

Minutes of the **PLANNING COMMITTEE** meeting held on 8th October 2012 at 7.00pm in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

Present: Cllr. P. Collins
 Cllr. P. Hirons (Vice Chairman)
 Cllr. A. Mahi
 Cllr. M. Smith
 Cllr. Mrs. C. Strain-Clark
 Cllr. R. Stuchbury
 Cllr. M. Try
 Cllr. W. Whyte (Chairman)

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

For the Town Clerk: Mrs. K. McElligott

418/12 Apologies for absence

Apologies were received and accepted from Cllr. J. Harvey.

419/12 Declarations of interest

There were no declarations of interest.

420/12 Minutes

The minutes of the Planning Committee Meeting held on Monday 10th September 2012 ratified at the Full Council meeting held on 1st October 2012 (PL/06/12) were received and accepted. There were no matters arising.

Cllr. Try left the meeting during the following item.

421/12 Vale of Aylesbury Plan & Neighbourhood Plan

421.1 Ideas produced at the stakeholder session held 12th September.

Mr. Dix noted that some of the comments were rather vague and future sessions would be focussed on more defined subjects; the 24th October one would be on mapping and allocations. Some comments appeared to have been listed under the wrong headings – this would be corrected. Members were pleased at the number of comments generated by a small meeting.

Some comments were on matters more appropriate to other Committees or authorities and these would be separated and forwarded. Some activities already existed but were not well advertised so people did not know about them.

ACTION TOWN PLAN OFFICER/COMMITTEE CLERK

421.2 Confirmation from AVDC regarding the Neighbourhood Area and correspondence with Gawcott Parish Council regarding an alteration.

AVDC had agreed the area for the Plan; Gawcott-with-Lenborough were meeting on Thursday 11th October, so their decision over the small area adjacent to the Industrial parks was awaited. The Committee agreed the Maids Moreton boundary should stay as existing in the absence of a positive reply from the Parish Council.

421.3 NALC/CPRE consultation support application.

Members noted this had been successful; the CPRE representative would attend on 24th October. Mr Dix had sent details of what had been achieved so far.

The drop-in sessions would be in the Old Town Hall from 2pm-5pm & 6pm-9pm. Cllr. Whyte would be available for both sessions; Cllrs. Smith and Strain-Clark

would be available for the afternoon session, Cllr. Hirons for the evening. Cllr. Mahi indicated that he did not finish work until 7pm on a Thursday. Cllr. Stuchbury would review his commitments.

Care would be needed when weighing the value of comments and good reasons given for excluding any.

The next summary of progress would be made to Full Council on 19th November.

421.4 Response from the AVDC legal team regarding developer engagement.

Members noted that the Full Council minutes had not yet been issued with the results of Cllr. Lehmann's motion and elected to wait until these were available before discussing the matter.

ACTION 29/10/12 AGENDA

421.5 Review of the saved policies of the Local Plan.

The relevant policies had been circulated with the agenda. Members discussed each with regard to retention within the Neighbourhood Plan.

BU1: **AGREED** not to be carried forward

BU3: **AGREED** that the text should be considered as part of the new site allocation policy

BU6: **AGREED** to review and redefine

BU7: **AGREED** to update and revise – some relevance but no hard divisions between uses. Members felt that an active town centre grading to residential via a 'fuzzy' area which could contain secondary shops or professional or service industry offices should be supported.

BU8: **AGREED** not to be carried forward

BU10: **AGREED** to revise and incorporate. The final clause ("consistent with the conservation of the historic environment") was worthy of retention. It was also **AGREED** that in undertaking the site allocation work, existing permissions and building uses could be reconsidered (eg an industrial site with permission for housing could be re-allocated for industrial use).

BU11: **AGREED** to carry forward in a revised and updated form.

421.6 Information from Mr. Byrne concerning the VoA Plan strategy

Members decided to wait for the consultation phase before commenting. This would probably be in time for the Interim meeting.

ACTION INTERIM COUNCIL AGENDA

422/12 Action Reports

174.2: No response as yet from BCC. A letter to the Leader, Cllr. Tett, pointing out the time elapsed since the meeting was agreed in principle would be sent.

ACTION THE CLERK

422.1 (298.1) CIL - Response from Mr. Byrne.

Members wished to point out that, unlike most other settlements in the Vale area, the Town Council is a provider of infrastructure as well as AVDC, and consequently would like to add its requirements before the submission is issued later this year. A meeting would be requested.

ACTION THE CLERK

Cllr. Try returned during the following item.

422.2 (363/12) Tables blocking pavements – response from Mr. Hedley, BCC.

Members pointed out it was not the job of the Town Council to maintain passage on footways (which are technically highways) and suggested the management of obstructions could be added to the remit of the parking wardens who patrolled the town.

423/12 Planning Applications

12/01831/APP

SUPPORT

6 Bourton Road

Creation of pond and erection of garden wall

The following applications had the same set of drawings:

Well Street Centre, 61 Well Street

12/01905/ACD

SUPPORT

Part demolition of the building comprising of existing three ramps and guarding, first floor roof structure of the corridor, ground floor single storey (lobby) including glazed screen and doors and removal of four bay windows.

12/02125/ACC; CC/22/12

SUPPORT

New Day Care Opportunities Centre, including a refurbishment of the existing buildings including a new 75m square entrance and reception extension. The new build infills the space between the Victorian Schoolhouse building and 20th century Hall extension forming a new courtyard space

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

12/00794/APP 1 Portfield Close Demolition of existing garage and erection of two storey side extension

Minor amendments: drawing supplied giving relationship to No.3's garage & materials schedule; Members will note the decision has been made (below)

12/01547/APP 26 Westfields Two storey rear extension

Minor amendments: depth of extension at first floor reduced to comply with 45° rule; roof design altered to allow rooflight in bathroom

424/12 Planning Decisions

Approved:

| | | |
|---|-------------------------------|-------------|
| 12/00794/APP 1 Portfield Close | Demol. garage/erect extension | Support |
| 12/01272/APP Land.adj.23 Church St. | Var.Con.10 of 08/01681/APP | Oppose |
| 12/01480/APP 19 Willow Drive | Single storey rear extension | Support |
| 12/01481/APP land adj.Little Oaks, Brackley Rd. | Demol. garage/erect new | Oppose |
| 12/01566/ADP Former Railway Station | Details of landscaping | No decision |
| 12/01585/APP Lace Hill | Temporary sales centre | Support |
| 12/01624/APP Cornwall's Mead ^w Carpark | Shopmobility building | Support |

Corrected decision (approval):

| | | |
|------------------------------------|--------------|--------|
| 12/00160/ADP Lace Hill subphase 1L | 26 dwellings | Oppose |
|------------------------------------|--------------|--------|

Refused

| | | |
|---------------------------------------|---------------------------------|---------|
| 12/01149/APP Land.adj.1Burleigh Piece | Erect detached 2-st. dwelling | Oppose |
| 12/01328/APP 10 Hilltop Avenue | 2-storey side & front extension | Support |

425/12 Reports to Development Control

A report had been received for the following application, and is available in the office.

| | |
|----------------------------|---------------------------|
| 12/01547/APP 26 Westfields | Two storey rear extension |
|----------------------------|---------------------------|

426/12 (367/12) Terms of Reference

To receive the decision made at Full Council on 1st October and discuss and agree Terms of Reference for the Committee.

Full Council had amended (c) to read

“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 **multi-unit** industrial developments.”

Members agreed the Terms of Reference 1-10 and 13-15 as outlined in the Town Clerk’s report 14/12 with the Committee name changed to Planning throughout (and also for the Tree Subcommittee ToR).

With respect to the **Area of Operations**, Members made the following changes:

11. The Committee shall be responsible for and have the authority for (unless stated elsewhere) the following aspects of the Town Council’s functions:

- Planning Applications (excluding those for more than 20 houses or for new multi-unit retail and **multi-unit** industrial developments)
- Transport
- Forward planning
- Planning Enforcement

12. In addition to the areas of operation above the Planning and Development Committee has the following responsibilities:

12.1. to undertake all powers and duties of the Council in respect of the powers conferred on it from time to time under the Town and Country Planning Acts and the Orders and Regulations including development control and the Local Development Framework process and any other strategic plans for Aylesbury Vale

12.2. to undertake all powers and duties of the Council in respect of Neighbourhood Planning and Development under the Localism Act

12.3. to make representations to the Local Planning Authority on applications for planning permission which have been notified in accordance with the ~~Local Government Act 1972, Section 20, Schedule 16~~ and other relevant legislation which are below 20 housing units and non-mixed development.

12.4. the determination of responses on behalf of the Council in respect of all applications relating to the preservation and other works with respect to trees and tree preservation orders

12.5. to make suggestions in respect of street naming ~~including reporting missing/vandalised signs~~. *Members felt damaged signs should be individually reported to AVDC Street-naming, not processed via the Committee.*

12.6. to make representations involving Listed Buildings and the Conservation Area in Buckingham

~~12.7. to be responsible for sundry matters relating to street lighting, such as hours of operation and the reporting of faults~~ *Members noted that the lights in the parks were properly the remit of E&P, and all other lights of BCC Highways. Faulty lights could be reported direct as appropriate.*

12.8. to act as the consultee and make representations as required in respect of all matters relating to roads and highways including ~~road closure notices~~, road signs, **street furniture, street lighting**, car parking, traffic management, footpaths, traffic regulations and bus ~~shelters~~ services *Members felt Road Closure Orders were either generated by TC&E, or for temporary or emergency closures which were best circulated to the Full Council either by*

email or supporting papers for meetings. Bus shelters either belonged to BTC, in which case they were E&P's remit, or BCC Highways'

~~12.9. the determination of responses on behalf of the Council in respect of all Licensing applications~~ *Members felt that this was more appropriate for Full Council consideration*

12.10. Public Services – to act as the consultee, make representations, ~~participate in~~ and support as required all matters relating to

- housing strategy
- public/community transport including Local Transport Plans
- utility services (gas, electricity, **telecommunications**, water, sewerage, **flooding**, etc)
- ~~waste services~~ **infrastructure**
- mineral extraction
- planning policy changes

Tree subcommittee

2. Membership of the Sub Committee is open to any Councillor who wishes to be a member **whether or not they are a member of the Planning Committee**

6. The Sub Committee has the delegated responsibility from the Planning Committee to make decisions in all aspects relating to Tree Applications **involving fewer than 10 trees; others should be considered by the Planning Committee providing the response time permits this.**

Proposed by Cllr. Stuchbury, seconded by Cllr Whyte, and **AGREED** by a majority that these changes be made to clauses 2 and 6.

Cllr. Strain-Clark left the meeting briefly, missing the vote on the Recommendation.

Proposed by Cllr. Whyte, seconded by Cllr. Try, that the above changes to the Terms of Reference for the Committee and Sub Committee and the Committee name be **RECOMMENDED** to the Council.

427/12 Enforcement

427.1 To receive the updated list

Cllr. Hirons reported that it had been stated in the last NBPPC meeting that AVDC had no policy on satellite dishes in Conservation Areas. This is untrue (see, for example, Conservation Areas SPG para 4.3.43) and Members expressed concern that AVDC Officers of standing were giving out wrong information. A letter would be sent, and copied to Cllr. Mills who had taken up the matter separately.

ACTION THE CLERK

The Historic Buildings Officer has not replied to the letter on applying the satellite dish rules in the Conservation Area. A prompt would be sent. **ACTION THE CLERK**

427.2 To receive a response on 4 Well Street

Noted

427.3 To receive for information a written response (AVDC Council meeting 12/9/12)

Members discussed the length of time between reporting and enforcement measures being taken or abandoned, and asked the Clerk to draw up a list of notable examples for the next meeting. Cllr. Try suggested it form the basis of an article in the next Newsletter.

ACTION THE CLERK

Cllr. Isham left the meeting

427.4 To discuss and agree whether the new glass sign in West Street should be reported, and the changed signage on Castle Estates
Members agreed the latter should be reported as it was lit. **ACTION THE CLERK**
427.5 To notify any other breaches
There were none.

428/12 Transport

Cllr. Stuchbury reported that there were various traffic issues, including speed on the Stratford Road and the need for a crossing; Cllr. Whyte noted that disused signposts reported as long ago as the last Town Audit had not yet been removed, and that missing kerbstones were being replaced with tarmac. The cobbles in the Market hill loading bay had been notified and a source of matching setts was proving difficult to find. The Clerk would negotiate a date for a walkabout meeting with the BCC Local Area Technician, Mr. Hedley, and advise Members; Cllr. Stuchbury and Cllr Whyte to attend, other Members as available.

ACTION THE CLERK

429/12 Any other planning matters

429.1 Strategic Flood Risk Assessment.

Selected paragraphs & maps directly related to Buckingham from the recently published document were circulated with the agenda.

Members noted that Table B2 listed houses in Fishers Field and the University's Franciscan building as having flooded in July 2007; the latter was highly unlikely and though the entrance to Fishers Field flooded, none of the houses did. It was thought perhaps the maps were working with the previous (paint factory) levels rather than the existing. It was felt that such errors put the reliability of the document in question. Part of the red-hatched area on the Zone 3 map was also queried.

ACTION THE CLERK

The complete document is available at <http://www.aylesburyvaledc.gov.uk/local-development-plans/planning-policy/vale-of-aylesbury-plan-/strategic-flood-risk-assessment-level-1-aug-2012/>

429.2 Land behind Market Hill; to receive for information a letter (dated 20/2/12) retrieved from the application website entry

Members noted the robust terms of the letter to the developer's agent re variation of the s106 terms.

The results of the District Valuer's examination were not yet available.

429.3 AVDC Planning Information Newsletter #11 (September 2012)

Noted: the negligible amount of employment provision compared with housing was remarked upon.

429.4 AVDC (362/12; Focus site) Response from Mr. Byrne

Noted.

430/12 Correspondence

430.1 12/01770/APP (Fir Cottage): letter from the developer

Members pointed out that the link with the University was not established, so the number of cars could not be predicted or limited; the site does not directly adjoin the University campus, student residents would have to walk via the park (and Members have pointed out that the route to the access gate is not adequate, neither is there a path on the park side) or go the longer way round via Station Road; the proposed building does not have an identical footprint with the previous one, it is 3m deeper. A response would be sent, copying it with the letter from W.E.Black to AVDC.

ACTION THE CLERK

In answer to a question, Members supported the previous application for 12 flats on this site with the following comments

Members supported the development but expressed concern that there was no evidence of consideration of sustainability and that the number of vehicles would exacerbate the already difficult traffic situation on Chandos Road, particularly so near the school/Waglands Garden entrance. They also asked that all refuse collection be made from within the curtilage, due to the narrowness of the footway outside the premises, the proximity of the school and the site's position on a route to a primary school with no alternative footway; that water collection and attenuation be no greater than that pertaining to the existing dwelling; that note be taken that the property is surrounded on three sides by the Conservation Area and the 'tall ruderal area' if left to go wild would detrimentally affect views into the site from both the adjacent park and the University; and that the style of fencing proposed to replace the chainlink was inappropriate both to the Conservation Area and to a boundary with a park.

Members also asked that the Town Council be included at an early stage in s106 discussions, as the finger of land (ruderal area) might sensibly become open space enhancing the neighbouring park.

430.2 To receive a request from the University of Buckingham to address the Committee and agree an invitation.

430.3 To receive a request from UK & Maine to address the Committee and agree an invitation.

Members felt that one presentation per meeting was sufficient, and requests should be taken in order of receipt; therefore invitations would be issued to UK & Maine for the 29th October meeting and the University for the 26th November meeting. It was hoped that Col. Litherland would be able to update the Committee on the University's plans. It was noted that no representative of the University had attended the stakeholder's meeting.

ACTION THE CLERK

430.4 (12/00691/APP & 00693/ALB; Fleece Yard) Reasons for contrary decision
Noted.

430.5 (12/01328/APP; 10 Hilltop Avenue) Reasons for contrary decision
Noted.

431/12 News releases

431.1 A response should be drafted to AVDC's press release following the Cabinet meeting's consideration of the VoA Plan Strategy, and the *Advertiser* advised that BTC would like to comment when they received it. The release could mention that other parishes were also doing a Plan for feeding in local views to the overall VoA Plan.

431.2 In Mr. Dix's release about the drop-in sessions it should be emphasised that the Buckingham Plan was not the same as the VoA Plan; resident's views were important for the local input.

432/12 Chairman's items for information

432.1 It was agreed that Cllr. Hirons attend the next NBPPC meeting.

432.2 Members would have seen from the *Advertiser* that Mr. Granville had been presented with his book prize for the photographic competition; as no youth entries had been received, there would be another competition later in the year for junior photographers.

433/12 Date of the next meeting:

Monday 29th October 2012 following the Interim Council meeting.

Meeting closed at 9.58pm.

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