

Minutes of the **PLANNING COMMITTEE** meeting held on 10th October 2011 at 7.05pm 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. M. Smith (Mayor)
 Cllr. R. Stuchbury
 Cllr. M. Try
 Cllr. W. Whyte (Chairman)

Guest Mr. R. Henry (Lanndia Estates)

Also present: Mr. I. Orton (for the Buckingham Society)
 Mr. S. Dix (Town Plan Officer)

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

417/11 **Apologies for absence**

Apologies were received and accepted from Mrs. Carolyn Cumming (co-opted member), and Cllr. Mahi for late arrival.

418/11 **Declarations of interest**

Cllr. Whyte declared an interest in item 13.5 as Chairman of the LSP.

419/11 **Minutes**

The minutes of the Planning Committee Meeting held on Monday 12th September 2011 ratified at the Full Council meeting held on 3rd October 2011 were received and accepted.

*Proposed by Cllr. Stuchbury, seconded by Cllr. Smith, and **AGREED**, that Standing Orders be suspended to allow the guest to speak.*

420/11 **(364.2)To receive Mr. R. Henry, Lanndia – presentation on Ford Meadow**

Mr. Henry outlined the type and size of schemes undertaken by his company, part of Peter Brett Associates. He had several paper copies of his presentation, which were circulated. The Mayor asked that the Town Council's crest be removed from the front page, as it implied endorsement of the plans; the company had not obtained permission to use the logo. Mr. Henry agreed.

The proposal was to develop Ford Meadow with housing; the whole site including pitch, green space, car park hardstanding and clubhouse was about 3½ acres, all within the flood plain. 10-15 houses would be sited, possibly in a crescent shape facing the river, on the 'inland' half of the pitch area with the riverside half of the pitch devoted to flood mitigation. The river would be allowed to flood the area, and when levels dropped the water would be pumped out via a flap valve. The green area would be a flood compensation area and left as open space; the company would be modelling various flood scenarios. The car park, as a hard surface, would have fast run-off.

Cllr. Mahi arrived.

The site was in a desirable location, within walking distance of the town centre, with good public transport links and pedestrian/cycle facilities. Access would be by the existing opening to Ford Street.

Members discussed the presentation, pointing out that flood levels could reach the height of the goalposts, and that since the last major flood both the White Hart land and Coopers' yard had been built on, decreasing the floodable area considerably. Building on this land could well cause flood problems for other residents, as the water had to go somewhere; a new study of the entire flood basin was necessary. The repossession of the Football Club land was a major loss to the community, which was already deficient in leisure space.

A full archaeological survey would be required; no investigation had been considered necessary while the field remained a green area, but as it was close to the old town, there might well be interesting remains which could be damaged by development.

The lack of large, quality (>£500,000) and retirement complex housing in the town was noted.

Members hoped that the view from the river could be improved by the removal of the leylandii hedge along the boundary, but felt a high retaining bund for the attenuation pond would be worse.

Members asked about the reported 'free car park for the people of Buckingham'; Mr. Henry replied that this could be arranged with permeable paving, but was subject to consultation.

Provision of an alternative football ground might be the subject of a planning obligation.

The public would have access to the mitigation area. The houses would have bigish private gardens.

It was pointed out that Ford Street was narrow with a steep exit on to the main road; Mr. Henry felt this would be no problem, as domestic traffic levels would be noticeably less than the volume of vehicles using the access and Ford Street on game days. They were collating accident statistics and would carry out a safety audit.

The need to change the use of the land for housing rather than leisure was queried: bad floods reached the basements of houses on Chandos Road, behind the site. The new houses would have to be raised (Mr. Henry estimated 600mm) above this level, and this would prejudice the surrounding houses and leave the new on an island with no exit.

Initial approaches had been made to AVDC and BCC, and the Environment Agency. A planning application might be expected early in the new year.

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

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

421/11 Vale of Aylesbury Plan

To receive an update from Mr. Dix.

421.1 (354.1) To receive and discuss the latest s106 Wish List

The following comments were made:

Cemetery and allotment space – evidence was being collated by the Town Clerk

Embleton Way open space – still in the developer's hands (Cllr. Isham had confirmed this 10/10/11). Pressure should be brought to resolve the situation.

Members expressed concern that the football pitch planned for the London Road development would go the same way.

MUGA – negotiation about an alternative site should be started, possibly at the Athletic Club, though a safe crossing of the Stratford Road would have to be included.

Comment was made that AVDC seemed able to consider s106 money for a privately owned entity (the Rugby Club on Moreton Road) and so presumably other privately owned community facilities might be eligible for s106 funding. There is a noticeable deficit between actual and appropriate leisure facilities in the AVDC audit and some errors which must be corrected (facilities listed which are not available for public use).

Mr. Dix's summary of the possible uses of the Hallam s106 money for cycleway improvements was approved.

The Committee agreed that the wish list should be referred to E&P to work up with supporting evidence.

ACTION E & P COMMITTEE

421.2 (356.4) To receive a verbal report on the AV Housing & Economic Growth Assessment & associated Stakeholder Forum.

The 200pp Hearn Report is the first piece of hard evidence for the Vale Plan. Buckingham is given special status and an individual housing assignment according to the various scenarios; employment, however, is a Vale-wide figure. In the rural areas many employment units are small, scattered, and not attached to settlements. The estimate of 150 houses for students seemed too low (assumption of 3 per dwelling), although reference had been made to the University's development proposals. Movement in/out of the area is not considered as a daily commute, but as a mass long-term figure. Members felt that this needed looking at to prevent settlements becoming dormitories.

The Clerk was asked to provide the link to the report in the Minutes; this is

<http://www.aylesburyvaledc.gov.uk/planning-building/planning-policy/what-is-the-vale-of-aylesbury-plan-/aylesbury-vale-housing-economic-growth-assessment/>

421.3 To receive a verbal report on discussions held with representatives of the University of Buckingham about future development.

Mr. Dix had attended a meeting with three representatives of the University and the Town Clerk. Future student numbers were uncertain due to Government changes to the rules on loans, which had implications for the Campus Development Framework. The Hearn Report had not consulted with the University on the figures included.

Members felt that it was better for the University to make provision for future growth than wait and then play catch-up, which would have repercussions on the housing available for other residents.

Mr. Dix indicated that hard copies of the questionnaire would be distributed shortly and asked for suitable sites. Members suggested the shop on Nelson Street and the public houses.

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

422/11 Action Reports

Action list – 195.2, 365.1, 365.2, 356.7 (Cllr. Mahi confirmed the sign had gone) and 364.2 could be removed. Members discussed a policy for developer presentations, as though the invitation was issued marked 'without prejudice' it was not obvious to

members of the public present that comments made by individual Councillors were personal and not the view of the Committee.

It was decided that the Chairman of the meeting would make a short statement before a presentation to this effect. Clerk to find whether BALC has a standard format.

ACTION PLANNING CLERK

422.1(356.2) Silverstone: response from Mr. Byrne

Members felt the reply was disappointing and uninformative; they queried the truth of 'extensive consultation' on the original development brief, noted that BTC had made negative comments on the Core Strategy which had proposed only two EDAs, neither readily accessible from Buckingham, and that there was no mention of the risk of firms moving out of Buckingham to the new employment area at the circuit.

No response had been received from Economic Development; this would be chased.

Members asked when the planning application would go to SDDC.

ACTION PLANNING CLERK

422.2 (292) To note that the Buckingham Society has nominated Mrs Carolyn Cumming as co-opted member with Mr. Ian Orton to deputise as necessary.

Noted.

422.3 (363.1) To receive Cllr. Whyte's draft response (to be circulated separately).

The Chairman apologised that he had not had time to do this due to pressure of work.

423/11 Planning Applications

*The following applications were considered together; Members voted on each response separately and the result was unanimous. The responses were **RECOMMENDED** to the Full Council for ratification.*

11/01529/ADP

OPPOSE

Phase 1F & 1G, Land to South of A421 and East of A413 London Rd.

Creation of 83 dwellings for residential purposes along with garages, roads, sewers and all ancillary matters – Reserved matters of 09/01035/AOP

The lack of scale bars on some drawings was noted; there was no accommodation for bins/recycling containers; the footpath link to London Road was quite narrow, and should be widened to cycleway standard.

There were no affordable houses scheduled for this phase; Members looked to have affordable housing spread pro rata throughout the estate and this was a large block to have none.

Concern was also expressed about the 'Almshouses' (plots 31-34); these were apparently for sale, and Members pointed out that Almshouses per se were recognised by DCLG legislation and subject to higher building standards than other housing. Members would like to know if these plots are to be a charitable foundation, and if not, why they were termed Almshouses.

11/01531/ADP

OPPOSE

Phase 1H, Land to South of A421 and East of A413 London Rd.

Erection of 54 dwellings for residential purposes along with garages, roads, sewers and all ancillary details – Reserved matters of 09/01035/AOP

Again there was no accommodation for bins/recycling containers; the landscaping was felt to be underwhelming, especially around the main entrance. However, the proportion of affordable housing was correct for this phase.

11/01961/ADP

OPPOSE

Land to South of A421 and East of A413 London Road

Approval of reserved matters for the site infrastructure including the creation of detention basin, pumping station, roads, sewer routes, landscaping and all ancillary works

The issue of Bridleway 13 must be resolved before work starts. Members queried whether fixing the road layout of the business area was appropriate when the building layout was not yet decided. Connectivity with the town had still not been addressed. The soft landscaping was criticised, both in the choice of species and the quality of the trees, as not meeting the aspirations of the original intentions. Members felt the new residents deserved better.

11/01913/APP

SUPPORT

Unit 1, Cornwalls Meadow

Change of use from a sui generis (art classes) use to Class B1(a) office use

11/01949/ATC

SUPPORT

The Whale PH, Market Hill

Crown reduce one walnut

Members asked that a limit of 15% be set to the reduction.

11/01974/ALB

SUPPORT

6 Bourton Road

Removal of existing downstairs toilet to be relocated into existing kitchen area and increase height of top floor bannister

11/02028/ATP

SUPPORT

Opposite rear of Pine Close, Maids Moreton

Reduce by 25% approx. 1.5m of one Beech tree; reduce by 20% of one Sycamore tree and reduce by 10% approx. 1m of one Horse Chestnut tree

11/02044/ATC

OPPOSE

Car Park, Nelson Court, Nelson Street

Fell №1 Poplar trees [*Note – application is to fell 7 trees*]

Members felt they could not make an informed decision without accurate information; an inspection had shown that not all the trees on that bank of the island were poplars, and it was difficult to tell which were to be felled. While none were of a quality suitable for TPO protection, the trees were providing stability for the bank and shielding the car park from view and thus had amenity value; none seemed large enough to cause problems for the riverside walk on the other side of the river.

11/02116/AOP

SUPPORT

Tingewick Road Industrial Estate

Application to extend the time limit of application 06/03332/AOP

Members noted that the plans were unchanged, and that the previous application had been supported. As this was not a new application, it was felt unnecessary to have the response ratified by Full Council.

Additional Plans

11/01539/APP

Unit 7 Hillcrest Way Continued use for D1 purposes (Dispensing Opticians)

The Additional Information was circulated with the agenda.

Members' response was (meeting of 22nd August) "*Members noted that this change of use application had arisen from a meeting with Enforcement Officers held on 6/12/10 at the Industrial Park. Members considered that retail activity on the Industrial Park, which does not have suitable*

access, parking space or signage, draws custom from the town centre and should not be endorsed. There is high demand for B1 space in this area, and there is A1 retail space available in the town centre."

Members discussed the additional papers supplied, but saw no reason to change their original decision. The larger proportion of the unit was devoted to retail activity.

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

11/01785/AOP Silverstone development

Minor Amendment: Tree Survey Report

11/01599/APP & 11/01600/ALB International Management Centre, 13 Castle St.

Change of use from office to single dwelling and retail use

Amendments: retention of some original features (doors, fireplace) by request of the officer, and new exit door into Elm Street from courtyard to emergency exit requirements.

11/01609/APP Garden House, Castle Street

Change of use from residential dwelling to house in multiple occupation for student accommodation (12 rooms) and two storey extension

The bin store has been labelled (previously blank) and the garage on Castle Street has been included in the property boundary (blue line) although it is said to be not used in connection with Garden House, but as a store for the owner's other property, Stoneleigh House opposite.

Members had been advised that the application was to be put to the DCC on Thursday 13th October. Cllr. Collins offered to attend and present the Committee's views.

Note for information: amended description

11/01734/APP 53-54 Nelson Street

Description Change of use from A1 use to A3, alteration to shop front and erection of lantern light to rear

is now Change of use from A1 use to mixed use A1 and A3, alteration to shop front and erection of lantern light to rear.

424/11 Planning Decisions

Approved

11/01046/APP	The Woolpack PH	Installation of rear extractor duct	Support
11/01218/ATP	15 Waglands Gdn.	Remove decaying limb of walnut tree	Support
11/01247/APP	Former ToCH building, West St.Ch/use meeting room to residential		Oppose
11/01292/APP	land.adj.1Mallard Dr.	Conv. garage & shed into meeting hall	Oppose
11/01443/APP	Land.adj.Verdun,Western Ave.	Extend time limit 07/02991/APP	Oppose
11/01476/ALB	58 Well Street	Replacement front and rear windows	Support
11/01514/ATP	Land@Fishers Field	Work to trees	Support
11/01553/ATC	High St./Market Hill/Castle St.	Works to trees	Support
11/01559/ATP	Buck.Primary Sch.	Crown reduction of №2 Ash trees	Support
11/01560/APP	38 Addington Road	S-st. front extension and 2-st rear extn.	Support
11/01615/APP	8 Overn Avenue	Single storey side extension	Support
11/01729/ATC	S ^t Peter & S ^t Paul Ch.	Fell and remove cherry tree	No comment
11/01757/ATC	The Mitre PH	Fell 1 Ash	Support

The next three items had been postponed from the previous meeting

425/11 (360) BCC Minerals and Waste consultation

Members expressed concern that the Maids Moreton area had been removed on request from the previous consultation and had now been reinstated. They felt that development of low yield sites near settlements and in an Area of Attractive Landscape was inappropriate.

ACTION PLANNING CLERK

426/11 (361) Planning Budgets

Members noted that the sum allocated to the V&D Statement remained available and could be used for another purpose if required.

427/11 (362) National Planning Framework

Cllr. Try reported on the consultation document, noting that the Government had realised there was a conflict between the Framework and Localism aims.

Mr. Orton reported on a Civic Society workshop attended by himself and Mrs. Cumming, and noted that two District Councils had already submitted their plans – Canterbury and Brighton & Hove.

Cllr. Try would respond to the consultation.

ACTION CLLR. TRY

Cllr. Stuchbury left the meeting briefly during the following item

428/11 Enforcement

428.1 To receive the updated list

Members agreed:

- Mill House can be deleted from the list, as can 22 Nelson Street;
- the servery at 13 High Street should be monitored;
- 61-63 Nelson Street should be chased;
- the satellite dish at 3 West Street ditto;
- Car wash; Clerk to find out how long is allowed without receipt of application before action is taken, as it has been in operation for 5 months already.

ACTION PLANNING CLERK

428.2 Correspondence confirming the updates

Noted.

428.3 To receive a report of satellite dishes in School Lane

The dishes will be reported.

ACTION PLANNING CLERK

428.4 To report any other possible breaches

Mr. Orton had received a verbal report of an inappropriate window replacement in Nelson Street and would check details.

ACTION MR.ORTON

429/11 Any other planning matters

429.1 10/01360/APP – 28 Wittmills Oak – Change of use from residential to office use (retrospective); the refusal is being appealed.

Noted.

429.2 To receive for information the minutes of the NBPPC meeting held on 14th June 2011

429.2.1 To receive information via the NBPPC about changes in staff at AVDC Planning North.

Noted.

429.3 To receive information via NAGS about HGV signage

Members discussed the on-going problem of HGVs using Well Street/Church Street, often causing damage to property. The new signage should carry a positive direction rather than a prohibition.

429.4 11/01297/APP – 1 Mallard Drive (**APPROVED**, see above)

Cllr. Collins gave a verbal report on the DCC meeting's consideration of the above application. The residents' expressed views had been ignored, and the officer's recommendation accepted.

429.5 Issue 3 of the newsletter of AV LSP

Noted.

430/11 Correspondence

430.1 To note receipt of the CPRE/NALC booklet *How to respond to planning applications* which is available in the office.

The booklet was passed to the Chairman; Cllr. Hirons requested it be passed on to him next.

430.2 To receive a request from Woods Hardwick to attend the next meeting to address matters re the Hallam site raised at the last meeting.

Members discussed the request.

Proposed by Cllr. Smith, seconded by Cllr. Harvey, that they not be invited unless they had something new to propose and that they were open to consultation.

An amendment proposed by Cllr. Stuchbury, seconded by Cllr. Collins, that they be invited providing amendments were received taking account of the Committee's suggestions fell by 2 votes to 5;

The original proposal was then passed unanimously.

ACTION PLANNING CLERK

430.3 11/00485/APP (Land adj. 19 Squirrels Way) reasons for AVDC's decision contrary to the Town Council's response.

Noted

431/11 News releases

A release about the response to the London road applications would be made following ratification by the Full Council.

ACTION PLANNING CLERK

432/11 Chairman's items for information

Members were reminded that there is a presentation on Silverstone Masterplan to Town and Parish Councils on Wednesday 12th October in the Community Centre at 7pm (notice circulated separately).

433/11 Date of the next meeting:

Monday 31st October 2011 following the Interim Council meeting.

Meeting closed at 9.57pm.

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