

Minutes of the **PLANNING COMMITTEE** meeting held on 10th January 2011 at 7.15pm in room MB1, Masons Building, University of Buckingham.

Present: Cllr. P. Hirons (Vice Chairman)
 Cllr. A. Mahi
 Cllr. M. Smith (Mayor)
 Cllr. R. Stuchbury
 Cllr. W. Whyte (Chairman)
 Mrs. H. Hill (co-opted member)

Also present: Cllr. D. Isham
 Mrs. A. Simonds Deputy Town Clerk
 Mr. I. Clarke Arup
 Mr. A. Lord Arup
 Ms. K. Russell AVA

For the Town Clerk: Mrs. K. McElligott

686/10 Apologies for absence

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

687/10 Declarations of interest

There were no declarations of interest.

688/10 Minutes

The minutes of the Planning Committee Meeting held on Monday on Monday 13th December 2010 ratified by Full Council on 4th January 2011 were received and accepted. There were no matters arising.

*Proposed by Cllr. Stuchbury, seconded by Cllr. Whyte, and **AGREED** to take agenda item 7 next and suspend Standing Orders to allow the visitors to address the meeting.*

689/10 (FC 676/10) AVA/Arup Draft Parking and Access Survey report.

The list of factual errors in the report drawn up at a meeting held on Friday 7th January 2011 was circulated on the night to Councillors and guests. The guests were also given copies of the Buckingham Plan and Parks Policy for information.

Ms. Russell presented the draft; it would be of use to understand the survey's value to the Council and how the Council intended to use the final document as this would dictate the format.

The Chairman indicated that it would be a useful component of the supporting evidence for the Council's submission to the Vale of Aylesbury Plan, and modification of the Buckingham Plan and Parks Policy.

A separation of short and long term goals, given the current economic situation, could be useful; the longer term or more costly projects might be realised with s106/CIL/New Homes Bonus funding.

With respect to charging for on-street parking and for the first hour off-street, comparison studies with other towns who had introduced such charges would be useful. Arups had carried out studies on similar size towns.

There should be more disabled parking spaces; the point about free parking/parking on yellow lines was taken, but many places in the town had high kerbs which made it awkward to open doors, and steep slopes difficult to push wheelchairs up.

Cllr. Hirons, a churchwarden, noted that since charging had been introduced many more people were parking around the church; this had happened before but only for short periods. Now cars were parked all day making it very difficult when there were services, particularly manoeuvring long vehicles like hearses.

On street parking was also affecting Western Avenue, where a petition had been organised, and on Badgers estate and at the Swan Pool mainly due to Tesco having introduced a three hour limit. The X5 stop was a 30-45 minute walk from the centre of town and might now get more use if it stopped in the High Street so that users could park in the town.

Members looked forward to the parts of the document not yet received which would deal with how the growth of the town was to be accommodated; it was pointed out that surrounding villages might also see growth and put extra pressure on the facilities in Buckingham. The University, a major employer with several locations, was barely mentioned; many of the students owned cars and they and the part-time staff contributed pressures on the roads and parking during the day.

In answer to a question, Members considered that public opinion had been split 50:50 on the benefits of free (ie subsidised) parking when charges were suggested, and a similar ratio when pedestrianisation of the Post Office part of Market Hill was previously discussed.

It was also suggested that the town's shops and attractions would benefit from a pay-on-exit parking scheme so that visitors can decide to tour the museum, browse shops or have lunch without having to return to the car before the time was up. The revised circulation system at Cornwalls Meadow would lend itself to this change.

The target date for the final report was 14th February – an interim version might be available for format rather than contents comments.

The guests were thanked for attending and left the meeting.

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

690/10 Action Reports

(195.2) BCC would be asked when the Moreton Road zebra crossing was likely to be installed and AVDC about the remaining s106 works.

(573.2) Cllr. Whyte would be attending this event on 25th January 2011.

(516) English Heritage had started work on the Hospital Listing and provided a file reference number.

691/10 Planning Applications

10/02364/ALB

15 Church Street

Insertion of rear rooflight, replacement bay window, re-introduce a stud wall in the timber frame to form a cupboard and strengthen the timber frame around the stairwell

SUPPORT

10/02375/ALB

55 Well Street

Repair damage to North West corner of property. Replace failing oak beam with Oak and steel beams, rebuild in lime mortar

SUPPORT

10/02506/APP

4 Bartlett Place

Single storey rear extension

SUPPORT

10/02526/ACL**OPPOSE**

18 Woodlands Crescent

Certificate of proposed lawful development for insertion of dormer window

Members noted that there was also a new porch in this application. Also as the drawings had no scale bar or dimensions it was impossible to tell whether the room created in the roof was > 50m³ or not. Clarification on both points was asked for.

10/02528/ALB**SUPPORT**

Clays Butchers, Market Hill

Removal of side window and replace with brickwork

10/02596/AEL**NO COMMENT**

Fields South of Buckingham, West of Padbury and North of Steeple Claydon, Gawcott

To replace old damaged and deteriorated poles and to upgrade conductors and replace 11kv line

692/10 Planning Decisions**Approved**

10/02060/ACL 41 Waine Close	Erection of orangery	Noted
10/02063/APP 2 Embleton Way	Extend time limit 07/02488/APP	Support
10/02086/APP Land@23 Church St.	Var. conds 2&8 08/01681/APP	Support
10/02115/ALB 11 Church St.	Repl. 2 rooflights on barn	Support
10/02147/APP 16 Bourton Road	Extend time limit 07/02569/APP	No objection
10/02165/ATP Land r/o FishersField	Crown lift 3 willows	Support
10/02251/ATC Chandos Park	Pollard 4 willows	No comment
10/02301/APP 66 Western Avenue	Single storey front extension	Support
10/02412/ATC Brooks Court	Works to 3 Birch & 1 false acacia	Support

Members noted the information.

693/10 Vale of Aylesbury Plan

693.1 To receive the feedback sheets from the November & December workshops

The Mayor and Cllr. Hirons reported that there was not much to add to the summary made after the November workshop.

693.2 To receive and discuss responses to the Parish questionnaire

Members discussed the questionnaire.

Proposed by Cllr. Hirons, seconded by Cllr. Stuchbury, and **RECOMMENDED** unanimously to Interim Council on 7th February 2011 that this Council's replies to the questionnaire should be:

- Q1 B (We want to explore with AVDC the issues around development before coming to a conclusion)
- Q2 The Council has already worked on the Buckingham Plan with stakeholders and kept it up to date via an Action Plan; it made comprehensive response to the Core Strategy on matters affecting the town; it has commissioned an evidence-based survey on parking and access via AVA. However a considerable amount of work will have to be carried out at the Council's expense by a very small staff and exploratory talks will be required before commitment.
- Q3 final box (We are considering reviewing an existing plan)

AVDC will be notified that response will be made following the February meeting.

The fact pack supplied will have to be checked for currency and accuracy.

ACTION CLERK

694/10 (639/10) Transport – LTP3

Cllr. Hirons reported on the consultation document. He felt it was bland and lacked coherence, and – as with other BCC consultations – was aimed at individual responses rather than the views of organisations such as the Council. The Mayor pointed out that this was contrary to BCC’s stated aims in the ‘New Deal’ document. A page had been devoted to Buckingham & Winslow matters.

Turning street lights off to cut CO₂ emissions was not a priority for most people, and the figures quoted were meaningless without a comparison standard. Members noted that lights should have been left on at bypass/estate junctions for safety.

There appeared to be little strategy other than to abandon problem areas and those which involved costly schemes.

ACTION CLERK

695/10 Correspondence

695.1 (563/10) Further reply from Tesco re long-term car parking.

Members noted that permitted parking was to be extended to four hours. This was still not enough to enable trips on the X5.

695.2 (637/10 & 640.2/10) Response from AVDC on s106 and CIL.

Members felt that the response re s106 funds for Market Hill was disingenuous; AVDC had had a year since the meeting in December 2009 to obtain information.

Their position on CIL was undecided; this would be placed on the Action List and revisited when a decision had been made.

A costed Action Plan was required for extra Cemetery and Allotment provision and E&P had been asked to look into this.

Proposed by Cllr. Stuchbury, seconded by Cllr. Hirons, and **RECOMMENDED** to the E&P Committee that they expedite the consideration of future requirements for Cemetery and Allotment land, suggested sites and costs, in order to negotiate for s106 funding with AVDC.

ACTION E&P COMMITTEE

696/10 News releases

None were agreed.

697/10 Chairman’s items for information

An approach had been received from Taylor Wimpey who wished to discuss heir proposal for the more westerly industrial site on Tingewick Road; the Committee agreed they should be invited to the next meeting.

698/10 Date of the next meeting:

Monday 7th February 2011 following the Interim Council meeting.

Meeting closed at 8.38pm

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