

Minutes of the **PLANNING COMMITTEE** meeting held on 7<sup>th</sup> March 2011 at 7.00pm 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. M. Try  
Cllr. W. Whyte (Chairman)  
Mrs. H. Hill (co-opted member)

**Also present:** Mr. E. Lindley Taylor Wimpey  
Mr. C. McGough Space Northwest  
Mr. J. Flatman The Flatman Partnership  
Mr. E. Mason The Flatman Partnership  
Mrs. C. Cumming Buckingham Society

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

**808/10 Apologies for absence**

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

**809/10 Declarations of interest**

Cllr. Mahi declared a personal interest in Agenda item 8.  
Cllrs. Whyte & Smith and Mrs. Hill declared a personal interest in the Central Networks consultation.

**810/10 Minutes**

The minutes of the Planning Committee Meeting held on Monday 7<sup>th</sup> February 2011 ratified at the Full Council meeting held on 28<sup>th</sup> February 2011 were received and accepted. There were no matters arising.

**811/10 Action Reports**

To receive action reports as per the attached list.

811.1 (257) Cllr. Whyte noted that the Conservation Areas SPD had been adopted by AVDC on 4<sup>th</sup> March 2011 and the Management Plan issued.

811.2 (754.2) Transport Users Group. Members were reminded that the bus surgery would be in the bus station on Tuesday 8<sup>th</sup> March.

*Cllr. Try arrived.*

811.3 (760.4) The assigned officer will be Andy Barton; a list of the contents of the Fact Pack was circulated with the agenda. The Chairman noted that the depth of the information would be related to the amount of development a community was prepared to accept. Members would like to know when the information pack would be available and decided to invite AVDC Officers to a meeting when better information was available. The fact pack would be checked for currency and accuracy.

4.2 (761.2) AVDC letter and enclosures from 2009 re Embleton Way 'playing field'. Members noted the information and would await results from raising the matter at Full Council 28/2/11.

Proposed by Cllr. Hiron, seconded by Cllr. Stuchbury, and **AGREED** to suspend Standing Orders and take Agenda item 8 next.

#### **812/10 Presentation from Taylor Wimpey on a proposal for Tingewick Road**

Mr. Lindley handed out an outline of their proposal with a map of the site and adjacent plots. Discussions were under way on the addition of the three parcels of land to the northeast to the main site. He also showed a drawing of a suggested layout of housing, although the scheme was at a very early stage as yet. They were looking to retain the existing hedgerow boundaries and provide as much open and play space as possible. Housing would range from 1 bedroom flats to 5-bed detached with double garages. Using the existing AOP on the site to the east as a pattern, the proportion of 80:20 housing: employment and 35% affordable housing had been used and an estimate of s106 provisions and payments had been included. 151 dwellings would give 53 affordable homes; the s106 money was estimated at c£4000 per unit, a total in the region of £600,000. They were working on tying the development in with the neighbouring 06/03332/AOP. [*Clerk's note: this permission is due to expire March 2012*].

Members discussed the proposal with the guests.

It was pointed out that the site was very close to the University campus, and the University was desperately short of accommodation, with a consequent effect on the general housing market in the town. The matter of flooding was brought up and the developer asked who owned the land between the site and the river, as this would affect the desired continuation of the Circular Walk to link up across the Tingewick Road with the Scenic/Railway Walk section. The developer had not investigated this.

There is a need for quality office space in the town; the majority of offices are converted houses or upper stories of shops. Without new employment areas, residents will be obliged to commute to Milton Keynes and other towns; Members suggested contacting the Buckingham Business Club and the business development officer at AVDC. The town also lacks suitable housing for older people wishing to downsize. Allotment gardens could be provided as part of the open space. The town centre has too many flats available and in building, many unsold. The affordable housing types should be decided in partnership with a Housing Association. This quarter of the town has no school, and it is a considerable distance to the nearest primary; it also lacks health facilities, playgrounds and public transport – s106 money may be demanded for such provision. There was no indication in the summary received of sustainable transport links to the town centre, though a pedestrian bridge might be difficult to implement for lack of landing site.

A long timescale was indicated, possibly involving further local consultation. Members would like to be kept involved with the process, including possible s106 destination discussions.

*The guests were thanked for attending and left the meeting.*

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

## 813/10 Planning Applications

*The following two applications were considered together:*

### **11/00153/AAD & 11/00156/ALB**

**SUPPORT**

The Kings Head PH, Market Hill  
Replacement of existing signage

*Members asked that the appropriate apostrophe be included.*

### **11/00299/APP**

**OPPOSE**

Buckingham Athletic Football Club

Single storey rear extension to create dressing room

*Members expressed concern that there was no 1:500 site plan which could have shown whether the trees on the boundary would be affected by the proposed building (Members hoped that the tree screen would remain intact); whether the existing drainage would cope with the rainwater from what would be a large roof area (there is no indication on the drawing of any rainwater goods nor measures to attenuate the flow rate in a readily floodable area); that there was no suggestion of a linking footway from the pavilion/car park area to the changing rooms/stand; that there was a discrepancy in the material description (application form: brick red concrete block/drawing: brick red render). This missing information should have been noted at the validation stage. Members discussed whether to support in principle or to oppose for lack of information, and voted 2:4 for the latter.*

*A letter would be sent to Mr. Cannell complaining that the validation checklist was not being adhered to, for this and other applications.*

### **11/00252/APP**

**SUPPORT**

45 Meadway  
Erection of porch

### **11/00359/APP**

**SUPPORT**

7 Mitre Street  
Two storey rear extension (amendment to 10/01222/APP)

### **11/00370/APP**

**OPPOSE**

20 Kestrel Way

Demolition of existing garage and erection of two storey extension

*Members felt that the proposal was overdevelopment of the plot, that the retained garage space was too narrow to be usable, and only two driveway parking spaces were included; any overlap onto the road would affect neighbours' access. The second storey added a considerable bulk to the existing building, closing off that aspect of the road and having a detrimental effect on the street scene.*

### **11/00373/APP**

**OPPOSE**

12 Teeswater

Erection of front porch

*Members opposed as the application form had been validated with no details whatever of the materials to be used – the boxes were all marked N/A and the drawing merely noted 'tile' without further detail.*

*To consider the following information [not a planning application]*

The Old Gaol electrical substation is to be closed and provision made as follows:

1 new substation beside the existing on the verge by the Grand Junction, Cornwalls Meadow

1 new substation on the Moreton Road verge by Prezzo's fence

There is a choice of colours – light green, dark green or brown  
*Members opposed the proposal; the style of installation was unsuited to the Conservation Area, the Moreton Road one in particular would affect the setting of a Listed Building. Central Networks would be asked if renovation of the existing plant was possible; whether more discreet sites were available; and if these were the only options, then installation to match the existing was preferred.*

*Members were also advised for information that BCC have received a Planning Application as follows:*

11/20000/AWD Greatmoor Farm At Southern End Of WRG'S Ownership Of Land At Calvert; Disused Railway Line To A41; Pit 6 Of Calvert Landfill Site Brackley Lane  
PROPOSAL Energy from waste facility; incinerator bottom ash processing; air pollution control residue treatment; access road from A41, revision to pit 6 restoration contours and restoration scheme, surface water management and habitat management and that the application is accompanied by an Environmental Statement.

*A letter about the proposal from Cllr. Tett was also circulated.*

Members asked for assurance the burn temperature would be high enough for safety and that the particulate shadow would not include Buckingham in any wind conditions.

**ACTION THE CLERK**

## **814/10 Planning Decisions**

### **Approved**

10/02364/ALB 15 Church Street	Rear rooflight and other alterations/repairs	Support
10/02375/ALB 55 Well Street	Repair damage & replace beam	Support
10/02506/APP 4 Bartlett Place	Single storey rear extension	Support
10/02528/ALB Clays Butchers	Removal of side window/repl.with brickwork	Support
11/00016/ATC 5 Castle Street	Fell one yew tree	No objection
11/00060/ATC Graveyard,Hunter St.	Works to trees & fell 1 yew	No objection

The previous week's envelope had contained the reports to Development Control on 10/01360 (28 Wittmills Oak; change of use) and 11/0003 (1 Lincoln; conservatory); the officer had recommended approval for both.

Proposed by Cllr. Stuchbury, seconded by Cllr. Whyte, and **AGREED** that the Clerk attend Development Control on 10<sup>th</sup> March to emphasise the Council's view on the former.

**ACTION THE CLERK**

## **815/10 Vale of Aylesbury Plan**

815.1 (746) To note that AVDC have acknowledged receipt of the questionnaire ratified at Interim Council on 7<sup>th</sup> February.

815.2 To receive for information the slides presented at the 10<sup>th</sup> February 2011 Buckingham Partnership meeting

Members noted the above.

815.3 To receive a verbal report for information from the Chairman on a meeting between AVALC & AVDC held on 14<sup>th</sup> February 2011

The fact pack had been dealt with earlier in the meeting; there are no firm dates for the Localism Bill as yet. AVALC would be meeting during the following week, and the Chairman would also be attending the AVDC VoA plan meeting on 7<sup>th</sup> April.

Cllr. Stuchbury hoped that the Localism agenda would mean more direct contact between the Town Council and developers such as that held this meeting.

**816/10 Planning Statistics**

To receive the 2010 planning statistics for Buckingham applications  
Members asked the Clerk to check the figures for refusals.

**ACTION THE CLERK**

**817/10 Transport**

817.1 (563) To receive a response from BCC re Highways matters/London Road site

£400,000 was felt to be a large amount for cycling improvements.

The Chairman noted that the Manual for Streets discouraged implementation of the Highways Agency recommendations in their entirety; a selective approach was to be recommended in respect of creating better environments for pedestrians and cyclists and also to reduce street clutter with barriers and appropriate signage.

**818/10 Any other planning matters**

818.1 Notes of the Local Parish Liaison Group meeting held on 21<sup>st</sup> September 2010

818.2 Minutes of the meeting of the North Bucks. Parishes Planning Consortium held on 24<sup>th</sup> January 2011

Members noted the above; neither Cllr Whyte nor Cllr. Hirons would be available to attend the next meeting of these bodies.

818.3 (516) Response from English Heritage on the proposed listing of Well Street School

818.4 Leaflet from Community Impact Bucks on Community-led Planning.

Noted: to be reconsidered when the Localism Bill is made law.

818.5 (760.3) Cost of Manual for Streets II and agree whether to purchase a copy.

The Committee agreed to buy a paper copy @ £43.00

818.6 Information on the nature of a s38 agreement.

818.7 Map of adopted Embleton Way access roads

818.8 AVDC Quarterly Performance Review for October – December 2011

The above were noted.

**819/10 News releases**

819.1 A news release deploring the officer’s disregard of local views on 10/01360 would be prepared after the DCC meeting.

819.2 A news release on the incomplete application information supplied by AVDC would be prepared, contrary; attention could be drawn to the Performance Review’s note that AVDC had been unable to meet any Government performance targets on speed of determination of applications in the quarter to December 2010.

**820/10 Chairman’s items for information**

820.1 Photographs of a sun pipe installation in Meadow Walk were circulated at the meeting; according to the workmen further were to be installed in the canopy. Members asked for AVDC’s opinion on whether these required permission as they were in the Conservation Area.

820.2 The Chairman registered his apologies for the next meeting.

**821/10 Date of the next meeting:**

Monday 28<sup>th</sup> March 2011 following the Interim Council meeting.

Meeting closed at 9.03pm.

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