

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 16th AUGUST 2010 AT 7.00pm in room MB1, Masons Building, University of Buckingham.

PRESENT: Councillors P. Hirons
A. Mahi
R. Stuchbury
W. Whyte (Chairman)
Mrs. H. Hill (co-opted member)

For the Town Clerk Mrs. K. McElligott

303/10 Apologies for absence

Apologies were received and accepted from Councillors G. Loftus, M. Smith (Mayor), Mrs. P. Stevens and M. Try.

304/10 Declarations of interest

There were no declarations of interest.

305/10 Minutes

The minutes of the Planning Committee Meeting held on Monday 19th July 2010 ratified on 9th August 2010 were received. There were no matters arising.

306/10 Action Reports

The action report list had been circulated with the agenda.

306.1 (254/10: appln CC/26/10) response received from BCC
Members asked that the Clerk check that Bourton Meadow did not have a hub kitchen; they also felt that better use could be made of the specialised swan rider buses.

ACTION THE CLERK

306.2 (254/10; appln 10/01402/ATC) Comment received from Tree Officer:
Despite the Tree Officer's comments, Members felt that a crown lift would be preferable to repollarding.

ACTION THE CLERK

307/10 Planning Applications

10/01343/APP

SUPPORT

8 Meadow Walk

Change of use from A1 (retail outlet) to A3 (Café/Ice Cream Parlour) – retrospective

10/01360/APP

OPPOSE

28 Wittmills Oak

Change of use from residential to office use

Members felt the change of use was wholly inappropriate to a residential area

10/01392/APP**SUPPORT**

The Buckingham Fort Restaurant, 17 West Street
 Single storey rear extension and removal of chimney stack

The following two applications were considered together

10/01431/AAD & 10/01493/ALB**SUPPORT**

13 Market Square [Dollond and Aitchison]
 Erection of illuminated projecting sign, non-illuminated fascia and illuminated lozenge sign

10/01436/ATC**OPPOSE**

Land of 45 Well Street
 Fell Spruce and Cyprus
Members opposed the felling of the trees as no good reason was given.

10/01505/APP**SUPPORT**

59 Western Avenue
 Single storey side extension

10/01530/APP**OPPOSE**

Land to rear of 25 Nelson Street
 Extension of time limit on 06/02145/APP – Alterations to roof of garage building to provide loft room
Members felt that the further development of a building in the flood plain should not be encouraged.

10/01557/ATC**SUPPORT**

Children's Playground Site, Bridge Street
 Fell №1 Sycamore and Crown Lift Poplar

The following Additional Plans had also been received, for Members' information

10/01222/APP 7 Mitre Street; Two storey rear extension and conservatory
Additional Plans: Amended first floor plan showing 2 additional veluxes over ground floor utility and shower room

The following Minor Amended Plans had been received, for Members' information

10/01378/APP 20 Kestrel Way; First floor side extension
Minor Amendment: parking plan [shows three spaces on front garden]

308/10 Planning Decisions

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

Approved

09/02070/APP 3 The Villas, Stratford Rd. Erect.2 semi-detached dwellings & vehicle access under 2-bed apartment over	Oppose
10/01015/APP 8 Aris Way Conversion of garage into study	Support
10/01049/APP 2 Foxglove Close Single storey rear conservatory	Support

10/01050/AAD Tesco Express	Repl. fascia sign & window vinyls	Support in principle
10/01079/APP 6 Stowe Avenue	Demol.garage,erect s/st.side & rear extn.	Support
10/01099/APP 1 Bushey Close	2st.side extension & s/st rear	Support
10/01111/APP 18 Waine Close	Erection of conservatory	Support
10/01226/ATC 11 Church Street	Fell 1 apple, works to yew & 2 hollies	Qualified support
10/01339/AGN Castlefields	Erection of grain store	Support

Deferred

Land behind Market Hill

09/02155/APP (as amended) Development of 33 Apartments, 28 dwellings, 244 m² of commercial floorspace, 114 parking spaces; improved vehicular access to Moreton Road and creation of footpath links and refurbishment and change of use of summerhouse to cycle store.

09/02205/ALB Internal and external refurbishment of summerhouse for bicycle store for proposed site development

09/02371/ACD Demolition of outbuildings, walls, fences and removal of concrete building slabs

Reason for deferral: Negotiations

Members reiterated their wish to be included in the S106 discussions.

Cllr. Hirons asked what was happening about the old cinema site (10/00194/APP); rumour was that the application was to be withdrawn and replaced by one omitting the flats.

ACTION THE CLERK

309/10 Houses in Multiple Occupation – need to seek planning permission for change of use

A change to the planning regulations effective April 2010 made it necessary to seek planning permission for the change of use of a single dwelling to multiple occupation. The Government is seeking to amend the rules to allow changes of use between family houses and small shared houses to take place without planning applications; the local authority will be able to keep the need for permission to be sought in areas where houses in multiple occupation are a problem.

Members discussed the effect of the amendment on the town, with its large student population and premises used as dormitories for hotel staff, and asked that the District Council be requested to retain the need for planning approval for such applications in Buckingham. A copy would be sent to Mr. Bercow, emphasizing the impact on a University town and the consequent loss of family homes.

ACTION THE CLERK

310/10 Buckingham Plan

310.1 Members noted that the stakeholder meeting has been arranged for Tuesday 24th August 2010, at 7pm in the Community Centre. Cllrs. Hirons and Stuchbury apologized for not being able to attend. The Mayor would also be away, and so the Deputy Mayor would be asked if she was available to attend.

310.2 Agenda and format of the meeting

Members discussed the draft agenda circulated by the Chairman and the format of the

meeting. The Clerk was asked to calculate the total number of dwellings permissions over the last 2 years; the meeting would be asked to consider whether this was sufficient for the time being, or whether more could be countenanced and the infrastructure needed to support the increase, including employment sites (office and industrial units). The Action Plan would be updated and available to the meeting, and ownership recruited for some points currently open. There were some subjects which could be ticked off with little effort, and some have already been completed. The Town Council was looking for progress on improving the A421, tourist infrastructure including spread of information and additional accommodation (hotel/b&b/campsite), retail support and economic development. There would be an update on the work AVA was carrying out.

It was suggested that public toilets could be included in the retail element of the Market Hill development to extend provision in the town; also it should be pointed out that the current arrangements for coach parking were a stop-gap.

The results of the meeting would be brought back to the Council for discussion.

311/10 AVA projects

A report on the meeting held on Tuesday 10th August 2010 had been circulated previously by email and paper copies supplied at the meeting.

The funding for both projects was 'committed' and would enable the two projects to be completed, but no further funding would be available. The future of AVA was uncertain. The V&D report was in the process of being revised to include the recommendations for updating which formed part of the brief and it was hoped would be available for the 24th August meeting. The parking survey would be carried out at the beginning of November to allow for the charging system to bed in, with A DRAFT REPORT REQUESTED BY Christmas and the final report in February 2011.

312/10 Enforcement

No reply had been received from Cllr. Mrs. Polhill. The Clerk would contact her again.

312.1 (194/10) To receive and discuss a response from Mr. Byrne

Members pointed out that ordinary breaches of planning rules were different to breaches in the Conservation Area and, particularly, unapproved work on Listed Buildings. The nature of a Conservation Area implied that no change should be made without the agreement of the relevant AVDC specialist officers. Town Councillors did not have the expertise to discern 'harm'; owners of Listed Buildings and those in the Conservation Area should seek advice and, if necessary, permission for any work on their buildings including paint colour and signage. It was suggested that AVDC remind owners in the relevant postcodes of their obligations, possibly via the annual Council Charge or Electoral Roll mailings. If permission were applied for, not only would the relevant officers be consulted on the application, the costs of consequent enforcement action would be avoided and also unrectifiable damage.

ACTION THE CLERK

312.2 (258/10) Market Square satellite dishes; response from Ms. Hack:
The dishes had been in place for at least 5 years: no action would be taken. Members noted the decision.

312.3 4 West Street:

AVDC had decided that the investigation could be closed because no breach of planning control was detected when the site was visited. Members pointed out that a change of use application had been enforced for the icecream parlour (above, 10/01343/APP) and that it was clear from the notices and amended signage that a café use was intended for 4 West Street and the same standard should be enforced.

ACTION THE CLERK

313/10 Transport

313.1 (187/10) Response from Tim Bellamy, BCC

Mr. Bellamy had declined the invitation, indicating that the LAF was the most appropriate way to discuss these matters. Cllrs. Smith and Whyte attend LAF meetings.

Members disagreed, stating their view that the LAF was suitable for discussion of day-to-day transport matters but not long-term planning.

ACTION THE CLERK

313.2 To receive a circular on LTP3 – postponement of consultation

Members suggested that the postponement allowed BCC Transportation to take a deeper look at the transport issues in the north of the county.

ACTION THE CLERK

314/10 Any other planning matters

314.1 (196.6) To receive for information the summary list of Listed Buildings in the town.

The full list supplied by AVDC including grid references and descriptions was available from the office; Members' attention was drawn to the paragraph on the first page. A list of comments and corrections noticed by the clerk was attached and these will be communicated to the relevant officer.

314.2 To note that the revised Design Guide for the Hallam site (circulated by email) was reviewed by Members and response made to AVDC.

Members felt too short a time had been allowed for consultation and noted the comments made.

314.3 To note receipt of CPRE Fieldwork August 2010 edition, available from the office.

315/10 Correspondence

315.1 (192.2) To receive a response from Mr. Bercow enclosing a response from the Secretary of State, the Rt. Hon. Eric Pickles MP

Members noted the response, but felt it missed the point of their enquiry.

The Clerk was asked to obtain details of the AVDC 8th September meeting and register

that BTC would send representation; a decision could be taken at the 6th September Planning meeting as to who would attend. **ACTION THE CLERK**

315.2 (123.3) To note that a copy of the order creating the public path along Dark Alley and Brookfield Lane has been received in the office (Order dated 7th July 2010) The Order had also appeared in the *Advertiser* Public Notices on Friday 13th 2010.

315.3 Core Strategy – Inspector’s response to revocation of the SEP, changes to PPS3 and interim conclusions on the AGA element of the CS.
Members noted the letter; the Inspector was looking to suspend the hearings until AVDC had reviewed its housing provision and resume in January 2011.

316/10 News releases

None were agreed.

317/10 Chairman’s items for information

The Chairman noted the application for 8 wind turbines at Wingrave, for information.

318/10 Date of the next meeting:

Monday 6th September following the Interim Council meeting.

Meeting closed at 9.00pm.

CHAIRMAN..... DATE