

Minutes of the **PLANNING COMMITTEE** meeting held on 2nd July 2012 at 7.05pm following the Public Session 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
 Cllr. R. Stuchbury
 Cllr. W. Whyte (Chairman)

Also present: Mr. R. Henry *Lanndia for Roger Tym & Partners*
 Mr. I. Orton (co-opted member)
 Mr. S. Dix (Town Plan Officer)

For the Town Clerk: Mrs. K. McElligott

164/12 Apologies for absence

Apologies were received and accepted from Cllr. M. Try

165/12 Declarations of interest

Cllr. P. Collins declared a prejudicial interest as applicant, and Cllr. P. Hirons a personal interest as Trustee of the fund, for application 12/01237/APP.

166/12 Minutes

The minutes of the Planning Committee Meeting held on Wednesday 6th June 2012 ratified at the Full Council meeting held on 25th June 2012 were received and accepted. There were no matters arising.

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

167/12 (103.5) Presentation: Ford Meadow

Mr. Henry presented a revised scheme for housing on Ford Meadow: 12 semi-detached houses and an access road along the Chandos Road side of the site, built on a raised platform, the removal of the cypress hedge to give open views to the river, and the land between Chris Nichols Walk and the housing to be green space with a large SUDS basin at the upstream end with a pump installed to return the water to the river after floods.

The basin would be lined and in dry periods would be usable for play; in flood conditions its capacity would accommodate all the water displaced by the platform and impermeable surfaces. When river level fell, the basin would be pumped out. Calculations had been based on 1/100 year flood levels + 30% climate change.

Pre-application talks with AVDC had elicited two main concerns (1) flooding, which could be dealt with by means of the SUDS - if the proposed scheme was not viable it would not get permission; and (2) loss of amenity. Mr. Henry felt that opening up the green space and river frontage would satisfy this.

Asked why the developers felt this was a suitable site for housing, Mr. Henry said that it was convenient and a desirable site; the flood problem could be dealt with.

It was pointed out that there were springs in the area and the pond base would be lower than the riverbed; this would mean the pond was permanently filled. Mr. Henry said that the basin would be lined so only flood water would get in.

Members also said that the scheme would meet opposition from residents; that the SUDS would not prevent water from entering the gardens behind the development because the park would flood and water would be forced into the gardens by the 'island' platform for the houses. Would there be any financial compensation for Chandos Road residents if this happened? Mr. Henry said that the SUDS was calculated to accommodate a 1/100 year flood level.

The red line site boundary included the access from Ford Street; this was not according to the Council's understanding of the land ownership. Mr. Henry said they had Right of Access.

Concern was expressed at the likelihood of the pond area collecting unsightly rubbish, the frequency of maintenance of the integrity of the pond liner and a pump that might be unused for long periods, and of the green space. Mr. Henry said that a bond would be lodged with AVDC for maintenance and it was expected that AVDC or the Town Council would take on the land and maintain it.

He also confirmed that similar SUDS schemes were in operation, effectively, elsewhere. The Flood and Water Management Act laid down who would look after such schemes, and the main river was the responsibility of the Environment Agency. As to increasing flood risk by building on the flood plain, there would be porous paving on the shared access, and surface run-off would be equivalent to that of the green field.

Asked directly if his company would be confident enough to put in place flood insurance for the existing housing, and whether the developer had contacted insurance companies to see whether the new housing would be insurable, Mr. Henry reiterated that the technical solution would be adequate to prevent harm, they would ask in due course but the houses would be built to NHRBC standards.

A desktop geotechnical study had been carried out and no problems found. Trial pits would be sunk for proof if the scheme went ahead.

There would be a flood alarm system for residents, though it was pointed out that the houses would become an island in 1/25 year flood conditions, with the nearest dry land some distance up Ford Street.

Mr. Henry was thanked for attending and left the meeting, together with the members of the public who had stayed on after the Public Session.

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

168/12 Vale of Aylesbury Plan

168.1 Due diligence in Neighbourhood Planning

Members discussed Mr. Dix's recommendations.

Recommendation 1.

Advice point 4 "All meetings should be informal (i.e. not a public parish meeting)": concern was expressed about the public perception of meetings held in private; nevertheless when the time came to approach landowners or developers (as opposed to developers approaching the Committee requesting the opportunity to make a presentation about a particular site) it was agreed that a separate meeting would be more suitable. An informal register of such meetings could be kept and the notes of the meeting could be circulated to the Committee but remain confidential. Mr. Dix would check with AVDC if this was acceptable and the Town Clerk's advice sought.

Recommendation 2.

Members welcomed the Buckingham Society's formation of a subgroup on the Neighbourhood Plan, with Mr. Wilkins as leader, confirming Mr. Orton as liaison

between the Committee and the subgroup. Some concern was expressed about Society members with vested interests portraying their views as those of the Society, Councillors pointing out that they had to list all their interests publicly. The Committee was assured that views expressed by the Society would be agreed by its members; equally, other organisations in the town would also be encouraged to offer feedback.

Members were grateful to the Society for raising awareness of the Plan. The Town Council were issuing regular press releases and featuring the Plan in the Newsletter, and Mr. Dix could send out regular updates via his contact lists of stakeholders and other group.

Mr. Orton added that the Society would be making its own response, and also working on other aspects such as the V&D Statement.

Members confirmed the Minute (36/12) of the 14th May meeting.

168.2 Hand-out from the 19/06/12 'frontrunner forum'.

Q2: the "parish level SHLAA" was queried; Mr. Dix said that this could be based on the Buckingham part of the District-wide SHLAA drawn up by AVDC. Concern was expressed that the Town Council had not been consulted on this, which was based on that done for the Core Strategy, much criticised by the Town Council at the time, and now reactivated.

ACTION TOWN PLAN OFFICER

Q3: Mr. Dix confirmed that letters had been sent to Gawcott and Maids Moreton as agreed.

Members agreed to take Agenda 5.4 before 5.3.

168.3 To receive for information a letter from AVDC

Members found the vague phrase "in due course" applied to arranging future stakeholder forums insulting to a council with front-runner status and the lack of any indication of why the VoA Plan was being revised perplexing. The Clerk was asked to draft a letter asking for clarification, to be authorised by the Chairman, to be sent to Mr. Byrne.

ACTION THE CLERK/THE CHAIRMAN

168.4 To receive comments received during SA Scoping Report consultation and agree appropriate responses

The responses were those up to the previous Monday; others had been received since, notably from English Heritage. These would be circulated for the next meeting.

ACTION TOWN PLAN OFFICER

Members discussed the comments in detail and **AGREED** that any non-urgent business for the next meeting be postponed so that full attention could be given to the Report after the consultation period had finished.

Mr. Dix left the meeting.

Agenda order was resumed

169/12 Action Reports

169.1 Action reports as per the circulated list.

(97/12) Windsor Park signs; Clerk to chase a reply.

ACTION THE CLERK

Both North Ward Members had responded and were willing to supply the list. A response from Mr. Dales received that day was noted.

169.2 (940.2) To discuss and agree a date for the lecture by Mr. Green (after 13th August). Members agreed 6th September, in the small hall at the Community Centre.

ACTION THE CLERK

170/12 Planning Applications

Members were advised that the application documents indicated this work was completed in December.

12/00228/APP

NOTED

19 Foxglove Close

Conversion of garage into residential use

Members felt the application should not have been validated given the quality of the documents supplied.

12/00921/APP

SUPPORT

3 Foscott Way

Rear conservatory

12/01044/APP

SUPPORT

Former ToCH building [*also known as Little Barn, 6c West Street*]

Insertion of No.2 Dormer windows and two roof lights

12/01058/ADP

OPPOSE

Land to South of A421 and East of A413 (Lace Hill)

Approval of reserved matters pursuant to outline permission 09/01035/AOP – for site infrastructure including the creation of detention basin, pumping station, roads, sewer routes, landscaping and ancillary works

Amendment to 11/01961/ADP involving realignment of access road

Members felt that this was significant change for no apparent reason, leaving a smaller area south of the road which would be difficult to incorporate efficiently into the employment area, possibly rendering it unviable for such use. The redesign also resulted in an awkward road shape which did not allow two vehicles to pass, a major difficulty on a road which might ultimately be expected to carry commercial vehicles as well as domestic traffic. The footpath and bridleway had not been considered.

It was also noted that the applicants were consultants and not any of the developer firms.

12/01146/APP

OPPOSE

Garden House, Castle Street, MK18 1BS

Change of use of garage to office

Members deplored the loss of parking in the town centre, the change of use, the lack of indication of whether parking for the office tenant was to be on the forecourt and if so, a safe access to the office door, and the specification of plastic windows in the Conservation Area.

12/01149/APP

OPPOSE

Land adj. 1 Burleigh Piece, MK18 7BA

Erection of two storey detached dwelling

Members opposed on the grounds of overdevelopment of the plot and an additional access across the footway.

12/01198/APP

NOTED

Land adj. Flat 1, Barham Lodge, Nelson Street, MK18 1GS

Installation of one BT DSLAM telecommunications equipment cabinet (retrospective)

Members noted that, though this was a retrospective application, the documents did not show the cabinet as built; they showed a cabinet adjacent to the existing one,

as per the previous application which they supported. It was felt that a retrospective application could reasonably be expected to show reality.

Cllr. Collins left the Chamber.

12/01237/APP

5 Chandos Close, MK18 1AW
Single storey front extension

SUPPORT

Cllr. Collins returned to the Chamber.

12/01261/APP

40 Aris Way, MK18 1FW
Front ground floor extension

OPPOSE

Members opposed on the grounds of effect of a significant forward extension on the street scene, overdevelopment, and inappropriate roof design.

12/01272/APP

Land to rear of 23 Church Street

OPPOSE

Variation of Condition No.10 amendment to Parking Layout

Members considered that the parking places were unusable without manoeuvring space and would lead to them not being used and consequent on-street parking.

12/01378/APP

34 Aris Way

SUPPORT

Conversion of garage into residential accommodation

The following Minor Amendments had been received, for information only:

12/00160/ADP & 12/00394/ADP Lace Hill Phase 1L

Minor Amendments: revised layout of the school site

Members' opinion was that, as a greenfield site, the area could have been much better planned. Accessibility to the public pitches and pavilion was still via the school premises; coaches would decant children into the roadway in the absence of a path, and would still have to leave via the entrance road as the road shape to the exit access was unsuitable. There were no pathways for pedestrians or cyclists into the public area or at either access. The school's orientation and footprint had been changed for no discernible reason.

Comments would be sent to both AVDC & BCC despite these being labelled Minor Amendments.

171/12 Planning Decisions

Approved

12/00703/ATC Nelson Court island	Fell 1 willow	Support
12/00706/ATP Holloway Spinney	Fell 2 ash trees	Support
12/00707/ATP Maids Moreton Ave.	Works to trees	Support
12/00821/ATP Maids Moreton Ave. & Holloway Spinney	Prop. 5 year management plan	Support
12/00842/APP 15 Squirrels Way	1 st fl. ext'n on existing garage	Support
12/00848/APP 66 Moorhen Way	Single storey rear extension	Support
12/00853/AAD BP station, Stratford Rd.	Change to existing signage	Support
12/00818/APP 8 Mitre Street	two storey rear extensions	Support
12/00857/APP 1 de Clare Court	Cantilevered roof ext'n (retrosp.)	Noted

Planning permission not required

12/00694/APP 3 Fleet Close
Support

Installation of window on side of house

No objection

12/01155/ACC (CC/07/12)
The Buckingham School

Various alterations & landscaping

Support

Withdrawn

12/00660/APP 78 Moorhen Way Raising of ridge level + front & rear dormers
Oppose

Planning Appeal *For Members' information only:*

Parish of Maids Moreton

11/01052/APP Buckingham Arms

Ch/ use from public house → residential

AVDC refused: applicant appealed.

Inspector has allowed the appeal.

Noted.

172/12 Reports to Development Control

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

12/00691/APP Fleece Yard

Application to extend the time limit of 08/02572/APP

12/00693/ALB Fleece Yard

Application to extend the time limit of 08/02571/ALB

12/00725/APP 19 Gifford Pl.

Two storey front extension

12/00797/APP 63 Western Ave.

Variation of condition 4 of 96/01375/APP, to use unit as a separate unit of accommodation

12/00940/APP 4 Cornwalls Cen.

Ch/use A1 shop unit to A3 restaurant/café

Noted.

173/12 Enforcement

173.1 To receive the updated list

173.2 To receive the May Enforcement Bulletin

173.3 (12/00219/CON3) To receive a response on the Bourton Road site

173.4 To report any alleged breaches

The Clerk was asked to report the Costa Coffee projecting sign on the White Hart, a listed building.

ACTION THE CLERK

174/12 Transport

174.1 DEFRA Consultation: Public Rights of Way

Members declined to respond. Nothing in the document would have a direct impact on Buckingham.

174.2 Notes of the meeting on cycle facilities held on 14th May 2012.

The proposed meeting would be arranged.

ACTION THE CLERK

174.3 Notes made at the public transport meeting held on Thursday 21st June 2012.

Members noted that no mention had been made previously of financial support from the Town Council, nor had there been any sort of consultation before the changes were introduced. They elected to wait for the official Minutes before making comment.

175/12 Any other planning matters

175.1 (96.2) To select an attendee to attend the AVDC meeting on a date to be advised.

Members will be circulated when the date is known and a representative selected to speak.

ACTION THE CLERK

175.2 (103.3) To receive the notes of the HiMO meeting with Mrs. Polhill.

Cllr. Stuchbury reported that the information submitted to Council for the 11th July meeting (Appendix B) took no account of the results of this meeting. Furthermore the Finance Department of AVDC had pointed out that a dwelling designated as an HiMO was liable for 100% Council Tax payable by the landlords whether or not the tenants were full-time students and therefore exempt.

It was agreed that an email be sent to Mr. Ashton, Democratic Services Manager, pointing out that the report content had been overtaken by events and asking if it could be revised and reissued.

ACTION THE CLERK

175.3 (104.1) To receive for information the formal notice for street naming at Lace Hill.

Noted.

175.4 (106/12) To receive for information and discussion the notes of the NBPPC meeting held on 14th March 2012.

Noted.

175.5 (103.1) To receive for information and discussion the notes of the LCPLG meeting held on 21st May 2012.

Noted.

176/12 Correspondence

176.1 To receive a letter from AVDC about changes in procedures and note whether any Councillor is interested in the training session offered.

Cllr. Hirons and Cllr. Whyte expressed an interest, depending on the date set.

ACTION THE CLERK

176.2 Request to make a presentation from Broadland Developments, and discuss whether to invite them to the next meeting.

Members agreed they be invited to the August meeting.

ACTION THE CLERK

177/12 News releases

Promotion of remaining days of the consultation. **ACTION TOWN PLAN OFFICER**

178/12 Chairman's items for information

None.

179/12 Date of the next meeting:

Monday 23rd July 2012 following the Interim Council meeting.

Meeting closed at 9.45pm.

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