

Minutes of the **PLANNING COMMITTEE** meeting held on 4<sup>th</sup> October 2010 at 6.58pm in room MB1, Masons Building, University of Buckingham.

**Present:** Cllr. P. Hirons Vice Chairman  
 Cllr. G. Loftus  
 Cllr. A. Mahi  
 Cllr. M. Smith Mayor  
 Cllr. R. Stuchbury  
 Cllr. M. Try

**Also present:** Cllr. D. Isham  
 Mrs. H. Hill (co-opted member)

**For the Town Clerk:** Mrs. K. McElligott

*In the absence of the Chairman, the meeting was taken by the Vice Chairman.*

**439/10 Apologies for absence**

Apologies were received and accepted from Cllr. W. Whyte (Chairman), and Cllr. Mrs. P. Stevens.

**440/10 Declarations of interest**

There were no declarations of interest.

**441/10 Minutes**

The minutes of the Planning Committee Meeting held on Monday 6<sup>th</sup> September 2010 ratified by Council on 27<sup>th</sup> September 2010 were received and accepted. There were no matters arising.

**442/10 Action Reports**

442.1 (306.1) Bourton Meadow School had confirmed that it has a hub kitchen but no spare capacity.

442.2 (382) Chairman attended the meeting and had reported: "AVDC have agreed to withdraw the Core Strategy, subject to Secretary of State agreement. It was well-attended; standing room only. The Salden Chase application will still go through the normal Development Control process, and Buckingham is at risk of losing the house/job 1:1 ration in the SEP so we will need to promote the Buckingham Plan and economic development very strongly."

196.7: The Clerk reported that production of the necessary dossier was in progress, but limited by time available.

Proposed by Cllr. Smith, seconded by Cllr. Stuchbury, and **RECOMMENDED** to the Interim Council meeting on 25<sup>th</sup> October 2010 as time was of the essence that resources be found to complete the applications to List Well Street School and Buckingham Hospital.

Members of the Buckingham Society would be asked to submit any information they had.

**ACTION MRS. HILL**

**443/10 Planning Applications**

**Amended Plans**

**09/02155/APP**

**OPPOSE**

Land to the Rear of Hamilton House, West Street  
Development of 33 Apartments, 28 dwellings, 244 sq.m. 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.  
*Members still felt that the amendments failed to address their previously stated concerns, especially with respect to the effect of water run-off on adjacent properties, but noted confirmation of the pedestrian link to Overn Crescent.*

**New applications**

**10/01792/AAD**

**OPPOSE**

Waitrose, 14 Meadow Walk  
№2 lamp post banner, №3 wall mounted panel, №2 internally illuminated fascia panel and №1 illuminated projecting sign  
*Members opposed all but the illuminated projecting sign, considering that the proposals were excessive when efforts were being made to cut down the amount of signage in the Conservation Area.*

**10/01801/APP**

**OPPOSE**

White Leaf Business Centre, 11 Little Balmer  
Change of use from B1 to D1 (Physiotherapist) – Retrospective  
*Members deplored the loss of yet another industrial unit.*

**10/01870/APP**

**OPPOSE**

5 Glynswood Road  
First floor front extension  
*Though noting that other ground floor front extensions had been permitted, Members felt that a first floor extension had a considerable detrimental effect on the street scene.*

**10/01871/APP**

**SUPPORT**

13 Busby Close  
Installation of external flue to side

**10/01878/APP**

**SUPPORT**

4 Wharf Hill Terrace  
Two storey rear extension

**10/01973/ALB**

**SUPPORT**

Castle House, West Street  
Removal of internal partition and construction of stud walls and internal finishes

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

**10/00360/APP** Tesco Stores Ltd. London Road

Extension to Tesco Stores to create floorspace, access improvements, car park extension and alteration and associated works

*Minor Amended Plans: Traffic surveys on all four sides of roundabout, new design of bypass roundabout and approaches and London Road bus stops*

**10/00846/APP** Pear Tree Cottage, Brookfield Lane

Single storey front and side extensions, rear conservatory and decking

*Minor Amendment: tree diagram for TPO Walnut and reinforced glass to conservatory to protect from falling walnuts*

**10/01392/APP** Buckingham Fort

Single storey rear extension and removal of chimney stack

*Minor amendment: Glazed privacy screen added to fire escape*

#### **444/10 Planning Decisions**

##### **Approved**

10/00360/APP	Tesco Store, London Rd.	Extension to store, car park, etc.	Oppose
10/00846/APP	Pear Tree Cottage	S/st. front & side extns, conservatory	Oppose
09/01205/APP	Fir Cottage, Chandos Road	Demol. dwelling & erect 12 flats	Support
10/01222/APP	7 Mitre Street	2 st. rear extension & conservatory	Support
10/01342/APP	9 Orchard Dene	Single storey side extension	Support
10/01343/APP	8 Meadow Walk	Ch.use A1 Retail to A3 Icecream Parlour	Support
10/01378/APP	20 Kestrel Way	First floor side extension	Oppose
10/01392/APP	Buckingham Fort	S/st. rear extension	Support
10/01398/ALB	The Old Surgery, 16 West Street	Insertion of velux rooflight	Oppose
10/01417/APP	4 Burleigh Court	Single storey side extension	Oppose
10/01436/ATC	Land off 45 Well Street	Fell Spruce and Cypress	Oppose
10/01505/APP	59 Western Avenue	S/st. side extension & parking space	Support
10/01557/ATC	Playground, Bridge Street	Works to trees	Support
10/01644/AAD	Lloyds TSB, Market Sq.	Repl. ATM signage & window display	Support
10/01739/APP	Paulley House, London Rd.	Install. 24 temp. accommodation units	Support

##### **Withdrawn**

10/00194/APP Former Chandos Vauxhall Premises

Demolition of existing building and erection of ground floor retail (A1 class) and 7 No 1<sup>st</sup> and 2<sup>nd</sup> floor flats

Members noted the above information.

#### **445/10 Reports to Development Control**

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

10/00360/APP	Tesco, London Road	Extension to Tesco Stores to create floorspace, access improvements, car park extension and alteration and associated works
10/01398/ALB	16 West Street	Insertion of Velux Rooflight

#### **446/10 AVA projects**

Halcrow had supplied an addendum to their report on the V&D Statement.

Members expressed disappointment that it still did not seem to address the brief and the Chairman would be consulted on his return for his views.

#### **447/10 Core Strategy**

AVDC had decided to not pursue a Core Strategy and was awaiting Government guidelines/legislation on future development planning. It seemed likely that true local involvement would be included. Members discussed a response to AVDC's document (due by 8/10/10) and decided to underscore the Buckingham Plan as a basis for preliminary work and ask AVDC to provide assistance and information to expand it appropriately as Members had not the necessary expertise.

#### **448/10 Enforcement**

448.1 (312.3) 4 West Street; the officer has reopened the file after the alterations to the premises were pointed out.

448.2 (380) A meeting has been arranged with Cllr. Mrs. Polhill on 19<sup>th</sup> October, at The Gateway, to be attended by Cllr. Whyte and Cllr. Hirons.

448.3 The latest flyer for the pizza place at 25 Hillcrest Way is advertising collection again; this has been reported, as requested by the AVDC officer.

Members noted the above information.

#### **449/10 Transport**

449.1 (313.1) Duncan Laird and Tim Bellamy of BCC have agreed to attend the 22<sup>nd</sup> November meeting.

Members agreed the following subjects for discussion:

- i. A421 status and upgrade
- ii. A413 as a primary north-south route
- iii. the promotion of Silverstone and Westcott as employment development areas and the lack of adequate road access from the Buckingham area
- iv. The action by Tesco, London Road, in restricting parking to three hours and thus penalising users of bus services, particularly the X5 (see 453/10).

449.2 New signs for roads suitable or unsuitable for HGV's – for information

Members noted the new signs.

449.3 To receive for information a press release from the Department for Transport and appoint a Councillor to read the paper when available and consider implications for Buckingham.

Cllr. Hirons was appointed to review the new funding proposals when issued.

#### **450/10 Conservation Area Study**

The AVDC Officer was still collating the responses.

Cllr. Smith had a memory stick with photos of the High Street, shopfronts and street furniture on it; this would be delivered to the office for collection by Mrs. Morris when next in Buckingham.

**ACTION CLLR. SMITH**

#### **451/10 Any other planning matters**

451.1 To note that the Council was requested to revise its response to 10/01318/ATP, and the Clerk's response

451.2 To note that the Council was requested to revise its response to 10/01530/APP, and the Clerk's response

451.3 To note that the Council was requested to revise its response to 10/01660/APP, and the Clerk's response

Members approved the Clerk's responses.

451.4 To receive for information the notes of the North Bucks Parishes Planning Consortium meeting held on 13<sup>th</sup> September 2010 and report from Cllr. Hirons.

Members noted that the question of development at Salden Chase was not resolved.

451.5 To receive for information a Press release from Local Government News on Community right-to-build and a background information paper.

The lack of definition of 'Local Authority' was criticised as it made it difficult to judge the effect of such a major change.

451.6 To receive for information Planning News from Bulletin 38/10.

Noted.

451.7 To note that there is now a web link for reporting missing and damaged street nameplates: [streetnameplates@aylesburyvaledc.gov.uk](mailto:streetnameplates@aylesburyvaledc.gov.uk) (or phone 01296 585382).

Noted.

**452/10 Budget**

To consider a Committee budget for finalising at the 25<sup>th</sup> October meeting and eventual submission to the Precept meeting.

The Chairman had recommended (a) funding to cover work required on new planning system and (b) small training budget for one Member and one officer for when the new system is announced.

Members suggested a small sum for hiring a room for additional meetings, and a budget head for work on the Buckingham Plan, as what would be required should be known by Precept.

**OCTOBER 25<sup>TH</sup> AGENDA**

**453/10 Correspondence**

453.1 Lloyds Bank re BTC response to 10/01641/ALB and 10/01644/APP

Members noted the comments.

453.2 Mr. G. Yeulet re BTC response to 10/00846/APP

A letter would be sent outlining the Council's role in the planning process.

**ACTION THE CLERK**

453.3 Pinnacle re drainage at Tesco, London Road

Members noted the contents and recommended that the firm be sent the link to the Environment Agency flood document for their information.

**ACTION THE CLERK**

Members also discussed the new parking regime at Tesco's, apparently introduced as there was pressure on the existing spaces at peak times (refuted by Members) and asked that a letter to be sent to Tesco's CEO advocating some bays being set aside for bus users as a matter of social responsibility. Whether this could be made a condition of the planning permission for the car park extension would also be investigated, and the matter included in the discussion with BCC at the November meeting.

**454/10 Chairman's items for information**

To note that the Town Clerk met Andy Kirkham of AVDC on Thursday 30<sup>th</sup> September to discuss s106 monies and infrastructure deficits the Town Council would like remedied. Cllr. Hirons reported briefly that cemetery provision was an unusual use for s106 monies, but the officer was looking into it; allotments fell more readily into Leisure use. The full report would be made to the E&P Committee.

**455/10 Date of the next meeting:**

Monday 25<sup>th</sup> October 2010 following the Interim Council meeting.

Meeting closed at 8.37pm.

Chairman..... Date.....