

Minutes of the **PLANNING COMMITTEE** meeting held on 20th August 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. A. Mahi
 Cllr. M. Smith
 Cllr. R. Stuchbury
 Cllr. M. Try
 Cllr. W. Whyte (Chairman)

Also present: Cllr. D. Isham
 Cllr. H. Mordue
 Mr. I. Orton (co-opted member)
 Mr. S. Dix (Town Plan Officer)

For the Town Clerk: Mrs. K. McElligott

284/12 Apologies for absence

There were no absentees.

285/12 Declarations of interest

Cllr. Smith declared a personal interest as a neighbour of 47 Deerfield Close (Min.295)

286/12 Minutes

The minutes of the Planning Committee Meeting held on Monday on Monday 23rd July 2012 ratified at the Full Council meeting held on 13th August 2012 (PL/04/12) were received and accepted. There were no matters arising.

287/12 (176.2) Presentation by Broadlands

Broadlands Developments had decided not make the presentation. Exploratory impressions of a scheme for the site had been circulated to Members with the agenda and these should be regarded as commercially confidential until such time as the developer was happy to release them publically.

Members discussed the inviting of developers to meetings for pre-application discussions which could lead to pertinent amendments to the plans eventually submitted, pointing out that the Localism Act mandates developers to discuss plans with the local community and the Town Council is the most convenient body to address. The Committee had already decided (Min. 168.1) that approaches to developers with regard to site allocation for the Neighbourhood Plan could be conducted in private meetings, but developers wishing to present ideas had always been invited to a public meeting of the Committee.

Members concluded that it should be ascertained whether the developer wished to discuss matters with a view to a planned application or for site allocation within the Plan. Care should be taken to balance commercial confidence with benefit to the town and not discourage developers from applying to discuss projects with the Council to mutual benefit.

Legal advice would be sought from AVDC.

ACTION THE CLERK

Cllr. Mordue left the meeting.

288/12 Vale of Aylesbury Plan & Neighbourhood Plan

288.1 To receive, discuss and agree recommendations from a report by the Town Plan Officer on scheduling the next stages of the Neighbourhood Plan.

Mr. Dix hoped to have the Scoping Report on the website by the end of the week, now that it had been ratified by the Full Council.

Members discussed the report circulated with the agenda, concentrating on the timing of various stages. It was noted that the calendar of Council meetings was only agreed to the end of the year; the new list of meetings is generally agreed in the autumn. A substantial body of work needed to be completed by March 2013 (this is when the NPPF transition period ends) for a referendum in May. Work would start immediately, and the co-operation of the *Advertiser* was asked for. The following was agreed:

Thursday 23rd August Council Chamber 7.00 – 9.00pm

Initial meeting for Councillors (Chairman to circulate all Members). Members would be asked to bring diaries to plan further meetings and advise of events that could be utilised/clashes to be avoided.

Thursday 6th September Community Centre small hall 7.30 – 9.00

Historic Town lecture – post-it session and Plan-related publicity. Results of photo competition (see below).

Wednesday 12th September Community Centre

Stakeholder workshop (to be confirmed)

Monday 8th October Planning meeting

Review the above and agree further dates.

Public engagement was felt to be a better term than ‘public consultation’; there would be several ways of involving the public, and it was suggested that the Town Plan Officer attend meetings of stakeholder organisations for canvassing purposes. A standing Plan item on Full Council/Interim agendas would enable any reports or updates to be brought to Council.

The ideas brought forward would not form a ‘wish list’; the feasibility and worth of the need would have to be proved. Members discussed whether it was better to ask for original suggestions or to provide suggestions for residents to ‘like/dislike’.

Site allocation would be considered broadly rather than compartmented – housing, employment and industrial, culture and leisure.

Cllr. Harvey offered to dedicate the December Newsletter to the Plan.

An exterior facilitator for meetings – eg from CPRE or CABA – was suggested.

Photo competition: Cllr. Whyte outlined a competition for photographers. Entries would be sought from young people and adults (the Society of Bucks. Architects had supplied book prizes) and could be used to illustrate the Plan documents. The theme would be ‘What I like about Buckingham’ and could be views, buildings or architectural detail. Photos would be supplied A4 and judged by the Chairman, Vice-Chairman and the Mayor.

Suggested additions to be added to the stakeholder list: Canal Society, Fire & Ambulance Services, Flood Action Group, Inner Wheel/Rotary/Round Table/Probus, major political parties, Old Gaol Trust, Rugby and other major sports clubs, Scouts & Guides, Transition Town, Youth Centre, Youth Council. The AVDC Cabinet Member would also be invited.

Proposed by Cllr. Smith, seconded by Cllr. Stuchbury, and **RECOMMENDED** that the programme as outlined be confirmed with a view to the final Plan being available by the end of March transitional period; and that each Full Council agenda contain the Plan as a standing item to enable updates to be received and ratified as necessary.

Members also noted that the Town Plan Officer and Committee Clerk were on fixed-hours contracts with additional hours to be taken as TOIL which would not be practical for the number of meetings planned.

Proposed by Cllr. Stuchbury, seconded by Cllr. Collins, and **RECOMMENDED** to the FA&P Committee that the additional hours be paid overtime.

288.2 To receive a verbal report from the Chairman on the AVDC Cabinet meeting held on 14th August 2012.

The Chairman had provided a summary of the revised recommendations agreed at the meeting, reducing the District housing figure from 9000 to 6000, plus 6000 jobs, ±10%. The figure for Buckingham was 700, though it was not made clear whether this included student housing. It was also pointed out that many lecturers are self-employed and may not be included in the job total.

Members asked for the text of para.4.108 as referenced in the summary and this is reproduced below:

4.108 What these assumptions look like in the context of a district-wide figure of 6,000 additional homes (the lower end of the range used in this report) is set out in the table below.

Settlement	Based on District total of 9,000 Additional Homes to 2031		Based on District total of 6,000 Additional homes to 2031	
		% of district Total		% of district total
Aylesbury Urban Area made up from:	5575	64	3270	54
• Aylesbury East MDA	• 2400		• 2450	
• Other brownfield & greenfield sites	• 3175		• 820	
Buckingham	1000	11	700	12
Winslow	400	4	400	7
Haddenham	200	2	100	2
Wendover	40	0.4	30	0.5
Larger Villages	1114	12	850	14
Smaller Villages	671	7	650	11

Mr. Dix left the meeting.

289/12 Action Reports

289.1 Action list.

(174.2: Cycling meeting). Members asked that this be chased up as Tesco were moving forward with their plans and firming the use of the cycling contribution was becoming urgent. **ACTION THE CLERK**

(43.1: Broadband for Industrial Park): Cllr. Smith reported that according to Bucks. Business First the Park has been moved up the list.

(233.2: Windsor Park signage): Cllr. Harvey reported that "Windsor" cannot be used without permission; Cllr. Whyte had involved the LAF via Cllr D. Polhill, and Cllr Stuchbury Cllr. Hardy, the Cabinet Member for Transport.

289.2 (236.3.2) response received from TfB: "Where opportunity arises to put back thinner lines in Conservation areas as a result of resurfacing works then we will do, however with the work done here we just put back like for like, as to put down a thinner line over an existing faded wider line would not look correct." Members pointed out that London Road was a new surface, not a line renewal, and so should

have been repainted with the thinner lines. In addition, the lines at the West Street/Castle Street corner are now invisible.

289.3 (236.3.3) Update from Mr. Newall on Candleford Court

Members were glad to see progress was being made, but noted that the level access had not been addressed, nor had the concrete area at the entrance or the kerb drop for the bins store. Work was on-going on the park/woodland. They also asked when the water would be allowed to flow through the pond area again.

ACTION THE CLERK

290/12 Planning Applications

12/01458/APP

NOTED

17 Primrose Way

Erection of fence (retrospective)

12/01547/APP

OPPOSE

26 Westfields, Two storey rear extension

Members felt this was a significant overdevelopment of the site; a large rear extension was proposed, and the existing side extension appeared to reach to the boundary of the plot. Members could not tell if access was possible to the rear garden, or whether the existing parking arrangements were adequate.

12/01566/ADP

NO DECISION

Former Railway Station Site, Station Road [*Station Terrace, Lenborough Road*]

Reserved matter application for 09/02226/AOP – for details of design, external appearance and landscaping

Concern had been expressed by several residents about the retention of the much-used pedestrian link from Station Terrace to Chandos Road; Members also noted that AVDC required access to the Scenic Walk for maintenance. Closure would lead to a significant loss of amenity (and would considerably lengthen the 30mins quoted distance from the Swan Pool) and it was suggested the maintenance of the path could be made a s106 condition. Until the issue of this access route was resolved, Members declined to support the application, and suggested that moves be made to register the path on the Definitive Map.

The lack of any address for the applicant was also criticised - Members need such information in case they need to declare an interest – and the statement that there was a bus route on Lenborough Road was wrong; the nearest bus route is on Embleton Way (2 per day).

12/01585/APP

SUPPORT

Plot 1F and 1G, Lace Hill [*Subphases 1F & 1G, plot numbers 6 – 9 corner of Needlepin Way and Mayflower Street*]

Erection of temporary Sales Centre and Associated Car Parking

12/01586/AAD

OPPOSE

Land at 1F & 1G, Lace Hill [*Subphases 1F & 1G, plot numbers 6 – 9 corner of Needlepin Way and Mayflower Street*]

Erection of Nø7 Flags, Nø2 Lettering on Flank Walls, Nø2 Main Signs and Nø16 Sign Boards

Members felt the number of signs was excessive and, together with the flags, visually intrusive on a hilltop site at an entrance to the town, and distracting for drivers at the new road junction.

Other signs have been installed, notably at the eastern end of the site adjacent to the Bletchley Road roundabout, apparently without permission and Members asked that this be looked into.

12/01624/APP

SUPPORT

Car Park at Cornwalls Meadow

Erection of temporary building for a shopmobility office and associated car parking
Members noted that the existing permission had lapsed in March but supported the application as continuing a useful service. They regretted that the opportunity of replacement with a permanent building including toilet facilities had been missed. A more attractive installation, complying with employment law, would be an asset to a rather tatty area of the car park. They recommended a renewal period of one year.

Proposed by Cllr. Stuchbury, seconded by Cllr. Whyte, and RECOMMENDED that the Council open discussions with AVDC on the provision of a permanent building combining the office with public toilet provision.

12/01698/APP

RELUCTANT SUPPORT

Land off Paulley House, London Road

Retention of 24 temporary accommodation units for students – 08/02288/APP

Members had been assured that the University only required the units until the fire damage had been repaired, but reluctantly agreed to support the retention for a further year to minimise disruption to those students housed in the units and allow the University to resolve its accommodation problems in a more permanent fashion.

12/01758/APP

SUPPORT

12 Whitehead Way

Erection of external flue

The following applications were considered together:

12/01421/ALB & 12/01422/APP

OPPOSE

Land to rear of 10 Market Square, MK18 1NJ

Erection of detached building

It was noted that the proposed dwelling is not detached; it is attached to the rear of the existing premises. Members opposed on the grounds of visual intrusion, lack of parking and overlooking of adjacent properties. Given the previous applications (12/01420 & 01423) to turn the upper storeys of 10 Market Square into residential use, they would have preferred office/commercial use for a building in this position.

The following Minor Amendment has been received, for information only:

12/01272/APP Land to rear of 23 Church Street

Amendment: Revised red & blue edges on site plan; ownership of adjacent land (Cert.B). For Members information this application has been relisted in the Bulletin as if it was a new application, with response date 29th August.

Cllr. Isham left the meeting.

291/12 Planning Decisions

BCC - Permitted

11/20000/AWD Greatmoor Farm Energy from Waste facility, roads etc

AVDC Approved

12/00994/APP 45 Well Street Insert rear dormer, alts. to windows Support

12/01044/APP Former ToCH bldg. Insert No2 dormer windows+2 rooflights Support

Not Proceeded with

12/00228/APP 19 Foxglove Cl. Conv. of garage into residential use Noted
Further information had been received indicating that the converted garage was being occupied by a 6th person, making the address a small HiMO; Environmental Health were aware of the premises, and permission was still required for the conversion. This application had not been proceeded with due to administrative error.

The Clerk was asked to investigate how other Districts treated such conversions.

ACTION THE CLERK

Planning Inspectorate

11/02724/APP Land to N of Park Manor Farm Erection of 80 dwellings

An appeal has been lodged against the refusal of permission.

[Discussed and response agreed at Full Council on 13th August 2012]

292/12**292.1 Reports to Development Control**

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

12/00921/APP 3 Foscott Way Rear conservatory

12/01131/APP The Freeman PH Amendment to planning application

11/01852/APP – conversion of public house into
№5 residential units and side glazed canopy infill
over staircase

12/01146/APP Garden Ho., Castle St. Change of use of garage to office use

12/01149/APP Land adj. Burleigh Piece Erection of detached two storey dwelling

12/01261/APP 40 Aris Way Ground floor front extension

12/01272/APP land to rear 23 Church St. Variation of condition No.10: amendment
to parking layout of 08/01681/APP

12/01328/APP 10 Hilltop Avenue Two storey side and front extension with new
gable extended over new front extension and
garage

Noted.

292.2 Reports to Strategic Development Control

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

12/00160/ADP Lace Hill (1L, part) Creation of 26 dwellings for residential purposes
with garages, roads, sewers and all ancillary
matters

12/00394/ADP Lace Hill (1L, part, & 1M) Approval of reserved matters of
appearance, layout, landscaping and scale
pursuant to outline permission 09/01035/AOP for
erection of 128 dwellings with garages, roads,
sewers and all ancillary matters

Noted.

293/12 Lace Hill – School

To receive details of the competition to run the school, and information sought by
Cllr. Stuchbury

Noted.

294/12 Committee name and Terms of Reference

To discuss and agree the name of the Committee and terms of reference for the Committee and Tree Subcommittee, per decision made at Full Council (Min. 268/12).

Members voted unanimously with one abstention for the retention of the name "Planning Committee".

It was felt that the new Terms of Reference supplied by the Town Clerk described the constitution of the Committee but included no description of the business to be transacted. The 2009 ToR were more suitable, and both sets would be provided to the next meeting and reviewed then.

ACTION THE CLERK/SEPTEMBER AGENDA

295/12 Enforcement

295.1 To receive the updated list
Noted.

295.2 To receive the Enforcement Bulletins for June & July 2012 for both North and South Wards.

The Clerk was asked to find why a ruling of 'No breach' was made for 47 Deerfield Close, given the consequent loss of a parking space.

ACTION THE CLERK

295.3 To report any further breaches

Cllr. Hirons had drawn attention to the plethora of signs around the High Street archway to Cornwall Place ; the Clerk had circulated photographs. Members agreed that the agglomeration was detrimental to the Conservation Area and adjacent to Listed buildings, and should be reported .

Mr. Orton reported that that 5 internal doors at 4 Well Street (Fairfax House, Grade II listed) were being replaced with modern fire safety doors; this would be passed to the Historic Buildings Officer.

ACTION THE CLERK

296/12 Transport

The new bus timetables brought into operation on 23rd July 2012 for the (as yet un-numbered) town services and the #18 which serves Embleton Way were circulated with the agenda for Members' information.

Noted.

297/12 Any other planning matters

To receive for information the postcodes for Phase 1F of Lace Hill.

Noted.

298/12 Correspondence

298.1 To receive an email from NALC on the Community Infrastructure Levy.
Members agreed that information was needed on how this would affect Buckingham.

ACTION THE CLERK

298.2 To receive an update on the Minerals & Waste Core Strategy Examination
Noted.

299/12 News releases

Neighbourhood Plan: a release promoting the stakeholders' meeting and alerting readers to watch out for further event dates was agreed, plus details of the Photographic Competition.

300/12 Chairman's items for information

300.1 The Chairman had circulated a press release about a Government consultation on giving developers the option of renegotiating s106 obligations

agreed before April 2010. Development on some sites had stalled because it was no longer economic to provide all the required contributions, and the ability to renegotiate might lead to work being progressed.

Members noted the information. The Market Hill s106, though initiated c July 2010, has not yet been agreed.

300.2 The Chairman and officers were to meet a representative on Thursday 23rd August about a proposed change of ownership of the Focus site.

301/12 Date of the next meeting:

Monday 10th September 2012 following the Interim Council meeting.

Meeting closed at 10.02pm

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