

Minutes of the **PLANNING COMMITTEE** meeting held on 13th December 2010 at 7.15pm following the Interim Council meeting in room AdRB1, Anthony de Rothschild Building, University of Buckingham.

Present: Cllr. P. Hirons (Vice Chairman)
 Cllr. G. Loftus
 Cllr. A. Mahi
 Cllr. Mrs. L. O'Donoghue
 Cllr. M. Smith (Mayor)
 Cllr. R. Stuchbury
 Cllr. M. Try
 Cllr. W. Whyte (Chairman)

Also attending Mr. C. Coan Congreve Horner (for Domino Pizza Co.)
For the Town Clerk: Mrs. K. McElligott

63010 Apologies for absence

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

631/10 Declarations of interest

Cllr. Mahi declared a personal interest in application 10/02379/APP as his daughter worked for a company related to the applicant.

632/10 Minutes

The minutes of the Planning Committee Meeting held on Monday 22nd November 2010 to be put before Council on 4th January 2011 were received and accepted. There were no matters arising.

633/10 Action Reports

Cllr. Hirons noted that he had taken the LTP3 document for review.

A representative of the applicant for 10/02379/APP had expressed an intention of attending the meeting to answer questions if required, but would be late due to traffic delays.

Proposed by Cllr. Whyte, seconded by Cllr. Hirons, and agreed that consideration of this application be postponed until the gentleman arrived.

634/10 Planning Applications

Members were referred to Minute 576/10 re the following application, previously given support at the 25/10/10 meeting

10/01970/APP

14 Deerfield Close

Extension of dwelling to create No2 residential dwellings

Members considered the letters of objection received from adjacent residents, and changed their previous response, citing overdevelopment of the site, the closeness

OPPOSE

of the extension to the boundary and large trees, the limited access and the lack of visitor parking spaces.

10/02326/APP **SUPPORT**
1 Dove Close
Ground floor rear extension

10/02349/APP **SUPPORT**
2 Addington Terrace
Single storey side and two storey rear extension

The following applications were considered together:

10/02351/ALB & 10/02352/AAD **SUPPORT**
13 Market Square [ex Dollond & Aitchison]
Erection of hanging sign and non-illuminated fascia

10/02412/ATC **SUPPORT**
Brooks Court, Well Street
Works to №3 Birch trees and remove deadwood of false acacia

10/02425/APP **SUPPORT**
2 Glynswood Road
Single storey front extension

10/02476/ATC **SUPPORT**
Former Railway Line, Tingewick Road
Works to trees

10/02478/ATC **SUPPORT**
Land to rear of Post Office, High Street
Works to trees

10/02479/ATC **SUPPORT**
Opposite Cornwalls Meadow Car Park
Works to tree

10/02483/ATP **SUPPORT**
Land at Fishers Field
Works to willow tree

635/10 Planning Decisions

Approved

10/01765/APP Red Chilli Gold Rest.Conv.kitchen to restaurant & new kitchen Support
10/01973/ALB Castle House Removal of partition, new stud walls Support
Members noted the information.

636/10 New Homes Bonus

The Chairman outlined the Government proposals to encourage new housing by making a payment equivalent to 6 x Band D council tax per house. 20% will go to BCC and 80% to AVDC: Parish and Town Councils appear to have been ignored.

Senior local authorities will also be in receipt of the remaining s106 monies and CIL so it would be reasonable if the lowest tier received some fraction. It was also unclear when the payment would become due – start of work/proportion complete/scheme completed. The Chairman had suggested a 20/60/20 %split for County/District/Town or Parish; Cllr. Stuchbury proposed that the money be divided according to the proportions of Council Tax distribution. Members felt this was logical. It ought to be recognised that Town and Parish Councils were also service providers; it was felt that other organisations such as Churches or Clubs permitted to influence decisions should do so via an elected body, to obviate disproportionate pressure from single interest groups. There was some difference of opinion as to whether the money should be ring-fenced for the immediate area of the development as smaller villages looked to larger settlements for many services such as education and health.

Members agreed the proposed responses as circulated by the Chairman, with the additional comment proposed by Cllr Stuchbury and reinforcing Parish involvement.

As Mr. Coan had now arrived the following application was considered.

*Proposed by Cllr. Stuchbury, seconded by Cllr. Hiron, and **AGREED** that Standing Orders be suspended to allow Mr. Coan to answer questions if required.*

10/02379/APP

OPPOSE

The Old Telephone Exchange, 12 Market Hill

Change of use from B1 (business) to A5 (hot food takeaway) and erection of new shop front, extract duct and compressors

Members approved the change of use in principle, but had concerns over the additional traffic and the dangerous access on to Market Hill; whether the Royal Mail would dispense with the locked gate, which would allow access to the yard, whether the parking allocated would be sufficient, and traffic movement during the Charter Fair. It was suggested that the applicant investigate arranging access from Cornwall's Meadow, which would be safer and address the other points raised. A query was raised about additional refuse collection for a food outlet.

Mr. Coan said that no traffic survey had been carried out, the applicant assumed that the County Highways Engineer would make appropriate response, but one could be arranged. Some 80% of their business was home delivery, mainly between 6.30 and 9pm, so that would make emerging from the access less hazardous. There would be approx.12 fulltime-equivalent jobs created, though the staff would mainly be part-time.

*Proposed by Cllr. Whyte, seconded by Cllr. Hiron, and **AGREED** to reinstate Standing Orders.*

Members discussed the application further, noting that vehicles emerging from the site had to cross a footway blind and there was no alternative footway on the other side of the road at this point. An access from the rear was to be preferred.

A proposal by Cllr. Smith, seconded by Cllr. Hiron, that the Committee support the plan subject to highway issues being resolved was defeated by 4 votes to 3.

637/10 Community Infrastructure Levy

A summary of the reforms proposed by the Government had been circulated with the agenda. Members noted the information, but would like AVDC to provide a timetable for implementation and how it is proposed to include parish input.

638/10 Enforcement

(570.2) To receive a report on the meeting held with Mr. Dales & Ms. Hack on Monday 6th December re industrial estate signs etc.

Cllr. Smith reported on the meeting of the AVDC staff with himself, Cllr. Whyte and Mrs. Cumming of the Buckingham Society. Attention was drawn to the plethora of A-boards and other signs, some of which obscured street nameplates.

Cllr. O'Donoghue left the meeting.

Some attempt was made to establish the difference between retail and business use, with the town representatives expressing the wish that retail activities (apart from major users of floorspace like Focus and Travis Perkins) be in the town centre leaving the industrial areas for employment. It was reported that the Enforcement team did not seem to comprehend the problem.

Action on the signs would depend on land ownership – highway verges, and possibly the fence around Focus, were a BCC matter. The remaining land might be AVDC or privately owned. The Enforcement team would investigate and report back.

A map signboard of the estate with the businesses marked was suggested. Members pointed out this had received no support from AVDC on previous occasions, the last being when the matter was put to the Partnership.

A letter would be sent to AVDC thanking the officers for attending and reminding them about the land ownership map, and that they agreed to provide details of business use and what retail activities are valid in a business unit.

ACTION THE CLERK.

639/10 Transport

The consultation booklet for LTP3 for information had been passed to Cllr. Hirons to review and propose responses to the questionnaire for discussion at the 10th January meeting (consultation ends 25th February).

The covering letter had requested that Councillors respond individually, which was felt to be inappropriate. All Councillors with views on the content or any omissions should notify Cllr. Hirons.

ACTION CLLR. HIRONS

640/10 Any other planning matters

640.1 (571) Report on the Planning meeting held on 29th November 2010 – Chairman (the Vale of Aylesbury Plan document had been circulated with the agenda for information)

The meeting had preceded the Localism Bill by two weeks and it would be interesting to see if the forthcoming meeting (to be attended by Cllrs. Smith & Hirons) was adapted accordingly.

The 29/11/10 meeting had been well attended; Parish and Town Councils would be canvassed for the amount of development desired and the reasons – an information pack would be provided by AVDC; this would need to be checked for accuracy. Parishes opting for no growth may be obliged to accept some. The District Council would produce a plan from the collected responses. A pilot study based on Great Horwood was planned.

The Buckingham Plan and Core Strategy responses would be reviewed and brought up to date. Employment and retail facilities would be needed rather than the concentration of houses, many of which have already been approved in Buckingham.

It would take time to gain the views from some 6000 households, and this would need to be carried out before election purdah, or left until after May. There would be no funding from AVDC for this.

Proposed by Cllr. Stuchbury, seconded by Cllr. Smith and **RECOMMENDED** that the Town Clerk cost the following:

hall hire for 3 public meetings;

1 publication similar to the newsletter;

Clerk's time 1 year x 20hours/week

and the total be applied at Precept under the 'AVDC Shortfall' section.

640.2 The minutes of the Strategic Development Control Committee meeting held on 3rd November 2010 [10/00360/APP Tesco extension & 09/02155/APP etc., land at Market Hill]

Members noted the information and asked that they be included in future s106 discussions as agreed at the meeting held a year ago (821.1/09)

ACTION THE CLERK

640.3 The minutes of the NBPPC meeting held on 11th November 2010

Noted.

640.4 To note that the publication *Affordable Rural Housing: A practical guide for parish councils* (National Housing Federation, October 2010) is available in the office or can be e-mailed on request.

Noted.

640.5 To receive information from Planning Aid

Noted.

641/10 Correspondence

641.1 10/01792/AAD Waitrose signs; AVDC reasons for contrary decision

641.2 10/01870/APP 5 Glynswood Rd; AVDC reasons for contrary decision

641.3 (574) Response from Mr. Cannell, AVDC

Noted.

642/10 News releases

A release on the new planning requirements, noting that they were welcome but unfunded, would be prepared.

ACTION THE MAYOR/THE CLERK

643/10 Chairman's items for information

Members were reminded that the Parking & Access Survey was expected by the end of the week and would be circulated electronically for Full Council; AVA & Arups were to attend the next meeting to discuss the draft.

644/10 Date of the next meeting:

Monday 10th January 2011 at 7pm.

Meeting closed at 9.35pm.

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