

MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON TUESDAY 28th JUNE 2010 AT 7.07pm following the Extraordinary Council
Meeting in room MB1, Masons Building, University of Buckingham.

PRESENT: Councillors P. Hirons (Vice Chairman)
 G. Loftus
 A. Mahi
 M. Smith (Town Mayor)
 Mrs. P. Stevens
 R. Stuchbury
 M. Try
 Mrs. H. Hill (co-opted member)
 For the Town Clerk Mrs. K. McElligott

184/10 Apologies for absence

Apologies were received and accepted from Councillor W. Whyte

185/10 Declarations of interest

There were no declarations of interest

186/10 Minutes

The minutes of the Planning Committee Meeting held on Tuesday 1st June 2010 put before the Council on 21st June had been circulated separately.

187/10 (48.2/10) LTP3

To receive a representative of BCC Transportation to discuss transport planning, with particular reference to the A421.

No one from BCC Transportation had attended; Members felt that an apology would have been courteous. A letter would be sent expressing disappointment.

ACTION CLERK

188/10 Action Reports

The action report had been circulated with the agenda. Acknowledgements of receipt were awaited for two consultation responses; other action responses were on the agenda.

188.1 (116/10) To receive clarification on the lottery system from Mr. Chainani
 Mr. Chainani had provided an expansion of the last section of Minute 116.
 Members felt that it was still not clear how the lottery system could be applied to a

rural area with only one grammar school. It was suggested that such a radical change ought to be discussed with both schools, as either might well know of problems not considered by this Council or the County Council. The proposal that catchment areas per se be abandoned in 2011 should also be reviewed.

The Clerk was asked to write to the Cabinet Member, copying the letter to Mr. Chainani as a courtesy, and find out at what meetings the matter had been discussed and whether minutes were available.

189/10 Planning Applications

To consider planning applications received from AVDC and other applications

10/00625/APP

SUPPORT

The Free Man PH (formerly the Britannia PH)
Change of use from Public House to residential use

10/1079/APP

SUPPORT

6 Stowe Avenue
Demolition of garage and erection of single storey side and rear extension
It was noted that vehicles belonging to this dwelling were parked on Stowe Avenue currently but the proposal would make little difference as it was impossible to get a modern car into the garage anyway.

10/1099/APP

SUPPORT

1 Bushey Close
Two storey side extension and single storey rear
Members supported but deplored the loss of another small dwelling from the housing stock

10/01111/APP

SUPPORT

18 Waine Close
Erection of conservatory

10/01171/APP

SUPPORT

28 Highlands Road
Single storey rear extension and two-storey side extension

10/01226/ATC

QUALIFIED SUPPORT

11 Church Street
Fell №1 Apple Tree, works to Yew and №2 Holly Trees
Members supported the felling of the apple and the works to the holly, but expressed concern at the proposed "radical" pruning of the yew; limited pruning according to the arboriculturalist's recommendations would be supported.

Minor Amended Plans had also been received, for Members' information:

09/02155/APP

Land to the rear of Hamilton House

Revised Landscaping Scheme.

190/10 Planning Decisions

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

Approved

10/00354/ALB 56 Well Street	Alterations and repairs	Support
10/00761/APP Sports Pav., Stratford Rd.	Formalisation of parking	Support in principle
10/00767/ATC Land at Bridge St.	Fell willow & crown clean weeping willow	Support
10/00770/APP 31 Deerfield Cl.	Erection of detached garage and store	Support
10/00776/APP 11 Bath Lane	2 storey rear extn & 1st floor balcony	Support
10/00778/ACL 37 Waine Close	Single storey rear extension	Support

Planning Inspectorate

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

191/10 Reports to Development Control

A report had been received for the following application, and is available in the office

10/00768/APP 4 Burleigh Court Two storey side extension

192/10 Core Strategy

192.1 To receive for information:

a) AVDC News Release

Noted.

b) (via the Chairman) re SEEDA

Concern was expressed that the Core Strategy would be abandoned before an alternative was in place. Strategies agreed by the Inspector and ratified by a District Council would stand; AVDC were not in that position. Milton Keynes has withdrawn its current document.

c) News release: Eric Pickles, Dept. Communities and Local Government

Noted.

192.2 To receive and discuss a response to:

Letter from Programme Officer enc. request for further comments

The document was predominantly concerned with the Aylesbury Areas, and Members declined to comment. However, Tiers 2-4 communities remained vulnerable while there was no strategy in place; particular concern being expressed about adequate provision of affordable housing, and also infrastructure facilities, transport improvements, appropriate leisure and employment resource. Retention of the percentage demanded in the pre-Core Strategy period was advocated.

The response to the Inspector would reiterate our existing comments; a letter would also be sent to Mr. Bercow outlining the Committee's concerns.

It was reported that AVDC were proposing a Council meeting to discuss the way forward; Members asked the Clerk to get details of the meeting and whether it would be open to the public.

193/10 AVA projects

193.1 (120.1) To receive and discuss the amended version of the Halcrow Report Members still felt that the content of the document did not match their expectations; some points were of use and action could be taken, but otherwise the report was more a statement of the current situation. The report would be discussed by the proposed Buckingham Plan Stakeholders meeting.

ACTION TOWN CLERK

193.2 To receive a response from Mr. Harrington to the letter sent after the last meeting

Concern was expressed that the delay in introducing parking charges, and consequent postponement of the parking survey to later in the year, might lead to funding difficulties at AVA. However there was no reason to delay the Town Centre Access study, and work on this should be started.

193.3 To discuss and agree whether to invite Mr. Ben Ruston to address the Committee

Proposed by Cllr. Hirons, seconded by Cllr. Stuchbury and **RECOMMENDED** that a special single topic meeting of the Full Council be called inviting Mr. Ruston and representatives from Halcrow if available.

194/10 Enforcement

194.1 (47/10) To receive and discuss a response to the letter generated by the 10th May meeting.

The letter to the Cabinet Member had been passed to Mr. Dales whose reply largely reiterated information already received. The dishes on Remus House had been in place for over 4 years and no action could therefore be taken.

Members felt that this meant that policing of the Conservation Area was not being carried out by the Enforcement Officers. Correct procedures should be seen to be followed particularly within the Conservation Area; allowing breaches to occur would provide precedents and make it difficult to enforce future actions, with the likelihood that breaches and contraventions would become more blatant.

Members also noted that the target response times were not being met. Concern was expressed that the Enforcement Team was inadequately funded and consequently unable to be other than reactive; the role of local Councillors and residents was seen as reporting; investigation was the job of AVDC whose legal remit covered the maintenance of the Conservation Area.

ACTION CLERK

194.2 Grand Junction PH: to receive a response re signage and alterations and subsequent correspondence.

Members had been asked for proofs of structural changes detrimental to its listed status.No action would be taken on the change in signage.

ACTION CLERK

194.3 Lockmeadow Farm: to receive AVDC's response and related email.
Members decided that, as the premises were not within the parish, the whole correspondence be sent to Maids Moreton Parish Council and Cllr. Miss Lewis.

ACTION CLERK

195/10 Transport

195.1 (referred from Full Council Min. 18/10) To select a representative for the Public Transport Consultative.
Cllr. Hirons was selected.

195.2 (1037.1) To discuss the revised zebra crossing position on the Moreton Road and agree a response.
Members agreed the revised position provided it linked with a pedestrian access through the hedge; this was not clear from the drawing.
Members also noted that no response had been received to their request to be included in the consultation for the crossing on Avenue Road.

ACTION CLERK

196/10 Any other planning matters

196.1 To discuss and agree whether to invite Mr. Geoff Armstrong to the next meeting to discuss the implications of developing Phase II of the Moreton Road site.
Members agreed, under the usual conditions; the Clerk was asked to circulate the relevant section of the Inspector's Report on the AVDLP with the papers for the next meeting.

ACTION CLERK

196.2 (via NBPPC) To note the Executive Summary of the Government's Policy Green Paper 14 (the full version of the Paper is available from the office).
Noted.

196.3 To note that a copy of PPS3: Housing (June 2010 edition) is available in the office
The Clerk was asked to circulate the link address for the document.

ACTION CLERK

196.4 To consider whether the Committee wishes to amend its comments on the proposal for 13 flats on land behind Station Terrace in light of the revised clauses in PPS3.
Members agreed that their comments should stand unaltered; the site (previously a railway coal yard) was undoubtedly brownfield, and 13 dwellings was still overdevelopment of it.

ACTION CLERK

196.5 To receive for information the notes of the Local Council Planning Liaison Group meeting held on 20th May 2010.
Noted.

196.6 To consider whether the Council should purchase an up-to-date volume of the listed buildings in the town (there are 194; the current document held is dated 1973).

Members agreed that the Clerk should investigate the cost and purchase the document if within the budget.

ACTION CLERK

196.7 (Full Council Min. 165/10) To discuss and agree whether to apply for Listed Building status for the Hospital and for the Well Street Centre.

Proposed by Cllr. Stevens, seconded by Cllr. Stuchbury, and **AGREED** that an application for Listed Building Status be made for the Hospital, High Street, and the Well Street Centre, Well Street, to maintain the integrity and fabric of (respectively) the cottage hospital and local school; modern additions to each are acknowledged.

ACTION CLERK

197/10 Correspondence

197.1 Tesco London Road flooding: the Clerk reports for information that the office was contacted by Pinnacle with a request for detail of where the flooding emanated from, flow extent and duration; the information was required for (and supplied by) 14/6/10 by means of a marked up map.

Noted.

197.2 Tesco London Road pharmacy: the Clerk reports for information that news that Tesco are planning a pharmacy in their 'new' store have been relayed to AVDC and confirmed with a copy of the job advertisement for staff taken from Tesco's website.

Members asked that the Clerk investigate

(a) the necessary permission for a pharmacy, and from whom it should be sought (the previous application having been rejected by the now-defunct Community Health Council)

(b) the attitude of the local chemists

(c) whether the installation of a pharmacy contravened the supermarket's current Use Classification

ACTION CLERK

197.3 (FC347/09; PL367.1/09) Signage on the bypass; response to prompting letter from Town Clerk

Members asked for clarification on the removal of signs chained to street furniture and fences (involving damage to the owner's property).

Members felt that any signs should not be left out overnight.

ACTION CLERK

198/10 News releases

Members had discussed whether a release related to 197.2 should be made but decided to await further information.

199/10 Chairman's items for information

There were no Chairman's announcements.

200/10 Date of the next meeting:

Monday 19th July 2010 following the Interim Council meeting

Meeting closed at: 9.50pm

CHAIRMAN DATE