

Minutes of the **PLANNING COMMITTEE** meeting held on 10th September 2012 at 7.06pm following the Interim Council meeting in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

Present: Cllr. P. Collins
 Cllr. P. Hirons (Vice Chairman)
 Cllr. A. Mahi
 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

358/12 Apologies for absence

Apologies were received and accepted from Cllrs. J. Harvey and M. Smith.

359/12 Declarations of interest

There were no declaration of interest.

360/12 Minutes

The minutes of the Planning Committee Meeting held on Monday 20th August 2012 to be put before the Full Council meeting to be held on 1st October 2012 (PL/05/12) were received and accepted. There were no matters arising.

361/12 Vale of Aylesbury Plan & Neighbourhood Plan

361.1 Verbal report from Mr. Dix.

The Old Town Hall had been tentatively booked for 24th October for a stakeholder events; Members approved the confirmation of the booking. The Town Hall would also be available 3rd, 4th, 11th and 25th of November. Members pointed out that several Councillors would be involved in bonfire building on the 3rd, and the 11th was Remembrance Sunday. There was also another Comedy night planned.

He had attended the Youth Council meeting the previous week, and several Members had expressed interest in attending the 12th September meeting and also requested a Youth event during half-term.

NALC/CPRE facilitator: these were arranged via DCLG and BTC had been listed as "not needing help" as a front-runner; however he was making application for 'tailored support'.

In answer to a protocol question, it was decided that reports should be made to Full Council in the standard agenda item agreed at the preceding Interim Council (Min.355/12), rather than to Planning first.

Mr. Orton arrived at the meeting.

The Chairman noted that the Historic Towns survey report contained good evidence which could be used for the Plan.

Mr. Orton reported that the Buckingham Society would be running a Neighbourhood Plan event around the Society's AGM at the end of November; he would advise the Committee of the date.

361.2 To receive for information the policies from the Buckingham Plan split into Neighbourhood Plan themes on 23-08-12.

The post-it notes from the meeting had been typed up into a list and circulated with the agenda. The Chairman indicated that this was only a beginning and further workshops would look at the Local Plan Saved Policies and the Vision and Design Statement; some of this information remained relevant, some not. Mr. Dix was asked to find out whether it was better to include the V&D Statement in the Plan or have it as a separate document. Cllr. Stuchbury asked that the 35% figure for Affordable Housing be included.

Cllr. Stuchbury expressed concerned at recent Government policy re housing which might affect site allocation contrary to the terms of the Localism Act. The Chairman warned that nothing was yet enacted and press reports should be approached with caution until legislation was proposed. Mr. Orton noted that some matters could be made practice by Statutory Instrument without committee scrutiny.

Further meetings to analyse the worth of other documents as above: 16th, 17th and 18th of September were suggested dates. The Clerk would check the Chamber diary for availability.

ACTION TOWN PLAN OFFICER & CLERK

362/12 Meeting re Focus site

To receive a verbal report from the Chairman and Mr. Dix on an informal meeting held with Mr. Simon Hoare about the planned use of the Focus site on the bypass.

ASDA were taking over Focus sites all over the country, and would be mounting public displays at the end of the week. It was intended to turn the garden centre area into additional car park. The Chairman felt that it would have little effect on the town centre shops; it would be mainly people who shop at Tesco who would consider moving to ASDA. The car park entrance and layout would need redesigning.

The discussion had moved to possible uses of the s106 contribution, and accessibility – pedestrian, cycle and for deliveries – and connectivity with Mount Pleasant were priorities, and the Clerk was asked to contact AVDC with a view to BTC being included in pre-decision discussions.

ACTION THE CLERK

Mr. Dix and Cllrs. Mordue & Isham left the meeting.

363/12 Action Reports

363.1 To receive action reports as per the attached list.

(656/11): land at Market Hill. Ms Kitchen had responded that the District Valuer was reviewing the applicants' submission and his report was awaited. This would go to SDDC and the Town Council would be advised of when the committee would be considering it.

Members considered that if the proposed scheme turned out not to be viable it should be shelved; it was not well-conceived or well-designed, and a new scheme more appropriate to a sensitive town centre location considered. A reply would be sent to this effect.

ACTION THE CLERK

(236.2) Costa Coffee sign: the Clerk had received an email that day indicating that the sign had been removed and the case closed.

(174.2) Cycle meeting: no response had been received from the prompt sent after the last meeting.

Cllr. Stuchbury had received an email from a TfB officer suggesting a meeting. He would forward it to the Chairman and office.

ACTION CLLR. STUCHBURY

363.2 (499.2) BCC had replied: *"Technically they need permission and we wouldn't usually grant it, however many shops do it, and unless its causing a safety problem due to obstruction of the footway, we turn a blind eye. Quite few shops where I*

have had similar enquires, do actually have a small strip in front of their premises, so they can do what they like.”

Members pointed out that very few shops in Buckingham had such a strip, and outside tables cause difficulties for the partially sighted and users of mobility scooters.

ACTION THE CLERK

363.3 (291/12) Response from Wycombe DC: *Planning permission is required for the change of use of a dwelling to a HMO when 6 or more bedrooms are being provided and there are other shared facilities eg, kitchen. Therefore any dwellings where 5 bedrooms or less are being provided as rented accommodation do not require the benefit of planning permission. Having said that, there would still be a requirement for the landlord/owner to obtain a license from the Local Authority Environmental Service for shared living accommodation even though planning permission is not required.*

Unfortunately developers/landlords will sometimes operate outside of the planning system and we do receive complaints against unauthorised development which are then investigated by Planning Enforcement officers which often result in a retrospective planning application or do not require planning permission if the HMO is less than 6 bedrooms. High Wycombe is a student town and as such there is significant demand for student accommodation.

South Bucks had reported no problems and other authorities contacted have acknowledged receipt but not provided a response as yet.

Cllr. Stuchbury noted that the *Buckingham Town Matters* article had produced some positive comments, and in addition two people had contacted the office with approving remarks and adding comments about problems in their neighbourhood.

Members asked the Clerk to contact AVDC for an update since the matter was considered by the Cabinet.

ACTION THE CLERK

364/12 Planning Applications

The following two applications were considered together:

12/01453/APP & 12/01792/ALB

SUPPORT

19 West Street

Removal of corrugated roof and replacement of roof and timber rear wall

12/01770/APP

OPPOSE

Fir Cottage, Chandos Road

Erection of No.8 apartments [*changed to “Erection of 57 student rooms within 8 self-contained flats for the University of Buckingham (variant of extant consent 09/01205/APP)” 3/9/12*]

Members discussed various aspects of this application, including the lack of clarity about the relationship with the University, and agreed that the parking requirements should be as those defined for hostels, and opposed on the grounds of:

- inadequate parking for the number of occupants
- the bulky and imposing roofscape in particular, but also the size of the building in relation to the width of the site
- detrimental effect on the adjacent Conservation Area
- the proximity to the road; the building could be moved back without encroaching on the floodable area to have less impact on the street scene
- the drop in levels from the road to the building and the consequent difficulties with access and the odd sunken appearance of the front elevation (which is still higher than the adjacent 2-storey buildings)
- overlooking of neighbouring properties
- the loss of 22 trees and inadequate substitute planting

- the lack of a traffic analysis – the top end of Chandos Road has additional volume from Waglands Garden on top of the school bus, car and child pedestrian movements to consider. Members noted that traffic calming was proposed, but not carried out, when Mount Pleasant was developed and the situation has not improved since then
- the lack of confirmation that the sewer capacity/water supply/electricity supply is adequate for accommodation for so many; should additional capacity be necessary the works would have a considerable effect on Chandos Road traffic flows, prejudicial to the schools
- the lack of accessibility to the gate into the park: encouraging the use of this to reduce car travel to the Hunter Street site would be advantageous, but unlikely without a path (and perhaps a s106 contribution could pay for a path from the gate to the bridge through the park with BTC permission)
- refuse collection is to be from the road via a narrow entrance; coincidence with school times would have to be avoided for child safety and traffic reasons
- there is no detailed landscaping or exterior lighting scheme included, which for a scheme of this scale and impact is essential

A recorded vote was called for: to OPPOSE the application: Cllrs. P. Collins, Hiron, Mahi, Stuchbury, Try, Whyte

To SUPPORT the application: none; abstentions, none.

The following two applications were considered together:

12/01777/AAD & 12/01824/ALB

OPPOSE

Scope Charity Shop, Market Hill

Non-illuminated fascia and projector sign

Members would normally note a retrospective application, but in this instance opposed the size and colour of the signs as inappropriate in the Conservation Area. A version more suitable to the town centre area was requested.

12/01801/APP

OPPOSE

28 Bourton Road, MK18 1BE

Raising of roof to create 1st floor and rear and side two storey extension

Members regretted the loss of another bungalow from the town's housing stock, and opposed because of overlooking the neighbouring properties, loss of amenity, and the loss of a garage with no indication that remaining parking was adequate.

12/01833/APP

SUPPORT

19 Hilltop Avenue

Part conversion of garage into shower room

365/12 Planning Decisions

Approved

12/00160/ADP Subphase 1L,Lace Hill	26 dwellings & ancillary works	Oppose
12/00394/ADP S/phase 1L&1M,Lace Hill	128 dwellings & ancillary works	Oppose
12/01146/APP Garden Ho.,Castle St.	Change of use of garage to office use	Oppose
12/01237/APP 5 Chandos Close	Single storey front extension	Support
12/01260/ATN Land off Gawcott Rd.	Installation of 1 Equipment Cabinet	Support
12/01261/APP 40 Aris Way	Ground floor front extension	Oppose
12/01378/APP 34 Aris Way	Conv. garage into residential accomm.	Support
12/01485/ATC Heartlands	Fell 3 Sycamore	Support

Adjacent to the parish, for information

12/01320/APP College Farm, A422 Demol.Nissen huts & erect crop store

Deferred

12/01149/APP Land.adj.1 Burleigh Piece Erection of detached two storey dwelling

Reason for deferral: Site visit

12/01272/APP Land to rear 23 Church St. Variation of condition 10 amendment to parking layout of 08/01681/APP

Reason for deferral: Expiry of notice served on adjoining owner

12/01328/APP 10 Hilltop Avenue 2 storey side and front extension with new gable extended over new front extension & garage

Reason for deferral: Site visit

366/12 Reports to Development Control

Reports had been received for the following applications, and are available in the office (Site Visit)

12/01149/APP Land adj.1 Burleigh Piece Erection of detached two storey dwelling

(Site Visit)

12/01328/APP 10 Hilltop Avenue 2 storey side & front extension with new gable extended over new front extension & garage

12/01481/APP Land adj.Little Oaks, Brackley Rd. Demolition and erection of single storey detached garage

367/12 (294/12) Committee Terms of Reference

Members noted that it was the Powers and Responsibilities section that was missing from the new ToR, and discussed whether the previous ToR should be incorporated into the new.

It was decided to ask the Full Council for clarification of clause 3 ("The Committee will consider all aspects of Planning which impact on Buckingham and recommendations must be made to the Council for housing applications for more than 20 units and any new multi-unit retail and industrial developments.") which was considered ambiguous, the Chairman pointing out that a shop with flats over could be construed as 'multi-unit' but hardly worth Full Council attention.

The next meeting followed Full Council and the decision could be incorporated in the discussion of the whole on 8th October.

368/12 Confidentiality

It had been hoped to have advice from AVDC's Legal Department in time for the meeting; as this had not been received the item was postponed.

369/12 Enforcement

369.1 To report any breaches.

Members had nothing new to report.

369.2 The Clerk had received listings via AVDC Members of the Enforcement cases more than 3 months old, and the current list for North Ward, and circulated these at the meeting. Members noted that it had been judged 'not expedient' to pursue applications for the satellite dishes on Stratford Road, and that Cllr. Mills had already queried this. It was agreed that inadequate controls were applied within the Conservation Area, despite the recent survey, and that following a suggestion made by Cllr. Mrs. Polhill at the last meeting another meeting should be requested with her and Mr. Byrne on Conservation Area management. **ACTION THE CLERK**

The alleged breach at 13 High Street was noted.

370/12 Any other planning matters

370.1 To receive information on a conference in November and agree attendance. It was agreed that the Chairman attend, as the previous PIPA event (Towcester Regeneration) had been useful.

370.2 To receive for information the Vale of Aylesbury Plan Newsletter #9
Noted.

371/12 Correspondence

371.1 Lace Hill: possible revision of postcodes
Noted.

371.2 BCC: Minerals & Waste Core Strategy Report; to receive for information the link to the Planning Inspector's final report and associated documents
http://www.buckscc.gov.uk/bcc/waste_mineral_plans/mwcs_examination.page
Noted.

372/12 News releases

372.1 Members' response on application 12/01770/APP

372.2 Neighbourhood Plan event on 24th October (Town Plan Officer has this in hand).

373/12 Chairman's items for information

The Chairman reiterated that no matter what ideas the Coalition produced, until they were turned into statute the Council would be working within the existing law, but the Committee must keep an eye out for consultations as and when they appear.

374/12 Date of the next meeting:

Monday 8th October 2012 at 7pm.

Meeting closed at 9.10pm.

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