

Minutes of the **PLANNING COMMITTEE** meeting held on 12<sup>th</sup> September 2011 at 7.45pm following the Interim Council meeting in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

**Present:** Cllr. H. Cadd  
 Cllr. J. Harvey  
 Cllr. A. Mahi  
 Cllr. R. Stuchbury  
 Cllr. M. Try  
 Cllr. W. Whyte (Chairman)

**Also present:** Cllr. T. Bloomfield  
 Cllr. Mrs. L. O'Donoghue  
 Mrs. C. Cumming (Buckingham Society)

**Invited guests:** Mr. J. Leonard Woods Hardwick  
 Mr. J. Rawlings Barratt Homes  
 Mr. C. O'Connor Bovis Homes  
 Mr. G. Caswell David Wilson Homes

**For the Town Clerk:** Mrs. K. McElligott  
 Mr. S. Dix (Town Plan Officer)

#### 351/11 **Apologies for absence**

Apologies were received and accepted from Cllrs. M. Smith (Mayor), P. Collins and P. Hirons (Vice Chairman).

#### 352/11 **Declarations of interest**

There were no declarations of interest.

*Proposed by Cllr. Stuchbury, seconded by Cllr. Cadd, and **AGREED** to suspend Standing Orders to allow the guests to speak.*

#### 353/11 **(47/11) Hallam site, E. of London Road and S. of bypass**

Mr. J. Leonard of Woods Hardwick on behalf of Barratt Homes (Northampton), David Wilson Homes (South Midlands) and Bovis Homes presented schematics of the phasing, internal spaces layouts and street elevations.

The bus route would follow the horse-shoe spine road linked to the two roundabouts on the London Road; the bus stop would be the main square approximately halfway round and to the north of the school site. From this a northerly and a southerly feeder road would provide access to the rear of the site, with a separate road to the school.

The housing styles would reflect the character and distinctiveness of Buckingham town centre, in particular Bristle Hill and School Lane. The main square would be surrounded by 3-storey buildings; the remainder would be 2- and 2½-storey buildings. The pocket parks would be framed by buildings, forming a green square.

The present applications were to be withdrawn and replaced by phases as follows:

- initial Reserved Matters - infrastructure
- I Housing area nearer London Road
- II Housing area rear of site
- III Employment area

Members discussed the presentation and other aspects of the site design. With recent developments in the town in mind, and the hill top site, would 3-storey buildings stand out too much? 2-storey was more usual. *The 3-storey building style was per the agreed Design Code. The detailed application would include street elevations, and the existing ground contours were to be maintained.*

Presumably, if, in due course, the school required more buildings, it would build out over the playing field area? *Probably, although this would be a matter for the LEA.*

Is there any point to your presentation? Will you be taking note of our comments and acting on them? because you haven't so far – for example the traffic chaos likely at the A413/A421 roundabout - the limited dualling channelling two lanes into one, and the pedestrian controlled crossings will create tailbacks; no modelling of the resultant system has been done; the estate is not integrated with the town – a bridge or underpass would be better. The local shop on the Badgers estate is not mentioned. The only ways out of the estate are at the western side; it is so far from the eastern end to the exits that people will normally take the car, even to Tesco, let alone anywhere else in the town.

The primary school isn't scheduled to be open until the 350<sup>th</sup> house is occupied; these 350 families will have to place their children in the existing schools which are already close to capacity. What prevents the school from being built in parallel with the houses. *This is the trigger point set by the LEA. The school has not yet been designed and will have to go through the planning process, maybe 18months; it is to open for September entry.*

How many houses will be in the first phase? *c300.*

In answer to a question asked at the public exhibition "Why a road along the southern edge of the estate had not been considered; this would have taken traffic from the Bletchley Road roundabout to the London Road relieving pressure on the A413/A421 roundabout" a standard response was received which did not answer the question. This missed opportunity will be regretted. *The pedestrian crossings give connectivity with the town.*

There is no connectivity with the town; this was discussed at the concept stage and has been ignored. The dual carriageway divorces it permanently. *We have bought the land with planning permission, we did not draw up the road layout. Some things we can change, some we can't.*

This Committee has had concerns about drainage of the site from the beginning. In wet weather the field drains over the bypass because the drain under the road is too narrow and is aligned uphill. The same will happen when the pond is full, and this will be fed continuously by the springs in the field. *The drainage is currently being designed The pond will drain into the river [via a pipe along the boundary and the Bletchley Road roundabout]. We ask that you go and look at the details of this flooding that AVDC hold.*

Can you put any pressure on AVDC to allocate the Affordable Housing to Buckingham people? Also the New Homes Bonus generated by the development, this should be spent locally too; and is this in addition to the s106 money? Yes. *We agree that the latter should be spent on local infrastructure, but it is Government money and developers can't influence that. We could try on Affordable Housing.*

That would be helpful, and a solution to the flooding too; this permission has caused much feeling in the town which this might modify.

Will the Affordable Housing be spread through the estate? Buckingham Park in Aylesbury has concentrated it with unfortunate results. *There will be clusters of no more than 25 units spread throughout, in both phases.*

There has not been sufficient local consultation from the start. These houses could have been a 21<sup>st</sup> century design so far from the town centre. And the name Thornborough Park has to be changed – I suggest Benthill Grounds.

As a gesture of goodwill, could you have the school ready for the 200<sup>th</sup> occupancy?  
*As it is for September entry, it might be a little sooner.*

*Cllr. Stuchbury left the meeting briefly.*

This is not a walkable site; for example the actual distance to Bourton Meadow School is quite short, but doubled by the need to go via London Road. The bus service into the site will help. The s106 bus changes – doubling the frequency of the 60 service would be more use if the alternate buses were a direct service to Aylesbury; alternatively extending the 32 service into the evening [*the last bus from Milton Keynes is c17.30*] for the use of people working in MK would be useful.

Courtyard parking is old-fashioned and not favoured by *Manual for Streets II*. Cars will be parked at the roadside, and the roads are not wide enough to accommodate this. The internal roads narrow too quickly after the entrance.

It is a shame that the housing design is Victorian/Edwardian pastiche; this is not a railway town and the designs show no understanding of Buckingham. The centre is Georgian, and Georgian over mediaeval structures. There is no need to reflect the centre in a suburb; why not create its own sense of place, with references to Buckingham in style and material? *The houses are not our standard designs.*

In the 21<sup>st</sup> century communications are important; these connections should be installed as standard.

Please come and talk to us again before Phase III is designed; we may have useful ideas on the employment types. *Hallam Land has retained ownership of the employment land. We are providing the access only.*

What co-ordination is there with Tesco's expansion? *Our Highway Engineers are working with Tesco on the joint roundabout.*

Please take our comments away and act on them.

The guests were thanked for attending and left the meeting. The Clerk would send them a copy of the Minute.

**ACTION THE CLERK**

*Cllr. Bloomfield left the meeting.*

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

### **354/11 Vale of Aylesbury Plan**

354.1 To receive for information the notes of a meeting with officers of AVDC and BCC held on 19<sup>th</sup> August 2011

Members asked if the Highways meeting referred to had taken place; Mr. Dix confirmed this. It had been attended by himself and the Town Clerk, Mr. A. Barton (AVDC), Ms R. Brake & Ms. S. Thomas (BCC) and Mr. R. Smith (Ringway Jacobs). All the sites in the notes were visited except Bourton Meadow School. A decision was required on which of two different modelling methods should be used. The model would have a shelf life of 5 years, but developers would be able to buy access to it. It appeared that the modelling for the LDF had not, in fact, been started. Traffic counts would be carried out towards the end of the month.

It was noted that 3.00 – 4.30pm was as busy as 5.30 – 6.00pm on the bypass.

The utility of traffic lights must be balanced against the setting of the Listed Buildings and increased street clutter.

The geometry of the Old Gaol roundabout was wrong, and the trip hazard in the middle of the road should be eliminated.

A zebra crossing across the bottom of the Moreton Road from the Kings Head to Prezzo was advocated in the Buckingham Plan. Another at the top of the London Road between Hare Close and Meadway had also been discussed.

Action was needed to cut delays experienced at the exit of Cornwalls Meadow in peak times. Members felt the revised circulation layout of the car park contributed to this.

Mr. Dix was congratulated on the £20,000 funding to be received from the Government; seemingly this would not be ring-fenced or monitored.

A seminar had been suggested on what the Town Council wanted; some Members felt that BCC were well aware of our issues, but Cllr. Cadd pointed out that the new Leader and Cabinet had a significantly different attitude to member-officer relations and could be included in the meeting.

*Cllr. O'Donoghue left the meeting.*

Members expressed little confidence in BCC's strategic thinking, on the evidence of LTP3 and the lack of co-ordination over the changes at the London Road roundabout, but did not want to appear unconcerned; without any rail connection road transport was vital to the economic health of the town.

Mr. Dix was referred to the s106 'wish list' drawn up some 18 months ago. £300,000 was available to upgrade cycleways and he would compile a list of suggestions and bring it back to the Committee.

#### **ACTION TOWN PLAN OFFICER**

He had attended Maids Moreton Parish Council meeting the previous week; he felt it was possible to work together and also maintain the separation of the two parishes.

Recent correspondence in the *Advertiser* revealed a lack of knowledge of the Town Council's place in the planning decision-making process; he offered to write a response, which could also introduce the idea of the local consultation process. Members agreed.

#### **ACTION TOWN PLAN OFFICER**

#### 354.2 Questionnaire

An updated version was circulated at the meeting. Members approved the changes and suggested that Q2 should indicate whether the respondent was a resident, local villager or visitor; Buckingham provided services to the surrounding area. 'Cultural' should be added to the Leisure Infrastructure (Q11). A gazebo in the market was suggested; this had worked well with the Buckingham Plan. Other Committees could supply material, and it would be as well if Councillors could attend.

*Mr. Dix left the meeting.*

### **355/11 Minutes**

355.1 (294/11) To review the minutes of 4<sup>th</sup> July and 25<sup>th</sup> July 2011.

Clarification was sought from Cllr. Stuchbury; the minute complained of was 227/11 from the meeting of 25<sup>th</sup> July. He was concerned that it had not been minuted that the developers had met with a single AVDC officer, rather than had official discussions with the department, and 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.

Proposed by Cllr. Harvey, seconded by Cllr. Mahi, and **AGREED** unanimously that this wording be added to the Minute as reflecting the discussion that had occurred.  
355.2 Minutes of the Planning Committee Meeting held on Monday 22<sup>nd</sup> August 2011 to be put before the Full Council meeting to be held on 3<sup>rd</sup> October 2011.

Accepted as a true record.

Cllr. Harvey asked if the minutes could be sent out with the agenda for convenient reference. The Clerk said that the minutes, when completed, could be sent out by email with paper copy sent attached to the next agenda.

It was also agreed that reverting to the block shading of Recommendations was useful for all Committee minutes.

#### **ACTION CLERK/COMMITTEE CLERK**

*Cllr. Harvey left the meeting.*

#### **356/11 Action Reports**

356.1 To receive action reports as per the attached list.

Noted.

356.2 (228.4) Silverstone – responses from Mr. Byrne & the developers agent  
Members regretted the failure to acknowledge the impact of Silverstone on Buckingham. There seemed to be no liaison between Economic Development and Planning at AVDC; a letter would be sent to Ms. Aldworth and Mr. Byrne with these concerns, referencing the planning application below.

#### **ACTION PLANNING CLERK**

356.3 (299.1) Response to funding request

Members noted the award of £750.

356.4 (299.2) Stakeholder Forum

Cllr. Hirons and Mr. Dix would be attending. Members asked that exploratory conversations be started re the use of the new Homes Bonus money for local infrastructure.

356.5 (301.1) Response re CIL from BCC.

Noted

356.6 (302) S106 agreement (BCC) – Moreton Road

Members felt the terms of the s106 Agreement were quite specific; a letter would be sent to the Cabinet Leader, Cabinet Member for Transport, Jim Stevens and Siân Thomas asking how this could be reconciled with the statements made recently, and when action would be taken to fulfil this part of the Agreement – the five year availability would be up in May 2012.

#### **ACTION PLANNING CLERK**

356.7 Enforcement – company sign on Industrial Park entrance name

AVDC had indicated the file would be closed as the breach had ceased. Cllr Mahi would confirm this to the office.

#### **ACTION CLLR. MAHI**

#### **357/11 Planning Applications**

*The following application is in Lillingstone Dayrell parish*

**11/01785/AOP**

**OPPOSE**

Silverstone Motor Racing Circuit, Biddlesden

Mixed use development comprising: offices, workshop and distribution facilities. Education campus including on site student accommodation. No3 hotels. Ancillary spectator facilities, including Welcome Centre and Museum of Motor Sport and non retail promotional automotive display space. Leisure and event spaces including outdoor activity areas and permanent outdoor stage. Reconfiguration of existing and provision of additional, temporary and permanent grandstands. Area of hard

surfacing for the temporary siting of hospitality units during scheduled major events. Revised parking and access arrangements including a new access off the A43 and/or improvements to the existing A43/Dadford Road junction. Supporting infrastructure including foul and surface water drainage. Demolition of existing structures. Associated landscape works – a full description is contained on the application forms.

*The Clerk had supplied a commentary on the documents supporting the application. Members were in favour of developing Silverstone as a national motorsport centre but were concerned that the emphasis was almost totally on South Northants. and little regard had been paid to the effect on North Bucks. and Buckingham in particular, even omitting the town from a map of the area. 8500 jobs were to be created, with augmented transport links from the A43 and nothing to the south of the circuit; the Dadford road was totally unsuited to the likely increase in traffic. No public transport existed south of the circuit, and no shuttle bus service was offered, nor any cycle access. No housing was involved, so all the employees would have to travel from nearby settlements.*

*Members also expressed disquiet that the employment provision was concentrated on one site and other sites in the north of the county might not be promoted because of this.*

*The B8 facilities proposed would involve heavy goods vehicle access; some of this would undoubtedly come south and through Buckingham, whatever the proposed signage mitigation said, as it does now. This was not a suitable location for B8 usage.*

*Members queried the traffic arrangements for access to the education and office facilities on main event days.*

*Concern was expressed at the economic effect on Buckingham; the 3 hotels proposed for the site and ready access to the A43 would keep visitors from exploring the area to the south, and without good transport links related businesses would not look to Buckingham for employment sites. There was no economic impact assessment of the effect on Buckingham or North Bucks.*

*The response was due on the 14<sup>th</sup> September, which was felt to be inadequate.*

*Members agreed to send the response as minuted, with the proviso that additions and amendments may be made after the Full Council meeting on 3<sup>rd</sup> October.*

Proposed by Cllr. Whyte, seconded by Cllr. Stuchbury, and **RECOMMENDED** that the application be opposed on the grounds of

- lack of road improvements and sustainable transport systems in the Buckingham direction
- the economic impact on Buckingham and north Bucks.
- the B8 warehousing and related HGV traffic
- the unlikelihood of any further economic development sites in Buckingham being promoted

**11/01734/APP**

**SUPPORT**

53 – 54 Nelson Street

Change of use from A1 use [retail] to A3 [restaurant/café], alteration to shop front and erection of lantern light to rear.

**11/01740/APP**

**SUPPORT**

61 Nelson Street

Change of use from A1 to C3 – retrospective

**11/01757/ATC** **SUPPORT**  
The Mitre, 2 Mitre Street  
Fell No.1 Ash

**11/01794/AAD** **SUPPORT**  
Wharf Motors, Wharf House Yard, Stratford Road  
No.3 illuminated fascia sign

**11/01829/ALB** **SUPPORT**  
Radcliffe Centre, Church Street  
Demolition of wall between foyer and auditorium – construction of new rake floor to auditorium and balcony – with storage structure to support lighting gantry. Internal doors to North Aisle and install fixed seating to step rake.

**11/01830/APP** **SUPPORT**  
Radcliffe Centre, Church Street  
Installation of new mechanical ventilation plant with new air intake louvre, new air extract louvre, new boiler flue and widen of rear door.  
*The file size for this application was criticised as being too large for access without fast broadband.*

**11/01851/AAD** **PARTIAL SUPPORT**  
Cornwalls Centre, High Street  
Replacement of Nø6 signs and erection of new canopy sign and free standing totem  
*Members opposed the siting of the totem which spoiled the open space and limited the possible uses of the area.*

**11/01852/APP** **SUPPORT**  
The Freeman PH, Gawcott Road [*previously The Britannia*]  
Conversion of Public House into Nø5 residential units  
*Members noted that work was in progress on the building.*

The following Amended Plans had been received, for response:

**11/01046/APP** The Woolpack Installation of rear extractor duct  
*Amendments: Wooden screen added to disguise ductwork and air filter; proposed air filter amended to kitchavent 4000 to deal with smoke and odour*  
*Members supported the amendment.*

The following Minor Amended plans had been received, for information only:

**11/01292/APP** Land.adj.1 Mallard Dr.  
Conversion of double garage and garden shed into Brethren meeting hall – retrospective  
*Minor amendments – realignment of fence to permit 4 vehicles to be parked completely off the road and footpath.*  
*They have also asked for an extension of the length of meetings to two hours to cover variations in start and finish times. On Sunday mornings this would be 05.30 – 07.30 and Monday evenings 18.00 - 20.00.*

### 358/11 Planning Decisions

#### Approved

11/00730/ALB	1 St.Rumbolds Lane	Internal stud walls & gnd.fl.window	Oppose
11/01045/APP	68 Waine Close	S/st. rear extn & conv.of garage→residential	Support
11/01216/APP	23 Well Street	Erect balustrade round decking(retrosp.)	Noted
11/01251/APP	6 Sycamore Close	1 <sup>st</sup> fl. side extn + s/st.rear extn.	Support
11/01301/APP	9 Hilltop Avenue	Det. domestic workshop in rear garden	Support
11/01351/ATP	Oakwood, 6 Manor Gdns.	Work to groups of trees	Support
11/01461/ALB	Prebend House	Internal fitout of house+disabled access	Support
11/01460/ALB	} Prebend House	Conv.Coach House into residence	{ Support
11/01485/APP			
11/01510/ATC	Berties' Walk	Removal of limb of hawthorn	Support
11/01513/ATC	Land@Fishers Field	Fell a sycamore,crown lift 3 willow+ash	Support
11/01535/ATC	26 Nelson Street	Fell 1 sycamore & 1 ash	Support

Noted.

### 359/11 Reports to Development Control

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

11/01247/APP Former ToCH building Ch. of use of meeting room to residential

11/01443/APP Land adj.Verdun Ext'n of time limit 07/02991/APP - erection of 3 dwellings  
Noted.

### 360/11 BCC Minerals & Waste consultation (response date 14<sup>th</sup> October)

To discuss whether a full review should be conducted for report at the next meeting: the Minerals map & Area of Search, together with the relevant paragraphs of the consultation document are attached.

Postponed to the next agenda. All Members were asked to read the relevant parts of the documents available at [www.bucksc.gov.uk/mwccsconsult](http://www.bucksc.gov.uk/mwccsconsult).

**ACTION ALL COMMITTEE MEMBERS/OCTOBER AGENDA**

### 361/11 Planning Budgets

To receive and discuss the budget figures.

Postponed to the October meeting.

**ACTION OCTOBER AGENDA**

### 362/11 (301.2) Draft National Planning Framework

Cllr. Try gave a verbal review of the document which condenses some 1000 pages of regulation into 60, setting a positive tone though with flexible wording such as 'should' and 'appropriate' allowing broad interpretation. It is comprehensive, covering all ages and ability levels, infrastructure and green spaces, and intended to last for 15 years.

It advocates that the default decision on applications should be 'yes'.

Local and Neighbourhood Plans will have to demonstrate soundness via external audit.

There was a questionnaire with the document. Cllr. Try was asked to prepare a suggested response for the next meeting.

**ACTION CLLR. TRY/OCTOBER AGENDA**

Mrs. Cumming was representing the Buckingham Society at a Civic Voice event; she would supply details in case Mr. Dix felt attendance was of use.

**ACTION MRS. CUMMING**

*With the agreement of the Clerk, the meeting continued past 10.00pm.*

**363/11 Any other planning matters**

363.1 Bridge Street Development – press coverage

To receive a response from AVDC to various questions asked by the Chairman.

The Chairman had felt it useful to clarify what changes had been made to the approved plans in light of recent public comment.

The bin area had been changed to the northern end of the site, with space for refuse vehicles to enter and turn. Concern was expressed that the lorries would, in fact, stop on Bridge Street and the bins be wheeled out to them, blocking traffic. Would there be maintenance staff to keep the area tidy, as the flats were all for rental?

Members regretted that none of the flats would be available to buy immediately.

The replacement of the vertical strips of glazing at the staircases with Velux lights has rendered the elevation less interesting.

The changes, described as minor in nature, had not been submitted to the Town Council for its views or for information as is usual with Minor Amended Plans.

It was agreed that Cllr. Whyte, as instigator of the correspondence, should draft a reply. Mrs Cumming said that the Buckingham Society would support this.

**ACTION CHAIRMAN**

363.2 Vale Trends August 2011 issue.

Noted.

**364/11 Correspondence**

364.1 To note that three letters of complaint have been received about 11/01609/APP Garden House, Castle Street. All are copies of letters sent to AVDC.

Noted.

364.2 To receive a request from Lanndia to address the Committee re redevelopment of Ford Meadow, and decide whether to issue the invitation or refer the matter to Full Council.

It was agreed to issue an invitation to the next Planning meeting.

**365/11 News releases**

365.1 Mr. Dix, as per Min. 354, on the Town Council's position in the planning process.

365.2 The Clerk, on the concerns over the Silverstone application.

**366/11 Chairman's items for information**

The Chairman noted that he was unable to attend the next meeting of the NBPPC, and Cllr. Hirons was on holiday; no deputy was available.

**367/11 Date of the next meeting:**

Monday 10<sup>th</sup> October 2011 at 7pm.

Meeting closed at 10.26pm.

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