an occasional crackdown might dissuade drivers from using the town centre as a short cut. Traffic calming measures might be considered. No enforcement measures had been included in the Strategy.

The East-West rail link had received a cursory mention

The five points listed in Cllr Hirons' written report were agreed as the consultation submission, plus the lack of enforcement and the cross border issues.

Cllr. Hirons was thanked for his work on the report.

892.3 (582) Transport Users Group

Two negative and one positive reply had been received.

Members thought that the parishes should be contacted again, with a poster to put on their parish board in case any residents were interested in taking part in such a group.

ACTION THE CLERK

895/09 Budget

The budget awarded at precept was noted.

896/09 Core Strategy

896.1 To receive a verbal report from those Councillors who have attended the Inspector's hearings.

Cllrs. Whyte, Hirons and Smith had attended; there had been a good chance to put the Council's views. The Inspector was currently considering whether adequate consultation had taken place and whether the Core Strategy was valid and sustainable. He preferred quantified statements such as how many houses the town would consider reasonable, but without evidence of appropriate infrastructure being put in place Members felt unable to make an informed decision on numbers.

Concern was expressed that if the Strategy was found to be unsustainable and required redrawing, developers might make opportunistic applications in the interim.

If the Inspector constructed a viable Strategy, there would be no appeal. As the 700 houses already had permission, Buckingham was allocated 440 further houses, too few to merit an infrastructure upgrade.

Employment strategy needed to be looked at from the sustainability point of view; 1 house \equiv 1 job was a good basis, but the employment areas selected needed to be accessible, preferably by public transport, and convenient for the major residential centres.

When the Inspectors report was available it should be debated at Full Council.

896.2 To receive for information the revised apportionment of housing for Tiers 2, 3 & 4 and the relevant pages of the Core Strategy Examination Housing Trajectory calculations

The details from the new evidence document were noted.

Proposed by Cllr. Whyte, seconded by Cllr. Loftus, and **AGREED** that item 14.2 be taken next.

897/09 SPD Consultations

897.1 Aylesbury Growth Arc Masterplan and Delivery

The majority of this document was outside this Council's remit, but it was noted (AGA20) that the Eastern Arc link road (A413 - A418 Birtton - A41 Aston Clinton - A413 Stoke Mandeville) with its 30mph and 40mph limits and residential section would not provide any time benefit over the town centre route to the Hospital.

897.2 Salden Chase Strategic Development Area Masterplan and Delivery (NE Aylesbury Vale)

This was effectively an extension to Milton Keynes, with entrances off the Bottledump and Tattenhoe roundabouts, and its impact on the Vale had been seriously under-rated, particularly in respect to education provision.

2.1: Vision makes the point about safeguarding an A4146 (Fenny Stratford) – A421 link route within the site, but makes no mention of improvements to the A421 apart from "mitigation". It also ignores Winslow (6 miles) and Buckingham (8miles) as alternative service providers to Bletchley and Milton Keynes, both the latter being outside the AV area.

SC1: No provision for improvements to the A421, although an improved bus service is proposed.

SC4: Capacity of services in Buckingham and Winslow should be considered

SC15 (iv): only mentions the A421 east of Tattenhoe roundabout and likely congestion; ignores the use of this road as an east-west strategic route on which traffic flows will increase with the expansion of Buckingham and Winslow and the (SC15 (vii)) proposed changes to rural roads to discourage rat-running.

SC26 (iii): Requires provision of 630 grammar school places but no indication of where these are to be provided or the impact on Buckingham and Aylesbury schools. There is to be a 1260 place secondary school on the site.

Members discussed the Chairman's report at length, commenting that a new town of this size – comparable with Buckingham – should attempt to be self-sufficient. 630 was not enough for a stand-alone school, so these pupils would have to be accommodated in existing grammar schools, necessitating transport to Buckingham or Aylesbury, and putting pressure on the school facilities and local intake.

Reopening the Winslow School buildings – which were still suitable and had playing fields attached – was advocated. The proposed rail link could be used for school transport.

The site was in Aylesbury Vale but little thought seemed to have been given on linking the new town to the existing Vale settlements. The Park and Ride scheme would be useful only for those going to Milton Keynes.

Winslow TC's views would be canvassed.

ACTION THE CLERK

897.3 Conservation Areas

The Chairman felt that the document was rather generic; some specific guidance would have been helpful.

4.3.3/4 In considering good quality buildings in Conservation Areas there is no mention of modern styles being acceptable; this can lead to all new buildings being historical pastiche styles and a fossilisation of the townscape. Allowance should be made for modern buildings which are contextually acceptable but not imitative.

4.3.34/35/36/37 – No guidance on acceptable forms of renewable energy equipment. An SPD is supposed to supply guidance.

4.5.2 It is good that Town and Parish Councils, and local Amenity Societies are encouraged to monitor their local Areas, but all responsibility should not be abrogated; the District should always take the lead.

4.5.4 This clause could be read as removing AVDC's responsibility for Conservation Areas; responsibility and expertise should reside with AVDC. The observation and reporting role might work for small villages but not towns.

It was recommended that the Buckingham Society looks at this consultation document in detail and responds.

The Clerk was asked to find out the District Council's statutory responsibilities in the matter.

ACTION THE CLERK

Cllr. Loftus left the meeting.

898/09 Any other planning matters

898.1 Local Council Planning Liaison Group

To receive

898.1.1 the notes of the meeting held on 21st January 2010

898.1.2 legislation update

898.1.3 Government consultation on streamlining the planning system

Clerk's recommendation that a response be made to the third listed (Improving engagement by statutory and non-statutory consultees), if only to make the point that parish and town councils should be statutory consultees.

AGREED

898.1.4 (for information) selected pages from CLG publication: publicity for planning applications – summary of responses

Noted.

899/09 Correspondence

899.1 (827.2) holding response from Mr. Bercow. If no full reply was received for the next meeting a prompt would be sent.

ACTION THE CLERK

900/09 News releases

Conservation Area Survey, as Min. 891.

901/09 Chairman's items for information

The MK Core Strategy had been received that day: Cllr. Hirons offered to look at it if hard copy could be made available (a DVD was supplied). Cllr. P. Collins might be able to help in this matter.

ACTION CLLR HIRONS/CLLR. P. COLLINS/THE CLERK

902/09 Date of the next meeting: Monday 15th March 2010 at 7pm.

Meeting closed at: 9.53pm

CHAIRMAN DATE