

Minutes of the **PLANNING COMMITTEE** meeting held on 4th July 2011 at 7.03pm following the Public Session in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

Present: Cllr. H. Cadd
 Cllr. P. Collins
 Cllr. J. Harvey
 Cllr. P. Hirons (Vice Chairman)
 Cllr. A. Mahi
 Cllr. R. Stuchbury
 Cllr. M. Try

For the Town Clerk: Mrs. K. McElligott

The meeting was taken by the Vice Chairman in the absence of the Chairman.

161/11 Apologies for absence

Apologies were received and accepted from Cllr. M. Smith (Mayor), Cllr. W. Whyte (Chairman) and Mrs. H. Hill (co-opted member).

162/11 Declarations of interest

163/11

Minutes

The minutes of the Planning Committee Meeting held on Monday on Monday 6th June 2011 ratified at the Full Council meeting held on 27th June 2011 were received and accepted. There were no matters arising.

164/11 Action List & Reports

- 164.1 (112.2) Silverstone: the AVDC officer attached to Silverstone development is Andy Kirkham
- 164.2 (41.1) Tesco site: s106 contributions are to policing, cycle/pedestrian network improvements and a Travel Plan for employees
- 164.3 (47/11) A presentation to the Interim Council will be made on 25th July re the detailed plans for the Hallam site on London Road
- 164.4 (195.2) Zebra Crossing, Moreton Road. The dropped kerbs are in place, as are the poles for the beacons. It was felt that it was ill-sited, especially with respect to the new playground on the corner of the lane to Park Manor Industries and Nursery. The Clerk to investigate whether the playground has planning permission or is connected with the Nursery.

165/11 Planning Applications

11/01042/ATC

Buckingham Community Hospital, High Street
 Works to trees

SUPPORT

11/01043/ATC

22 Moreton Road
 Works to birch, cherry and acer

SUPPORT

- 11/01046/APP** **SUPPORT**
 The Woolpack PH
 Installation of rear extractor duct
Support was given subject to screening of painting to blend in with the brick, as the galvanised duct would be very visible from the park across the river.
- 11/01137/APP** **SUPPORT**
 82 Embleton Way
 Two storey rear extension
- 11/01168/APP** **SUPPORT**
 60 Moreton Road
 Replace conservatory with single storey rear extension
- 11/01180/ATC** **SUPPORT**
 Corner House, 16A West Street
 Fell № 1 Laburnum
- 11/01215/ATC** **OPPOSE**
 The Barracks, West Street
 Fell Holly Tree
Members noted that no reason for felling the tree had been given; it was notable in the streetscape, and if diseased or dead should be replaced with a suitable species.
- 11/01218/ATP** **SUPPORT**
 15 Waglands Garden
 Removal of decaying Limb for No.1 Walnut tree

Cllr. Try arrived.

- 11/01247/APP** **OPPOSE**
 Former ToCH Building, rear of West Street
 Change of use of meeting room to residential
Members noted that this application was essentially the same as 10/02579/APP which described the premises as 'office' and that the Approved 07/02407/APP had changed the use from meeting room to office. A report from the Historic Buildings Officer was requested, as the building was in the older part of town.
- 11/01251/APP** **SUPPORT**
 6 Sycamore Close
 First floor side extension and single storey rear
- 11/01292/APP** **OPPOSE**
 Land adj. 1 Mallard Drive
 Conversion of double garage and garden shed into Brethren meeting hall – retrospective
*Members discussed whether to 'note' as was their usual practice with retrospective applications, or to treat the application as if it was new.
 Proposed by Cllr. Collins, seconded by Cllr. Cadd, that the response be 'Noted';
 Amendment proposed by Cllr. Stuchbury, seconded by Cllr. Try, that the application be discussed and a decision made.
 The amendment was carried 4:2 (Chairman abstaining) and the matter discussed;
 Members felt that a residential area was not suitable for a place of worship, and that*

to support this use which had carried on, albeit without noticeable effect on the neighbours, for three years was to condone a breach of planning regulations.

11/01301/APP

SUPPORT

9 Hilltop Avenue

Erection of detached domestic workshop in rear garden

Additional Plans

The following Additional Information had been received, for information only:

11/00754/APP Swan Business Centre, Osier Way

Creation of mezzanine floor and installation of 7 1st floor windows

Correspondence re number of parking spaces and provision of a Green Travel Plan.

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

11/00485/APP 19 Squirrels Way Erection of dwelling, single garage extn to existing
Amended red line to include land for garage

166/11 Planning Decisions

Approved

11/00664/APP 25 Westfields	2st side extn, single st. side & rear extn.	Oppose
11/00668/APP Pavilion, Chandos Pk.	Front extension to clubhouse	No comment
11/00728/APP 6 Overn Close	Ch/use open space-residential garden	Oppose
11/00754/APP 11 Swan Bus. Centre	Create mezzanine floor & 7 1 st fl. windows	Support
11/00768/ATC Cornwall's Meadow	Fell 1 willow, crown lift 1 willow	Support
11/00769/ATP Land. adj. Page Hill Ave.	Works to trees	Support
11/00816/APP 55 Western Avenue	Single storey rear extension	Support
11/00882/APP 33 Grenville Road	Single storey rear extension	Support
11/00883/APP 2 Lark Close	First floor side extension	Support
11/00924/APP 57 Waine Close	Use of part of garage as microbrewery	Oppose

Members discussed the disappointing decision on 6 Overn Close and reported local feeling against the application, as the open space was convenient for children to play within sight of the other houses in the close. It was also felt to set a precedent, and there were many other small patches of open space which could be enclosed to the detriment of the amenity of residents. The Clerk was asked to find out what charge was made for the acquisition, and whether any restrictions on enclosure were to be put in place.

ACTION THE CLERK

Withdrawn

08/01297/APP 10 Swan Business Cen.	Erection of 3.5m bund and 2.4m fence	Support
10/02579/APP Fmr. ToCH bldg.	Ch/use from office to resident's dwelling	Oppose

167/11 Reports to Development Control

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

11/00485/APP land. adj. 19 Squirrels Way

Erection of dwelling, and single garage extension to existing dwelling

11/00664/APP 25 Westfields Two storey side extension, single storey side and rear extension

11/00728/APP 6 Overn Close Change of use from open space to residential garden

11/00924/APP 57 Waine Close Use of part of garage for microbrewery

168/11 Vale of Aylesbury Plan

168.1 To receive for information a briefing from ACRE

It was pointed out that changes to the local referendums had already rendered the document partly out of date; nothing would be definite until the Localism Bill was published and passed.

Cllr, Stuchbury informed Members that he had tabled a question at AVDC about the priority allocation of Affordable Housing to local residents.

At the next meeting with AVDC officers (21st July 2011) how the Buckingham Neighbourhood Plan would fit into the whole VoA Plan should be discussed.

When sufficient information was available, the draft would be recommended to the Full Council for discussion and ratification.

168.2 To receive a verbal report from Cllrs. Hirons and Harvey on the drop-in session held in Aylesbury on 26th June 2011

A similar session held at Winslow was attended by the Town Clerk and Town Plan Officer.

Cllr. Hirons described the session briefly, and handed the Clerk a useful document for circulation with the minutes (appended).

169/11 AVA projects

To consider the results of the Parking and Access Survey; to decide what matters should be given priority and how to progress the recommendations in the report.

The Report's summary and recommendations are attached. The entire report was emailed out in April.

Members regretted that the Town Council, as commissioners of the report, had not been issued with the report when finalised, and had had to ask for a copy.

It was felt that there was little support for non-car use, or adequate public transport services, and an assumption that increased parking would be required in line with increased car ownership. Justification for recommendations such as residents' parking permits and on-street parking charges should have been provided, possibly via comparisons with similar towns where these had been introduced and the effects noted. It was necessary to consider the likely impact of any changes before they were introduced, rather than cope with unconsidered after-effects. Charging for parking had moved cars from the car park to estate roads, and their introduction at the Swan Pool would extend this to the Badgers.

Some of the short-term gains were thought to be useful, such as extending the cycle network, and the (long-advocated) crossing at the bottom of Moreton Road. A bus interchange was also a good idea.

Proposed by Cllr. Collins, seconded by Cllr. Harvey, and **RECOMMENDED** to the Full Council that the report not be accepted as it is economically and socially damaging to the town.

170/11 Enforcement

The updated list was noted.

Members checked the permissible size for estate agent signs and asked that the oversize ones at Cornwall Place be reported.

Concern was expressed at the dump of roof materials and rainwater goods at the Town football club following renewal of the Clubhouse roof. It was feared these were asbestos, and with the Club no longer in possession of the ground children might be tempted to play there. Environmental Health would be informed.

ACTION THE CLERK

171/11 Transport

(45/11) LTP3 – Local Area Strategies & Appendices: verbal review by Cllr. Hirons.

The Vice Chairman noted that Buckingham and Winslow had a special section with some interesting statistics and survey responses; however many directly related to the rural nature of the area, such as street lighting. The Strategy was undefined and had no time scale, so that progress could not be monitored. It complied with Government requirements but was primarily aspirational.

Cllr. Hirons was thanked for his work in reviewing the three volumes.

172/11 Any other planning matters

172.1 To note that a new copy of the AVDC Planning Reference File is available in the office.

Cllr. Hirons reported that this was a useful reference work; Members asked if it was available on-line (and if not, why not).

ACTION THE CLERK

172.2 (111.2) Silverstone master plan – results of consultation

The employment areas and access to them were not included, only the circuit and associated activities. The Clerk was asked to find out which District Councillor had been given the Silverstone remit, and whether it was possible to have a Town Council representative at meetings, as Silverstone was important to the economic and social growth of the town. Copies of reports would also be useful. The District Councillor could be invited to a Planning meeting to discuss the development of the area.

ACTION THE CLERK

173/11 Correspondence

173.1 AVDC: 11/00370/APP 20 Kestrel Way, reasons for contrary decision

173.2 AVDC: 11/00664/APP 25 Westfields, reasons for contrary decision

173.3 AVDC: 11/00728/APP 6 Overn Close, reasons for contrary decision

Noted.

174/11 News releases

Should no action result from 170 or 172.1 a release would be drawn up.

175/11 Chairman's items for information

None.

176/11 Date of the next meeting:

Monday 25th July 2011 following the Interim Council meeting.

Meeting closed at 9.30pm.

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