

Minutes of the **PLANNING COMMITTEE** meeting held on 25th July 2011 at 7.43pm following the Interim Council meeting and Public Session in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

Present: Cllr. H. Cadd
 Cllr. J. Harvey
 Cllr. P. Hiron (Vice Chairman)
 Cllr. A. Mahi
 Cllr. M. Smith (Mayor)
 Cllr. R. Stuchbury
 Cllr. M. Try

Also present: Mrs. H. Hill (co-opted member)
 Cllr. R. Lehmann
 Cllr. Mrs. L. O'Donoghue
 Mr. G. Armstrong (DPP LLP for Bellway/Bellcross)
 Mr. I. Young & 2 colleagues, Barratt Homes (Northampton)

For the Town Clerk: Ms. L. Campbell
 Mrs. K. McElligott

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

224/11 Apologies for absence

Apologies were received and accepted from Cllrs. P. Collins and Whyte (Chairman).

225/11 Declarations of interest

There were no declarations.

226/11 Minutes

The minutes of the Planning Committee Meeting held on Monday 4th July 2011 to be put before the Full Council meeting to be held on 15th August 2011 were received and accepted. There were no matters arising.

Proposed by Cllr. Stuchbury, seconded by Cllr. Mahi, and **AGREED** that Standing Orders be suspended to allow Mr. Armstrong to address the meeting.

227/11 Presentation from Mr. Armstrong of DPP re a proposal for Moreton Road

An architect's drawing of the proposal had been circulated with the agenda. 'Phase 1a' was for 80 houses on the field bounded by Park Manor Industries' lane, Moreton Road, the Rugby Club access lane and to the existing hedge line on the west, next to the current Moreton Road development. Phase II, on the back field, was not currently being pursued. The drawing was a concept plan, so did not have details such as plot boundaries and play areas on. As the corner of this field was being developed as a large multi-age play area for the current development, it was suggested that small play equipment might be installed amongst the housing.

The developer had been in discussion with the Rugby Club about what improvements it might be looking for – floodlights, parking, clubhouse upgrade, a new pitch to enable rotation in winter.

Cllr. O'Donoghue asked who had been consulted about the youth shelter on the play area; the shelters usually provided were open, and therefore chilly, and

provided little seating, and were not popular with young people. Mr Armstrong said that they had worked with AVDC Leisure on the plans.

Reference was made to the AVDLP Policy BU1 which states that “built development shall be restricted ... to the south of Park Manor Farm” although “the proposals shall not prejudice possible development beyond 2011 on the remainder of the site”. Members advised Mr Armstrong that the AVDC Leisure Facilities report was very out of date and inaccurate; it was being updated and revised by the office as part of the fact pack associated with the Neighbourhood Plan for Buckingham

The existing site was causing traffic problems already; a further development of houses would bring extra pressure on the Old Gaol junction, which was admitted to be at capacity. Mr Armstrong did not feel that the extra traffic would make the junction significantly worse.

Money available via s106 or New Homes Bonus could be used for the rugby club.

The developers had met with a single AVDC officer, rather than had official discussions with the department, and Members felt that it was inappropriate to offer additional facilities direct to the Rugby Club in advance of planning consent which could well incorporate conditions in respect of that space as was pre-empting the terms of the s106 agreement. The proposals could be considered properly when the application was received. *[This paragraph added by agreement: Min.355.1, meeting of 12th September].*

Cllr. Harvey raised the question of access to the new play area from the existing estate and homes across the road: there was no footpath along the verge nor access from the estate away from the road and this was dangerous. He also asked when the area would be finished. Mr. Armstrong estimated completion in about two months, and he would look into the access and let the Council know what could be done. Mrs. Hill pointed out that the plans showed a post-and-rail fence between the play area and the proposed Phase 1a: would children have to go out on the road? – no, accesses would be installed.

The developers had not discussed the proposal with Maids Moreton PC.

The questions of sustainability and renewable energy systems – even the design allowing householders the option of easily installing solar panels – could be discussed with the architect.

The green areas would be gardens for each dwelling, not open space; rather like the adjacent estate.

It was pointed out that one football club has just lost its premises, and the hockey club had none of its own; the rugby club was not the only one looking for pitches.

Mr. Armstrong was thanked for attending and left the meeting.

Cllr. Lehmann left the meeting.

Proposed by Cllr. Hirons, seconded by Cllr. Stuchbury, and **AGREED** that Standing Orders be reinstated.

The Chairman noted that a presentation from Mr. Young and colleagues was not on the agenda. Mrs. McElligott explained that an approach had been made by telephone, and she had asked for details in writing of who was attending, and if they had any paperwork they wished to circulate to Members with the agenda. No such letter had arrived before the agenda was published, nor since. Consequently it was assumed that no representative would be attending this meeting.

Members discussed whether Mr. Young be permitted to make his presentation and voted that he not be heard.

The representatives from Barratt Homes left the meeting.

228/11 Action Reports

228.1.1 (164.4) Play Area, Moreton Road. The plan had been circulated with the agenda. Members asked for confirmation of the minimum distance allowable between play space and housing, given the proximity of some houses on the proposal just described. *[Clerk's note – 20m]*

228.2 (166.1) 6 Overn Close – response
Noted.

228.3 (170/11): email responses from Enforcement (signs) and Environmental Health (asbestos).

The Enforcement Officer had supplied permitted sizes for commercial signs; the EH Officer had asked the club to remove the asbestos; if this wasn't done he would serve a notice. Members asked that he be contacted for a time scale and notified that there was more asbestos in the roof of the stand. The matter was urgent as the ground was abandoned and the school holidays had started.

228.4 (172.2) Silverstone – response

Members found Mr. Byrne's reply disappointing, and asked that a request be made to be kept up-to-date on progress; what sort of employment might be generated; and the membership of the Silverstone group – if Towcester and Brackley were represented, then Buckingham should be also.

ACTION CLERICAL ASSISTANT

229/11 Planning Applications

11/01167/APP

SUPPORT

10 Lincoln
Erection of conservatory

11/01206/APP

NOTED

23 Well Street
Erection of wooden balustrade around decking (retrospective)

11/01351/ATP

SUPPORT

Oakwood, 6 Manor Gardens
Works to groups of trees
Members felt that the map accompanying the application should have shown the applicant's property.

11/01366/APP

SUPPORT

Land adj. 1 Bath Lane
Erection of No3 terraced dwelling
Members supported the proposal but asked that the rear access to neighbouring properties be respected and made without involving steps.

11/01401/ALB

OPPOSE

Lloyds TSB, 19 Market Square
5No Internally illuminated lights to head of windows
Members felt the proposed lights were inappropriate in the Conservation Area.

11/01443/APP

OPPOSE

Land adjacent to Verdun, Western Avenue
Application to extend time limit 07/02991/APP – Erection of No3 dwellings
Members' opinion has not changed since the 2007 application:

“Members felt that the three three-storey dwellings were cramped on the site and the style out of keeping with the position adjacent to the Conservation Area. There did not appear to be sufficient parking for three dwellings plus Verdun on the site.

Members noted that a previous application for the site – for one two storey dwelling (04/01970/APP) – had been refused by the Authority for reasons which remained valid for this application.”

As the following applied to the same building, they were considered together:

Prebend House, Hunter Street

11/01460/ALB & 11/01485/APP

SUPPORT (both)

Phase 2 works – Conversion of Coach House into residential accommodation, improve disabled access and alterations to landscaping

11/01461/ALB

SUPPORT

Phase 2 works – Complete internal fitout of main house including new side entrance to create disabled access

As the following applied to the same site, they were considered together:

Land to the South of the A421 and East of A413 London Road

11/01483/APP

OPPOSE

Construction of access road with drainage and ancillary works (for employment development) associated with outline consent 09/01035/APP

11/01484/APP

OPPOSE

Construction of access road with drainage and ancillary works (for residential development) associated with outline consent 09/01035/APP

Members thought that it would have been useful to include the revisions to road layout and public transport due to the Tesco expansion for a fuller understanding.

Concern was expressed that there was no improvement of the A413 incorporated.

It was unclear from the drawings supplied whether any action had been taken to avoid flooding the houses to the north; by definition, any attenuation measures would hold water in the pond for slow release, and overflow would occur across the bypass as currently happens from the field in heavy rain. Springs in the field would keep the pond topped up. Members noted that the 15cmØ pipe under the road, which expects water to flow uphill into the Badgers Brook, was quite inadequate to heavy flows.

230/11 Planning Decisions

Approved

11/00463/ALB Almshouses, Market Hill Rear+side extensions, fence+gates Supp't in principle

11/00485/APP land.adj.19 Squirrels Way New dwelling+single garage to existing Oppose

11/00699/APP 27 Small Crescent Single storey rear extension Support

11/00880/APP 8 Fox Way Demol.conserv^y, new s/st.rear+ side extn Support

11/01014/APP 6 Willow Drive Single storey side and rear extension Support

11/01073/APP 26 Lime Avenue Remove conservatory, erect 2st.rear extn. Support

11/01078/APP 4 Ronaldsay Erection of conservatory Support

231/11 Reports to Development Control

A report had been received for the following application, and is available in the office

11/00730/ALB 1 St.Rumbolds Lane Insert internal stud walls & window

232/11 Vale of Aylesbury Plan

231.1 To receive Issue 4 of the Newsletter

Noted.

231.2 To receive for information a progress report from the Town Plan Officer

Noted

231.3 Notes of the meeting with Forward Plans Officers held on 21st July 2011 (circulated at the meeting).

Noted; Members asked that the New Homes Bonus be raised at the next meeting.

ACTION TOWN PLAN OFFICER

233/11 BCC Consultation LOC/2011: Proposed Lists of Local Requirements for the validation of planning applications.

To consider whether to respond, and if so, to appoint a Councillor to review the document for the next meeting [*Response due by 26th August 2011*].

Councillors asked the Clerk to review the document and bring the important points to the next meeting.

ACTION CLERICAL ASSISTANT

234/11 Enforcement

234.1 (109.2) To receive a response from Mr. Dales.

Members noted the paragraph about satellite dishes.

234.2 To report any new matters.

No new problems were reported.

In the matter of the Car Wash behind the Grand Junction (AVDC case

No.11/00323/CON3) Mrs. McElligott reported that the Environmental Health Officer had attended and the wash water was being directed to the foul sewer via separating filters with Anglian Water authority. The eight-week response time was nearly up for Enforcement and a prompt would be sent if nothing was received this week.

ACTION CLERICAL ASSISTANT

235/11 (516/10) Buckingham Hospital – Listing

To receive the consultation report from English Heritage, and make any comments. [*response date 1st August 2011*].

Members had no comments to add; some additional points had been received from the Buckingham Society.

ACTION CLERICAL ASSISTANT

236/11 Any other planning matters

236.1 To receive for information:

Application 11/01045/APP; 68 Waine Close - Single storey rear extension and conversion of garage into residential use

Members supported: *Support was given subject to confirmation that the new parking space was fully accessible, given the differing levels.*

The Case Officer reported (12/7/11) that no means of making the parking space accessible had been demonstrated despite her notifying the applicant that this was necessary, and she was therefore minded to REFUSE. She required confirmation that the Town Council's response supported this, and the Clerk had confirmed it in writing.

236.2 11/01292/APP: land adj. 1 Mallard Drive.

The Clerk reported that 21 comments from residents had been received to date, all negative. Those received by the office had been forwarded to AVDC.

The consensus of opinion in response to the Officer's letter and enclosure was that Members had no comments to make.

236.3 NBPPC Draft response to MK Council on Sustainability Appraisal of Reasonable Alternative Sites document.

Members noted that MK were still not considering the transport effects on neighbouring settlements.

236.4 (39.1/11) Update from SEMLEP

Noted.

237/11 Correspondence

237.1 AVDC:11/00924/APP (57 Waine Close, microbrewery) reasons for contrary decision.

Members noted that conditions had been placed on the hours of operation and traffic.

237.2 BCC: To receive correspondence from Siân Thomas, BCC; to agree whether the feasibility study should be carried out and decide if the Town Council should undertake lobbying on any other subject of the correspondence.

Concern was expressed by Members that Mr. Shaw provided no proof in the form of reports or minutes that he spoke for anyone but himself, though he signed himself as "Buckingham Society". Mrs. Hill reported that the one-way system was not supported or promoted by the Buckingham Society - the idea had come from the Community Plan. Mrs. Hill would clarify Mr. Shaw's Society representation internally.

The feeling was that £5000 would be wasted on a survey when there was no budget to implement the findings, and the funds could be better spent. A letter would be sent to BCC and copied to the Buckingham Society.

ACTION CLERICAL ASSISTANT

238/11 News releases

Members agreed a release on the reasons for the response on applications 11/01483/APP & 11/01484/APP.

239/11 Chairman's items for information

None.

240/11 Date of the next meeting:

Monday 22nd August 2011 at 7pm.

Meeting closed at 9.17pm.

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