

Minutes of the **PLANNING COMMITTEE** meeting held on Wednesday 4<sup>th</sup> January 2012 at 7.00pm following the Interim Council meeting in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

**Present:** Cllr. P. Collins  
 Cllr. J. Harvey  
 Cllr. P. Hirons (Vice Chairman)  
 Cllr. A. Mahi  
 Cllr. M. Smith (Mayor)  
 Cllr. R. Stuchbury  
 Cllr. W. Whyte (Chairman)

**Also present:** Cllr. D. Isham  
 Mr. J. Leonard (Woods Hardwick)  
 Mr. M. Hadfield (Barratt Homes)  
 Mr. C. O'Connor (Bovis Homes)  
 Mr. I. Orton (for the Buckingham Society)  
 Mr. S. Dix (Town Plan Officer)

**For the Town Clerk:** Mrs. K. McElligott

#### 645/11 **Apologies for absence**

Apologies were received and accepted from Cllr. Cadd, Cllr. Try and Cllr. Mahi for late arrival.

#### 646/11 **Declarations of interest**

All Members declared a prejudicial interest in Application 8: 11/02568/ATC

#### 647/11 **Minutes**

The minutes of the Planning Committee Meeting held on Monday 28<sup>th</sup> November 2011 to be put before the Full Council meeting to be held on 9<sup>th</sup> January 2012 were received and accepted. There were no matters arising.

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

#### 648/11 **(547/11) London Road site**

Members had been informed that the developers have email agreement from BCC to widen the footpath link to 3m suitable for a cyclepath; the link will have a timber bollard (and the existing hedging to each side) at the junction with the estate road.

It appeared that promised information and drawings, mailed at the end of November had not been received in the office [*the post book confirms this*] and Mr. Leonard described what they contained and left copies for the file.

1. A map of existing facilities in the town (schools, doctors, etc) with isograph circles marking 1km, 2km and 3km straight-line walking distances from the centre of the site;
2. A drawing showing a potential extension of the bus loop into eastern part of the site, plus 400m isograph circles centred on the existing and proposed bus stops, existing bridleways and the proposed highway improvements to the A413 and A421;
3. A drawing showing proposed connectivity opportunities: green corridors and indicative routes from various plots around the site to schools, town centre & leisure provision.

The package had also contained s106 details and a letter dealing with other points raised at the last meeting; these would be emailed across.

*Cllr. Harvey arrived.*

Members discussed bus services and whether the vehicles would be able to negotiate the tight curves and parked cars on the proposed route; clarification on which service would be including the estate on its route was required.

It was also felt that connectivity with the town had not been established; the isograms showed straightline routes, but the sparsity of access points made actual distances longer. The Bletchley Road roundabout entrance and crossing point was considered least useful, and would be better placed by Badgers Way, to give access to the shop and safe path network to the town, park and schools. The Highways department doubtless thought that this would be a sensible siting, as traffic would be slowing for the roundabout, but the speed limit had been reduced from 60mph to 40 mph since then.

The developers expressed themselves disappointed that the Council had not been more supportive of the changes made; the document they referred to was the response to Minor Amendments sent *For Information Only*; the planning process and the relationship between BTC and AVDC was described to them. It was emphasised that changes must be notified to AVDC, who would then send through Amended or Additional Plans for formal response.

In answer to a question about work starting on site before planning permission had been granted, the new and altered Tesco roundabouts were part of the AOP approval, and the appropriate discharge of conditions had been agreed. Work within the site boundary would not be starting until approval had been granted. Notification of the temporary closure of Bridleway 13 had also been received.

*The guests were thanked for coming and left the meeting.*

*Cllr. Mahi arrived.*

*Proposed by Cllr. Smith, seconded by Cllr. Hiron, and **AGREED** that Standing Orders be resumed.*

The Clerk was asked to obtain clarification on starting work before granting of permission.

#### **ACTION COMMITTEE CLERK**

#### **649/11 Vale of Aylesbury Plan**

649.1 To receive an update from Mr. Dix.

The majority of new matters were contained in the next items. AVDC had expressed concern that the Town Council had not made formal response to the Community View consultation, but had been reassured that such response would be made.

649.2 Sustainability Appraisal Scoping Report

Mr. Dix described the nature of the Scoping Report; it was the document against which the Plan would be tested. Matters where national standards were acceptable could be omitted, to avoid duplication, though reference could be made to them when of particular importance to Buckingham. The Report would be discussed with Ms. Therivel as previously advised.

Members then discussed the Report in detail:

p2. It was assumed that some development was still supported.

‘Development’ was too amorphous a word; it should be subdivided into Infrastructure/ Housing/ Employment & Retail/Leisure and Culture.

Buckingham's Plan should complement Aylesbury's, not be subordinate to it. which was the impression gained from the Report.

The Report was a legal requirement and dealt with spatial planning only; it was not a Masterplan. The ethos of the town could be taken into account as an Objective, under Community, and had been effectively covered by the Buckingham Plan.

If the Vale of Aylesbury Plan differed too radically from the BNDP, it was likely that the former would prevail. However Buckingham's intrinsic values were different from Aylesbury's as the settlement type differed.

p3/4.Objectives 2.4

a) *Protect and enhance the town's built heritage...*Members preferred 'make Buckingham a better place to live, work, study and play.'

b) *...ensure high quality development...* appropriate development.

d) *...employment opportunities...*Economic development should be included.

e) *...to cater for local people.* ...meet the existing and future needs of...

Efforts should also be made to obtain a special arrangement such as Amersham and Winslow had, to give priority to local people when allocating social housing. 'Lifelong' house types should be encouraged.

g) Reference could be made to improving health and safety by minimising noise, vibration, congestion and pollution.

j) Cultural spaces, such as an art gallery, should be included in play and leisure.

There was no mention of education provision, particularly of college facilities, or consideration of the needs of the hinterland.

Reference to a Sustainable Community Strategy was missing.

p5. PPS1: Must include economic development

p6. PPS4: Land assembly should be promoted in this context.

p9. PPS7: Lifelong living fitted well with sustainable development in rural areas.

p15. PPS23: the comment made at g) above was relevant here.

p23. LTP3: It should be emphasised that this did not respond to local needs, nor is there any direct benefit to Buckingham in the East-West Rail link; in fact it could cause withdrawal of the X5 service through lack of use.

p24. Buckingham Plan: Buckingham Town Council not Planning Committee.

p25. Background: Members decided that areas etc. should be in imperial and metric units. This could be edited later if necessary.

Population: the figure of 12,512 was queried. Members also asked whether this included the student population.

p26. 3.8 does not include self-employed people and businesses run from private premises which might grow and need larger sites. Contacting Buckinghamshire Business First was suggested. In addition, the town provides employment for residents of surrounding villages.

p27. The housing shortage is exacerbated by moving people in from elsewhere. The total of 163 on the list is a year old, Chapter 1 was suggested as a source of a more up-to-date figure. There is no emergency accommodation, and those rehoused in such accommodation in MK or Aylesbury find it difficult to move back to Buckingham. Thus the primary concerns are housing for the elderly, local people, and the homeless.

3.12 The University also affects rental prices; as landlords can charge higher rents to students, local tenants are squeezed out of the available accommodation. Houses are also removed from the market by being converted for multi-occupation by students. Efforts should be made to get a proper figure for student accommodation requirements from the University as this will have an effect on housing requirements into the future.

- p28. 3.20 Public transport needs to be featured.
- p29. 3.23 Not only the town centre, but the edges of and entrances to the town.  
4.1 The travel aspect is not as relevant as accessibility for visitors. The current difficulty with high bedrock levels could also apply to any developer land offered.
- p30. 4.5 not just lack of office space, but also of large retail sites.  
4.6 delete last 3 words.  
4.7 congestion has an impact on the quality of life; tailbacks can be as far as the golf club, leading to rat-running along the Tingewick Road.  
4.8 Parking is to be considered at Full Council on 9<sup>th</sup> January.
- p31. Some of the objectives are difficult to quantify, and some subject to national legislation.
- p32. Restitution of a Magistrates' Court was suggested, but thought unlikely in the current economic climate. The *Bucks Herald* publishes a list of court cases involving residents of the Aylesbury area, perhaps the *Advertiser* could be encouraged to do the same for Buckingham.

Mr. Dix indicated that he would amend the document accordingly, and incorporate any comments when he met with MS. Therivel, and bring the result back to the Committee.

649.3 To receive for information the response submitted to AVDC regarding the 'community view' answers from the questionnaire

Noted.

649.4 To receive for information the response written and submitted by Mr. Dix to the DCLG's Neighbourhood Planning Regulations consultation.

Noted.

*Mr. Dix left the meeting.*

649.5 Public Consultation: to note receipt of the consultation booklet; a copy is attached for information. Note that it is expected that the questionnaire be completed on-line; paper copies have to be requested.

Members discussed the direct relating of housing numbers to job numbers and noted that this had not been adhered to in recent years. Housing needs should not tied to economic growth – for example, villages may need houses but not wish for employment sites to be developed - and Buckingham served much of the Northern Vale as an economic hub; people also commuted out. It was also pointed out that jobs could not just be created. The University had not been taken into consideration either. After further discussion on how realistic the figures were, and what information had been drawn on, Members decided as follows:

Proposed by Cllr. Harvey, seconded by Cllr. Stuchbury, that Distribution Scenario 5 be supported;

An amendment proposed by Cllr. Whyte, seconded by Cllr. Collins, that this be modified by caveats that

1) numbers of houses should be independent of jobs provided; Buckingham can act as an employment hub for surrounding villages who might want a small number of houses but have no suitable areas to develop for matching jobs, and therefore

2) the Northern Vale should be linked with Buckingham.

The amendment was **AGREED**.

The original proposition was **AGREED** 4 votes to 3.

Members then discussed the Housing ranges and

Proposed by Cllr. Harvey, seconded by Cllr. Collins, that Housing Range C be supported, with the same caveats as above, was **AGREED**, voting being 6:1.

Members were reminded that there would be a Vale of Aylesbury Plan drop-in session at the Buckingham Community Centre on Wednesday 11<sup>th</sup> January: 3pm – 8pm.

**650/11 Action Reports**

(555: Committee Budget) The Chairman reported that he had met the Town Clerk and Mr. Dix and the budget would be unchanged. Mr. Dix would be employed for at least another year and might possibly require an increase in hours.

**651/11 Planning Applications**

*Cllr. Stuchbury declared an interest as owner of a nearby property.*

**11/02359/ATP**

**SUPPORT**

4 McKenzie Close

20% reduction of Lime tree

*Support was given provided no more than 20% was taken.*

**11/02360/APP**

**SUPPORT**

12 Swan Business Centre, Osier way

Change of use of building from Industrial Unit to Police Station. Insertion of first floor windows and ventilation terminals with an internal mezzanine structure

*Members discussed the proposal at length, noting that the premises were for garaging, office activities and staff facilities only, with no public access. Members regretted that the reassurance of police cars regularly passing through the town would go, but were glad to retain a local police base. It was to be hoped that a town centre facility could be kept on for the public's benefit.*

*Proposed by Cllr. Collins, seconded by Cllr. Harvey, that the proposal be supported:*

*Proposed by Cllr. Whyte, seconded by Cllr. Hiron, that a rider be added as a s106 requirement that the town centre office be retained was **DEFEATED** 3:4;*

*The original proposal was **AGREED** 6:1.*

**11/02481/ACL**

**SUPPORT**

47 Addington Road

External cladding for dwellings

*The following two applications were be considered together:*

**11/02537/ALB & 11/02603/APP**

**SUPPORT**

56 Nelson Street

Two storey rear extension

**11/02563/APP**

**OPPOSE**

8 Foxglove Close

Two storey side extension with first floor balcony

*Members opposed on the grounds of the effect on the street scene to the rear of the house, as the extension projected beyond the general building line and the rear was clearly visible to the principal access road due to the height difference, and proximity to the neighbour's property (<1m).*

**11/02565/APP**

**SUPPORT**

24 Lenborough Road

Two storey rear extension

**11/02568/ATC** **NO COMMENT**  
Chandos Park, Chandos Road  
Work to trees  
*Members did not comment as the applicant was the Town Council.*

**11/02636/APP** **SUPPORT**  
5 Overn Avenue  
Single storey side and rear extension

**11/02714/ATC** **SUPPORT**  
Willow Bank, Hunter Street  
Fell Willow, Holly, №2 Prunus and Stem  
*[The trees are actually between Beloff House and the mill leat (willow and stem) and in the garden of Prebend Cottage (the 2 prunus at the front wall on Hunter Street, the holly in the angle of the cottage)]*

**11/02721/ATP** **SUPPORT**  
Land rear of 52 Western Avenue  
Fell one Ash tree  
*Members had been informed that this was the same tree as application 11/02402/ATP, considered on 28<sup>th</sup> November 2011; the description then was 'Crown reduce one Ash tree' and Members supported the application.*

**11/02766/ADP** **SUPPORT**  
Land to south of A421 and east of A413  
Subphase 1J (part) and 1N: Approval of reserved matters of appearance, layout, landscaping and scale pursuant to outline permission 09/01035/AOP for the erection of 47 dwellings with associated car ports, roads, sewers and all ancillary matters  
*Members noted that these plans had been received that morning and would have appreciated a longer period for such a large application.*

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

**11/01632/APP** 10 Lenborough Road Retention of first floor rear balcony and patio doors

*Amendment: obscure glazing to a height of 1.70m on the balcony.*

*[At the 31<sup>st</sup> October meeting Members opposed, concerned that the balcony over-looked the neighbouring garden.]*

*Cllr. Isham left the meeting.*

## **652/11 Planning Decisions**

### **Approved**

11/02028/ATP Opp.rear 3 Pine Cl.	Works to trees in Maids Moreton Ave.	Support
11/02177/AAD HSBC Bank	Erect int <sup>ly</sup> illum <sup>d</sup> fascia +projecting sign	Support
11/02345/APP 10-11 Swan Bus.Cen.	Creation of overflow car park	Support

## **653/11 Reports to Development Control**

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

11/01851/AAD Cornwalls Centre

Replacement of №6 signs and erection of new canopy sign and free standing totem

11/02215/APP Avenue Lodge

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

**654/11 Enforcement**

The three satellite dishes on 12-18 Stratford Road would be reported.

**655/11 Any other planning matters**

655.1 To discuss ideas for the street-naming of the Hallam site and agree on the theme and to suggest marketing names for the estate to be offered to the developers.

The Clerk had collated Members' suggestions with unused names from previous estates.

Proposed by Cllr. Smith, seconded by Cllr. Stuchbury, and **AGREED** that the name to be suggested for the estate be **Benthill Meadows**.

*Members and the Clerk unanimously agreed to carry on past 10.00pm.*

Proposed by Cllr. Smith, seconded by Cllr. Harvey, that the streetnames be based on lacemaking:

Proposed by Cllr. Hirons, seconded by Cllr. Mahi, that the streetnames be based on Flora Thompson links and **DEFEATED** 2:3;

The original proposal was **AGREED** 3:2. The Clerk would research further suitable words.

**ACTION THE CLERK**

655.2 To receive information about the Inspector's Examination of BCC's Minerals & Waste Core Strategy

Noted.

655.3 (559.1) Bacchus Partners – Cinema site, Chandos Road

Mr. Kitchener has apologised, but plans are not yet finalised. He would like to attend a future meeting when they are ready. Members are asked to agree an open-date invitation to allow the Clerk to agenda the item for the appropriate meeting.

Noted.

**656/11 Correspondence**

656.1 (548.2) Land behind Market Hill: response from AVDC

Members felt that the s106 requirement should not be relaxed; if the developer could not meet the terms of the agreement then perhaps the town would be better served by a different, retail-based, use of the site.

**ACTION THE CLERK**

656.2 11/01366/APP (Land adjoining 1 Bath Lane): reasons for AVDC contrary decision

Noted.

656.3 (500.1) BCC: cycleway links.

Noted. The promised more detailed response had not yet arrived.

**657/11 News releases**

The copy deadline for this week's *Advertiser* being the following day, the Clerk would ring and see if mention could be made of the VoA Plan event at the Community Centre (Min 649).

**ACTION THE CLERK**

**658/11 Chairman's items for information**

658.1 NBPPC meeting 10/1/12: Cllr. Hirons would be able to attend, Cllr. Whyte could not. Cllr. Whyte agreed that his name might be proposed as Vice Chairman.

658.2 Planning Liaison Group meeting (following week): Cllr. Whyte would attend.

658.3 A planning application (11/02476) had been received that day for response by 18<sup>th</sup> January. This had been subject to administrative delay at AVDC and the Planning Officer had asked if it might be considered at the meeting in order to be processed by the 8-week deadline.

Members felt it was too complex an application to be considered without notice and deferred the application to the next meeting. A letter would be sent to the Officer.

**ACTION THE CLERK**

**659/11 Date of the next meeting:**

Monday 6<sup>th</sup> February 2012 following the Interim Council meeting.

Meeting closed at 10.12pm.

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