

Minutes of the **PLANNING COMMITTEE** meeting held on 31st October 2011 at 7.30pm following the Interim Council meeting in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

- Present:** Cllr. H. Cadd
 Cllr. P. Collins
 Cllr. P. Hiron (Vice Chairman)
 Cllr. D. Isham
 Cllr. A. Mahi
 Cllr. Mrs. L. O'Donoghue
 Cllr. M. Smith (Mayor)
 Cllr. R. Stuchbury
 Cllr. M. Try
 Cllr. W. Whyte (Chairman)
- Also present:** Mrs. C. Cumming (co-opted member)
 Mr. S. Dix (Town Plan Officer)
- Invited guests:** Mr. P. Boileau (Brookbanks; transport matters)
 Mr. G. Caswell (David Wilson Homes)
 Mr. M. Charnock (Bovis Homes)
 Mr. M. Hadfield (Barratt Homes; technical director)
 Mr. J. Leonard (Woods Hardwick)
 Mr. J. Rawlings (Barratt Homes)

For the Town Clerk: Mrs. K. McElligott

490/11 Apologies for absence

Apologies were received and accepted from Cllr. J. Harvey.

491/11 Declarations of interest

Cllr. Try noted that he was employed by a company related to the applicants for applications 5-9.

492/11 Minutes

The minutes of the Planning Committee Meeting held on Monday 10th October 2011 to be put before the Full Council meeting to be held on 21st November 2011 were received and accepted.

There were no matters arising.

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

493/11 (430.2) To receive representatives of Woods Hardwick and the developers following the presentation made on 12th September 2011 re the site on land S of bypass and E of A413.

The developers had provided a booklet of additional information which had been circulated to all Members.

Mr. Rawlings outlined changes page by page. Members criticised the barely discernible blue outlines of the Affordable Housing clusters, and that there were none in the initial phases F & G; this was confirmed and also that the scheme layout

approved for the s106 would be on the website. The 35% affordable was for the whole of the phase, not the individual parts.

Barratt as lead developer would be designing the school to BCC specifications. Work would be begun soon with a view to the school being ready by the time half the estate was occupied. Increased provision for dropping off children within the school grounds had been made so that nearby residential roads would not be clogged.

Concern was expressed that the school was at the end of a winding road, tortuous for off-site residents and involving as many as six junctions for children to cross. There seemed to be no footpaths or cycleways to encourage non-car use. Mr. Rawlings indicated that a 10m strip between the development and the hedgeline could become a cycle route.

Members were also eager to have confirmation that the playing field would be built to standard for adoption, with drainage. Mr Charnock said that it was to be constructed to Sport England standards and might be maintained by a management company. A copy of the documentation could be sent to the office.

Not having the school available during the initial stages of occupation would bring pressure on to the other primary schools in town, all of which already had significant parking problems at peak times. Few parents would walk a young child to any of the other schools.

Calculations done in the office indicated a minimum of 29 staff parking places should be provided, not the 22 on the drawing.

The two football pitches were in the s106 schedule; Members pointed out there were other sports, such as hockey, which needed play space. The building shown would contain showers and changing rooms, and might also be run by the management company. Members would have liked to be kept informed about the s106 arrangements.

The statement on page 5 that the drain under the bypass has 'functioned without difficulty' was not true, as could be borne out by residents in Osprey Way. Attenuation to green-field levels was of little use if the green field regularly flooded across the bypass due to an inadequate drain. Mr. Hadfield agreed to revisit the matter. The attenuation pond would be dry much of the time and had safe graded sides which should not be hazardous to children. The margins would be managed and the pond de-silted regularly. Fencing was not being considered. The Chairman noted that the documents supplied had not included a maintenance strategy for the pond or landscaping, nor what was intended for adoption.

The label 'Almshouses' on plots 31-34 did not imply charity or affordable housing, only an architectural treatment.

Discussions were progressing on housing waste and recycling bins and containers. It was likely that bins would be kept in gardens and brought to neighbourhood collection points.

The developers pointed out that they made a contribution to the public transport schemes, they did not influence policy or how the money was spent. Similarly they had no say on letting policy for the affordable homes. Members felt that the developers should try and exert influence on the use of the money – for example rather than doubling the frequency of the 60 service, extending the 32 service each end of the day so it could be used for commuters to MK – it would be good PR.

Though the data on which the transport plans were based was three years old, it had been processed via computer projection to take account of increase in traffic. "Average" flows were calculated from peak time traffic, not over the whole 24 hours, and during term time, so were robust. The crossings would be sequenced for minimum impact on traffic flows.

The parking plot showed double and even triple banks of vehicles; this was described as garage + driveway parking. Members felt this would lead to much manoeuvring in the narrow roads to allow the furthest vehicle out, even if the garages were a usable size.

The Chairman felt a progress report on the s106 works would be of use.

The guests were thanked for attending and left the meeting.

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

Cllr. O'Donoghue left during the following item.

494/11 Vale of Aylesbury Plan

494.1 To receive a verbal update from Mr. Dix.

An email had been circulated before the meeting indicating that £5000 of the front-runner funding was being requested as a contribution towards the transport modelling required. AVDC & BCC would also be making contributions. Mr. Dix would be contacting DCLG for details of what the funding was intended to cover.

Members felt it would be an advantage to have a transport model that BCC accepted, though some thought that BCC should pay for their own modelling.

It was agreed that this would be put on the next agenda when more information was available.

ACTION MR.DIX/NOVEMBER AGENDA

Cllr. Stuchbury noted that there were VoA meetings held in Aylesbury which Mr. Dix might find it useful to attend. He would send details.

ACTION CLLR. STUCHBURY

Mr. Dix left the meeting.

494.2 To receive for information Issue 6 of the Newsletter

Noted. Buckingham was treated as a Housing Submarket in the Northern Vale, as Aylesbury was in the Southern Vale.

Mrs Cumming reported that Banbury had done a Focus Neighbourhood Plan based on the canal.

495/11 Action Reports

495.1 To receive action reports as per the attached list.

Noted.

495.2 (422.1) Silverstone – response from Ms. Aldworth

Members considered that the response still did not indicate a positive Economic Development proposal for Buckingham; a meeting should be set up with Cllr. Paternoster and at least two Councillors – the Mayor, Chairman and Vice Chairman volunteered – and Mr. Riches of the Buckingham Economic Group and Business Club.

ACTION THE CLERK

495.3 (423) To receive a verbal report from Cllr. Collins on the DCC meeting re Garden House, Castle Street.

Cllr. Collins said that the decision had been deferred due to a dates problem with advertising the application, and it would be delegated to the officer. He felt the Committee had not comprehended the problems outlined by the Town Council and others. Members would like to know the reasons for supporting the application.

Cllr. Collins was thanked for attending.

11/01632/APP

OPPOSE

10 Lenborough Road

Erection of first floor rear balcony – part retrospective

It was noted that the 'yellow notice' said "Retention of first floor rear balcony and patio doors".

Members were concerned that the balcony overlooked the neighbouring garden, causing loss of amenity to the neighbour.

11/02177/AAD

SUPPORT

HSBC Bank, Market Hill

Erection of internally illuminated fascia sign and projecting sign

11/02215/APP

SUPPORT

Avenue Lodge, Stratford Road

Two storey side extension for additional office use and demolition of existing garage

Members criticised the blank eastern gable which would affect the view for those coming down the Stratford Road and felt more attention should have been paid to the design of front windows, which could reflect the existing bay and lintelled upper windows in the South elevation. Support was given subject to action being taken on these points.

11/02270/ATP

OPPOSE

Buckingham Primary School, Foscott Way

Works to trees and fell №2 Horse Chestnut and Elm

Members found the documents unhelpful; an aerial photo indicating groups of trees is not adequate and a detailed plan identifying the TPO trees should have been provided per para. 4.4 of the survey document which states that "it is necessary to gain confirmation from the LPA of any TPOs or CAs on the site and to follow the necessary application procedure if tree surgery or felling is required in respect of protected trees." Members would have liked to know whether the works were well spaced or grouped and the consequent effect on the form of the Avenue.

Work to the diseased, unsafe and dead trees was supported, but Members advocated the planting of successor trees to preserve and maintain the Avenue's appearance.

Cllr. Isham left the meeting.

Additional Plans for information only

11/01529/ADP Phase 1F & 1G, Land S of bypass and E of A413

Additional Information: Soft Landscaping

Mrs. Cumming had looked in detail at the plant list; only 5 were native species and only 2 of these found in North Bucks. PPS7 advocated the maintenance of local distinctiveness in developments in the countryside, and what was proposed were standard suburban garden species. She would supply her list to the office.

Cllr. Try asked whether thought had been given to the proximity of large trees to footpaths; the generality of trees on the site were ornamental varieties, though there were some large limes on the boundary.

Members asked that native, and indeed local, such as the black poplar, species be substituted and consideration given to wild flower planting in any grassed areas on the site.

Members made the general criticism that the cabinet illustrated was very ugly; all the 5 proposed were in the Conservation Area and all but one beside a Listed Building.

11/02312/ATN

SUPPORT

13 High Street
1 DSLAM Cabinet

11/02330/ATN

SUPPORT

The Kings Head, 7 Market Hill
1 DSLAM Cabinet

11/02331/ATN

OPPOSE

Old Town Hall, Market Square
1 DSLAM Cabinet

Members would like this cabinet repositioned, either beside the existing, or at the side of the Town Hall on the alley leading to Castle Court.

Support might be given if the cabinet were to be repositioned.

11/02332/ATN

SUPPORT

10A West Street
1 DSLAM Cabinet

11/02334/ATN

SUPPORT

Barham Lodge, Nelson Street
1 DSLAM Cabinet

11/02345/APP

SUPPORT

Race Logic, Unit 10 Swan Business Centre, Osier Way
Creation of overflow car park

497/11 Planning Decisions

Approved

11/1401/ALB Lloyds TSB	5 illum'd lights to head of windows	Oppose
11/01686/APP 21 Highlands Rd.	Erection of rear extension	Support
11/01728/APP 12 Bradfield Ave.	Erection of 2st.infill extension	Support in principle
11/01740/APP 61 Nelson St.	Ch/use from A1 retail to C3 (house)	Support
11/01757/ATC The Mitre PH	Fell №1 Ash	Support
11/01794/AAD Wharf Motors	3 illuminated fascia signs	Support
11/01829/ALB Radcliffe Centre	Alts.,rake floor, fixed seating,storage	Support
11/01830/APP Radcliffe Centre	Ventilation plant,flue,wider rear door	Support

Refused/Deferred

11/01366/APP Land adj.1Bath Lane Erection of №3 terraced dwellings Support
Corrected decision (Bulletin 41/11): This application was previously given as Refused in Bulletin 40/11 but it needs to be reported to Development Control Committee for a decision.

Enforcement Notice issued:

EN19/2011 28 Wittmills Oak "Without planning permission, the change of use of the Land from residential use as a dwellinghouse within class C3 of the Town and Country Planning (Use Classes) Order 1987 ("the UCO") to offices within Class B1 (business use) of the UCO." [Clerk's note: application 10/01360/APP was refused. Advice that the applicant has appealed was notified last meeting].

498/11 Reports to Development Control

Reports had been received for the following applications, and are available in the office
11/01401/ALB Lloyds Bank 5 No Internally illuminated lights to heads of windows
11/01539/APP Unit 7, Hillcrest Way Continued use for D1 purposes (dispensing opticians)
11/01609/APP Garden Ho., Castle St. Change of use from residential dwelling to house in multiple occupation (12 rooms) & two storey extension

Members were also advised that 11/01366/APP, Erection of 3 terraced dwellings on land adj. 1 Bath Lane, is going before Development Control on 3rd November; BTC supported but the officer is recommending refusal on the grounds of incongruous, overlarge and dominant form which would detract from the visual amenities of and be detrimental to the Conservation Area.

499/11 Enforcement

499.1 To receive the revised list

Members asked that a response on the car wash be prompted for next meeting.

499.2 To report any new breaches

The Clerk was asked to find out the regulations concerning shops putting stalls out on the pavement in front of their premises.

ACTION THE CLERK

Cllr. Cadd left during the following item.

500/11 Transport

500.1 To receive a letter and report on cycleways in the town.

A resident had requested a cyclepath along the bypass south of Stratford Road and safer crossing facilities for children attending Bourton Meadow School.

The Cabinet Member, Cllr. Hardy, had responded that LAF had withdrawn the funding for the extension of parking facilities at the school, and that the Hallam s106 funds for extending the cycle network would not cover the extension to the A422.

Members noted that the LAF had awarded the funding and the project had been supported by the police, who had carried out a barring exercise with traffic cones to demonstrate necessity; the Chairman of BCC had recalled the money and allocated it to mending potholes.

The map supplied with the cycleway works marked was not particularly legible. Members criticised the fact that these plans had been drawn up without reference to local advice and asked how the £300,000 s106 money was to be spent. A continuous cyclepath round the bypass would be more useful than some of the projects marked. A definition of 'quiet routes' was also asked for.

ACTION THE CLERK

501/11 Any other planning matters

501.1 To note receipt of the Milton Keynes consultation on Houses in Multiple Occupation (overview attached) and discuss whether to press AVDC to adopt a similar policy for Buckingham.

Members noted that the problem in Milton Keynes was different to Buckingham's; they had a large transient population, whereas ours was student accommodation. Milton Keynes' document covered the whole area, included towns such as Olney.

Despite the answer to a previous letter (see Min 309/10) Members asked that AVDC be approached again and requested to implement controls on HIMO's in Buckingham; the MK document showed this was possible via an Article 4 direction.

ACTION THE CLERK

501.2 To note that response has been made to Bellway Homes consultation on Moreton Road based on Members' replies (details circulated by email separately; response was required by 26/10/11), and receive an email copied to the Town Clerk.

The Chairman reported on the results of his research into the matter. The use of the land for housing rested on whether the Development Brief was adopted as SPG according to policy BU.1, as it was later than the AVDLP which had marked the land as available for housing, and which took precedence.

ACTION THE CLERK.

502/11 Correspondence

502.1 (11/01292/APP; land adj.1 Mallard Way) AVDC: reasons for contrary decision
502.2 (11/01539/APP; Unit 7, Hillcrest Way) AVDC: reasons for contrary decision
Noted.

503/11 News releases

None agreed.

504/11 Chairman's items for information

The drew attention to a document from DCLG *An introduction to Neighbourhood Planning* which he had asked to be circulated to Members for information.

505/11 Date of the next meeting:

Monday 28th November 2011 at 7pm.

Meeting closed at 10.10pm

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