

Minutes of the **PLANNING COMMITTEE** meeting held on Wednesday 6th June 2012 at 7.00pm in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham.

Present: Cllr. P. Collins
 Cllr. J. Harvey
 Cllr. P. Hirons (Vice Chairman)
 Cllr. M. Smith
 Cllr. R. Stuchbury
 Cllr. M. Try
 Cllr. W. Whyte (Chairman)

Also present: Mr. I. Orton (co-opted member)
 Mr. S. Dix (Town Plan Officer)

For the Town Clerk: Mrs. K. McElligott

93/12 Apologies for absence

Apologies were received and accepted from Cllr. A. Mahi.

94/12 Declarations of interest

There were no declarations of interest.

95/12 Minutes

The minutes of the Planning Committee Meeting held on Monday 14th May 2012 to be put before the Full Council meeting to be held on 25th June 2012 were received and accepted. There were no matters arising.

96/12 Vale of Aylesbury Plan

96 .1 To receive an update from Mr. Dix.

Mr. Dix reported that he had been contacted by Bloor Homes with a view to discussing the designation of land behind the Gawcott Road for housing in the Neighbourhood Plan. The company had been advised to write and ask for the opportunity to make a presentation to the Committee; no such letter had yet been received.

Volunteers to attend the 19th June Frontrunner Forum meeting at the Gateway were so far Cllrs. Isham, Stuchbury & Whyte, with the Town Clerk & Mr. Dix. Cllr. Whyte said he may not now be able to attend.

The Neighbourhood Plan area boundary had generated interest at the Buckingham Society meeting; this was a matter for separate consultation by AVDC. Members discussed whether the area should include the parts of the Industrial Parks outside the parish boundary (Gawcott PC) to make a sensible whole, and also the land between the bypass and Lockmeadow Farm (Maids Moreton PC), now that the principle of 'no housing development outside the bypass' had been discarded.

Cllr. Collins joined the meeting.

Proposed by Cllr. Whyte, seconded by Cllr. Stuchbury, and **RECOMMENDED** that the parts of the Industrial Parks outside the parish boundary, and
 Proposed by Cllr. Stuchbury, seconded by Cllr. Smith, and **RECOMMENDED** that the old allotment field between the bypass and Lockmeadow Farm outside the parish boundary
 be included in the area boundary for Neighbourhood Plan purposes, with the agreement of the appropriate parish councils.

Mr. Dix then reported on the meeting of the Buckingham Society on 28th May, which had been well-attended. He had received feedback from various individuals and organisations which would all be logged, and presented to the next meeting; though the consultation period ran to the end of the week of the meeting, it could be expected that comment would have tailed off by then and responses could be considered to those that had arrived.

The Buckingham Society had formed a working party for the Neighbourhood Plan and appointed Mr. Wilkins to liaise. Members agreed that formal links would be with Mr. Dix and informal via Mr. Orton.

Members discussed the need to press the University for their development proposals, housing needs in particular, for inclusion in the Neighbourhood Plan. A meeting should be arranged with decision-makers for properly meaningful discussions. A letter would be sent with suggested dates; Cllrs. Smith, Stuchbury and Whyte offered to attend, with the Town Clerk and Mr. Dix.

Any preliminary discussions about sites must be in private, as this was commercially sensitive information. Mr. Dix was asked to investigate what protocols were in place.

ACTION TOWN PLAN OFFICER

96.2 (36.2) To receive a response to the letter sent, and the related Cabinet decision notice.

Members felt Mr. Barton's letter missed the point; it was up to AVDC to communicate formally with this Council, not for Members to have to wait for District Members to report at Full Council. A reply would be sent indicating that relying on hearsay was inappropriate, copied to Cllr. Paternoster and the Chief Executive.

The Town Council should also seek an opportunity to speak at the AVDC Council meeting scheduled for 11th July; the speaker would be selected at the next meeting.

ACTION THE CLERK

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

97/12 Action Reports

Members were advised that several responses had been received since the agenda had been published and these had been circulated at the meeting.

749/11 Lockmeadow Farm: Members felt the response was poor; Cllr. Harvey offered to get photographic proof of the complaints, and a response would be sent, copied to Cllr. S. Polhill.

Cllr. Try arrived.

656/11: Cllr. Edmonds had not yet replied.

753.1: North Ward District Members would be asked if they would forward the information to save duplicated reporting by the Town Council.

754 & 815: retained until acknowledgement received

817.2: Members felt they should not have to demonstrate harm; either there was an enforceable policy against satellite dishes in the Conservation Area or there was not. The opinion of the Historic Buildings Officer would be sought.

818/11: A meeting had been arranged for 21st June with an information event market stall on Tuesday 19th June.

900/11: Cllr Harvey had badgered the developers and achieved the opening of the play area in time for half-term.

40.2/12: The site had been levelled and an access road installed. Cllr. Stuchbury had reported the works.

42.3: Members asked why signs with 'Windsor Park' on had been erected on the new roundabout.

ACTION THE CLERK

98/12 Planning Applications

12/00834/APP

SUPPORT

Ivy Cottage, Tingewick Road

Conversion and first floor side extension to existing two storey outbuilding for ancillary accommodation

The following two were considered together:

4 Cornwalls Centre, High Street

SUPPORT

12/00939/AAD

Erection of replacement projecting sign and No2 fascia signs

12/00940/APP

Change of use of unit from Class A1 (shop) to Class A3 (restaurant and café)

Members supported the change of use, but criticised the lack of disabled access to the upper storey and toilets; the lack of waste storage area including space for used cooking oil; and the lack of indication on the site plan that the adjacent Fireside was in the same ownership.

Members were asked to note that work has already started on these premises and the officer has advised that the alterations to the rear of the premises may not require planning permission.

12/00994/APP

SUPPORT

45 Well Street

Insertion of rear dormer, alteration of ground floor window to bay and alteration of front and rear window

12/01131/APP

OPPOSE

The Freeman PH, Gawcott Road

Amendment to planning application 11/01852/APP – conversion of public house into No5 residential units and glazed side canopy infill over staircase.

Members opposed on the grounds of inappropriate design and overlooking neighbouring property.

12/01122/APP

NOTED

32 Aris Way, MK18 1FW

Conversion of one garage into living accommodation (retrospective)

In light of the application subject, Members felt it should not have been validated without a parking layout to indicate sufficient parking remained after the loss of the garage space. (The officer had been contacted and confirmed sufficient space.)

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

12/0160/ADP Lace Hill subphase 1L 26 dwellings with garages, etc.

Minor amendments to delete triple parking and to improve school access

12/00394/ADP Lace Hill subphase 1L & 1M 128 dwellings with garages, etc.

Accesses and gates have been amended for crime prevention reasons; triple parking deleted.

Members felt that the amendments had not improved the school area traffic circulation, which was now proposed as one-way via the school site to what had been a cul-de-sac; buses within the site would have to reverse out against the one way system for cars; there were no footways, either through the entrances or within the parking area; access to the pavilion and public pitches was still via the school premises. Members feared a similar situation to the Embleton Way green space would arise; after many years the field would be found unusable and inaccessible and it and the pavilion would be subsumed into the school. There was still time to

re-organise the school and pavilion/field access to allow of proper separate public accessibility and a sensible vehicle access and safe pedestrian/cycle access to both the school and the playing field.

12/00797/APP 63 Western Avenue Variation of condition 4 of 96/01375/APP to use unit as separate accommodation

Amendments show blocking of existing window in annexe which would overlook rear of house unit and additional parking for house unit.

Members felt this made no difference to their original response.

99/12 Planning Decisions

Approved

11/02270/ATP B'm Primary School	Works to trees, fell 2 H'chestnut & Elm	Oppose
12/00416/APP 8 Foxglove Close	Two storey side and rear extension	Oppose
12/00497/APP Lace Hill, plot 6	Erection of dwelling with conservatory	Support
12/00505/APP 8 de Clare Court	Front ext'n of garage to create annexe	Oppose
12/00521/ALB Rose Cott., Bourton Rd.	Demolition of existing garage	Support
12/00522/APP Rose Cott., Bourton Rd.	Demol.garage&erect garage+room above	Support
12/00590/APP 18 Lime Avenue	Erection of double garage	Support
12/00628/ATC University, Hunter St.	Pollard 2 & reduce 1 h'chestnut by 25%	Support
12/00638/APP 4 Sandmartin Close	Erection of conservatory	Support
12/00644/APP 6 Fleet Close	S/st. side ext'n & retain conservatory	Support
12/00663/APP 30 Willow Drive	1 st fl. side + ground floor rear extension	Support
12/00708/ATC Verge at Western Ave.	Works to trees	Support
12/00786/ATC 21A Well Street	Works to fruit trees	Noted
12/00799/ATC 46 Nelson Street	Works to Ash	Noted

Withdrawn

11/01483/APP Lace Hill	Construction of access road with drainage and ancillary works (for employment development) associated with consent 09/01035/AOP
11/01484/APP Lace Hill	Construction of access road with drainage and ancillary works (for residential development) associated with consent 09/01035/AOP
11/01597/APP Lace Hill Phase 1A	Construction of s278 works associated with consent 09/01035/AOP

[All superseded by 11/01961/ADP **APPROVED** in November 2011]

Noted.

100/12 Reports to Development Control

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

11/02270/ATP Buck.Primary Sch.	Fell 2 horsechestnut & elm, + works to trees	Oppose
12/00416/APP 8 Foxglove Close	Two storey side & rear extension	Oppose
12/00505/APP 8 De Clare Court	Front extension of garage to create annexe	Oppose

Noted.

101/12 Enforcement

101.1 To receive the quarterly report for Buckingham South – current position on cases 3 months or older as at end of April 2012

Members asked how long 'consideration' took before action was initiated, and how often outstanding cases were reviewed by the Cabinet Member.

101.2 To report any alleged breaches.

Cllr. Smith had notified the office of a work modifying a garage.

ACTION THE CLERK

102/12 Transport

102.1 To receive and discuss a report on the public transport meeting held at County Hall on 18/5/12 and agree its circulation to participants.

Members agreed the notes of the meeting should be circulated to the attendees from other Councils and organisations.

102.2 To receive for information an article from Local Council Review dated 28th May 2012

Noted.

103/12 Any other planning matters

103.1 To receive a verbal report from the Chairman on the Planning Liaison Group meeting held on 21/5/12

The new format AVDC website had been extensively described; promoting the NPPF and links to the Planning Portal and phasing out informatives and design guides.

It was proposed to divide the VoA into two stages: the first Strategic Plan would aim for completion within the statutory 12 months, then the second stage would fill in the details, including site allocation for areas without neighbourhood plans, thereafter. Having the high housing numbers already agreed would make for difficulties for the Buckingham Neighbourhood Plan, if it favoured a lower total. A solid body of evidence needed to be collated, and other local members involved.

It was queried whether the 'duty to co-operate' extended to Town and Parish Councils. Mr. Dix was asked to check with his DCLG contact.

ACTION TOWN PLAN OFFICER

The housing total had been based on last year's Hearn Report, which also included recommendations on employment provision, and had been pitched a mid-figure between highest (unrealistic) and lowest (untenable).

103.2 To receive a verbal report from the Chairman on a meeting with Mr. Roger Newall about concerns re the Bridge Street site held on 21/5/12

The meeting had been useful. Mr Newall had summarised the concerns as follows:

- Finishes to the new access – poor workmanship to existing wall, and incompatible surface finishes/materials
 - No 'dropped' kerb to bin store
 - Inappropriate material finish to steps along Bridge Street frontage
 - Lack of ramp access to Bridge Street frontage
 - External gas pipe to Bridge Street frontage – these were supposed to be 'hidden' within downpipes on this frontage
 - Undercrofts – that below the proposed /shop/café and those fronting onto the aquatic area
 - Planting to the aquatic area
 - Post boxes to flats – those supplied are white rather than grey to match windows/doors etc.
- Subsequently note:
- I'll add the ramp and pathway to the list and I shall also pass on the Town Council concerns relating to amendments/revisions that you are not consulted on.

Mr. Newall had proposed grille caging with climbing plants to enclose the very large space beneath the café terrace and, possibly, the ends of the blocks which project over the pool area. Other criticisms would be discussed with the case officer, such as the paint colour of the letter boxes and the position of the gas pipes which were not as agreed with AVDC.

103.3 To receive a verbal report on a meeting with Cllr. Mrs. Polhill/Mr. Byrne held on 28/5/12 attended by the Chairman and Cllrs. Smith and Stuchbury

Cllr. Smith reported that an Article 4 directive was not favoured, but further investigation into the Oxford system of licensing was being considered for housing with more than 6 unrelated occupants. The census was being looked to for figures;

Members felt this would be too inaccurate for the student population. The notes of the meeting had not yet been circulated and would be chased.

103.4 (37.1) To receive information about the Oxford scheme (already supplied to the Members named in 103.3)

Noted.

103.5 (420/11) To discuss a request from Roger Tym & Partners to make a presentation to the Committee on their ideas for Ford Meadow and agree an invitation to the 2nd July meeting.

Agreed; 15 minutes set as a time limit.

Cllr. Hirons left the meeting.

104/12 Correspondence

104.1 Lace Hill street naming: to note that in response to the email circulated to the Committee, (detailed attached for reference) three Members agreed with the submission and an answer has been sent to this effect. No Members disapproved.

Noted.

104.2 BCC Minerals & Waste:

104.2.1 to receive for information a letter from the Programme Office

104.2.2 To note receipt of a DVD of proposed changes to the DPD

Noted.

104.3 To receive the amended invitation to an AVALC Neighbourhood Planning event and decide on attendees.

Cllr. Seabrook, as an AVALC representative, would be asked if he could attend.

ACTION THE CLERK

104.4 To receive illustrated comments from Mr. E. Grimsdale re disabled access to Candleford Court.

Mr. Grimsdale, who was present at the meeting, was thanked for his excellent report. Members felt that, since the Town Audit had lapsed, no-one was looking at the accessibility matters in the town. It was suggested the Access Group might be able to help.

*Proposed by Cllr. Whyte, seconded by Cllr. Smith, and **AGREED** that Standing Orders be suspended to allow Mr. Grimsdale to reply.*

Mr. Grimsdale said that he had already submitted a report on Cemetery paths to the Council, and was working on a report on the Church surround. The Access group knew what to look for, but were restricted by time and manpower; if Councillor help could be available reports could certainly be carried out on other areas.

*Proposed by Cllr. Whyte, seconded by Cllr. Stuchbury, and **AGREED** that Standing Orders be resumed.*

Members thanked Mr. Grimsdale for his co-operation.

105/12 News releases

It was agreed Cllr. Stuchbury would do a release on the Committee's concerns about the school site at Lace Hill.

ACTION CLLR. STUCHBURY

106/12 Chairman's items for information

The NBPPC were co-ordinating a response to the MK Core Strategy Inspection in Public (documents had been circulated at the meeting). A seat had been offered to

Buckingham Town Council on the Economy Group. The Chairman advocated that – if AVDC’s response on Economy corresponded with that of the Town Council the seat be not taken up; if it diverged, it would. The Committee’s principal concerns about the MK Core Strategy had been with transport matters.

107/12 Date of the next meeting:

Monday 2nd July 2012 at 7pm.

Meeting closed at 9.17pm

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