

Minutes of the **PLANNING COMMITTEE** meeting held on 29th October 2012 at 7.20pm following the Interim Council meeting 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. 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)

Invited Guests: Mr. R. Ahmed (Director, UK & Maine)
 Mr. S. Evans (Director, UK & Maine)
 Mr. T. Partridge (Town Planner, UK & Maine)
 Mr. C. Fairclough (Architect, West Hart Partnership)

For the Town Clerk: Mrs. K. McElligott

495/12 **Apologies for absence**

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

496/12 **Declarations of interest**

Cllr. Hirons declared a prejudicial interest as Trustee of the Charity in application 12/02185/APP, as did Cllr. Collins later in the meeting.

497/12 **Minutes**

The minutes of the Planning Committee Meeting held on Monday on Monday 8th October 2012 (PL/07/12) to be put before the Full Council meeting to be held on 19th November 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 guests to speak.*

Cllr. Harvey and Cllr. Collins arrived at different times during the following item.

498/12 **(430.3) Presentation from UK & Maine on the Chandos cinema site**

Mr. Ahmed outlined proposals for the site at the corner of London Road and Chandos Road, currently occupied by a derelict former cinema, lately a Vauxhall dealership. It was looked to provide a commercial sustainable development of a central brownfield site in the form of a local neighbourhood convenience store; the company had carried out such developments on a number of similar sites recently, and displayed a reference from a Councillor on one in Flackwell Heath. He emphasised that his slides were outline only, the design process was not yet complete, and the Town Council's views were sought.

There would be a sales floor area of 280m² with about half as much again stockroom to the rear, with a delivery lane with bin area to the rear on the London Road side. The existing trees on this side would be retained, and special measures taken to protect the TPO'd pine on the boundary with No2 London Road. Access

would be from Chandos Road with both in and out openings to ensure lorries would not have to reverse out. 14 parking spaces and cycle parking were shown, with disabled and loading spaces at the front of the store, which faced the road junction. Additional landscaping was indicated across the acute angle corner of the roads.

A District-wide survey had indicated that residents considered a safe and peaceful environment, good local services and transport links were important, and a local store in walking distance fulfilled these desires. Cllr. Whyte noted that this was not especially applicable to Buckingham. Asked whether other usage had been considered, perhaps an Arts Centre with café, to continue the historical use of the site, Mr Evans said that modern parking standards precluded this.

Some sketch designs were shown, including those discarded, and had been discussed with AVDC. They had felt that referencing the Victorian/Edwardian villas opposite was not appropriate; the building needed to be a quality design complementing the existing. It would not need to be as high as the cinema building. They had done a full drainage survey and were aware of the spring on the site.

Members discussed the drawings, advocating a more Art Deco aspect to continue the historical type, Cllr. Hiron pointing out that much of the London Road was developed in the 1920s and 1930s. The glass and brick front elevation favoured was felt to be mundane. Care would be needed when dealing with the spring not to divert the water to cause problems elsewhere, and it should be noted that the cinema was built at the same time as №37 Chandos Road and №2 London Road and may share utility supply.

Concern was expressed that local shops often kept late hours, encouraging noise and other nuisance. Mr. Ahmed said that this could be minimised with good management. Signage, whether lit or not, would be for a separate application, but would be within accepted parameters; there would certainly be a totem sign included in the application.

Asked if there was sufficient manoeuvring room, Mr. Ahmed reassured Members that tracking plots had been done for all operator vehicle sizes, and all would be able to get in and out in forward gear. Studies had also shown that peak times for convenience stores did not coincide with the schools' peak traffic periods.

The Chairman noted that, due to the fall of the land, the roof would be very prominent from the London Road side (the roof is intended to be pitched, not flat); Art Deco was not just a matter of façade style, materials, texture, colour and finish were important; he felt the building should face the street, not the junction, and for a significant site, there was something missing from the proposal that would make it distinctive.

The developers hope to have an application ready for the end of November; they asked who else they should approach for views. Members suggested the Buckingham Society and the three adjacent schools.

The guests were thanked for attending and left the meeting.

Cllr. Isham left the meeting.

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

499/12 Vale of Aylesbury Plan

499.1 Mr. Dix reported that the 24th October event had been very successful and generated over 100 marked up maps; the information was being collated, but it was clear most people favoured sites to the SW of the town. He would produce a report for Full Council on the 19th November. Staff from NALC/CPRE had also met Town Council representatives during the morning and the document resulting, circulated

to Members in their folders at the meeting, would be discussed at the informal Councillor Neighbourhood Plan review meeting scheduled on 12th November. He was due to stop working for the Town Council on 16th November, and would attend the Buckingham Society's AGM which coincided with Full Council on 19th November to talk about the Neighbourhood Plan. Members were critical of the scheduling, which meant no Councillors would attend. Mr. Dix agreed to make it clear to the Buckingham Society members that he was no longer in the employ of the Council and could not action any matters put to him.

Members felt that the signage for the 24th October sessions had not been adequate, and did not make it clear that it was a Town Council event. Better access for the disabled was advocated (this would be taken up with the Villiers, and the use of the ballroom avoided for future events). Those Members who had attended had enjoyed the event; another such, aimed specifically at young people, had been arranged at the Youth centre on 2nd November.

The 12th November meeting would work on the timetable and publicity – another youth event and a market stall were suggested.

Cllr. Harvey proposed thanks to Mr Dix for all the work he had done on the Plan; Members supported, noting that the plan would not be so far on without his help, though some momentum might be lost with his leaving. Mr Dix had offered to be available for the selection of the next Town Plan Officer. He thanked the Committee for the experience he had gained.

Mr. Dix left the meeting.

499.2 To receive AVDC's News Release of 18/10/12

Members noted that there would be no consultation on the VoA Plan before Christmas.

499.3 (421.4) Developer Contact Policy.

Members discussed the Town Clerk's report, seeing a difficulty with Members who were also elected to other Councils being able to discuss matters in another place, when they could not in Buckingham under this policy. Members noted that information-seeking differed from pre-application discussion, and also that they were bound by the Code of Conduct.

Proposed by Cllr. Collins, seconded by Cllr. Harvey, that the Committee accept the policy as circulated; an amendment sought by Cllr Stuchbury that the policy be subject to further discussion fell for lack of a seconder, and the original proposal was carried by 3 votes to 2, with 2 abstentions.

500/12 Action Reports

500.1 "Windsor Park" signage: Cllr. Harvey asked that this be replaced on the Action List, as the Cabinet Office had said that short-term marketing names were not covered by the legislation; however this meant that BCC had used taxpayers money to make signs with the marketing name on, and this should be drawn to their attention.

ACTION THE CLERK

500.2 Replicated items would be condensed for the next list

500.3 (422/12) Response from Cllr. Tett: Despite his intervention, no communication from other Members or officers had yet been received.

500.2 Responses from Mr. Byrne:

(422.1) (CIL) – passed to Mr. Kirkham for reply, none yet received.

(427.1) (Enforcement: Conservation Area) – it was a LCPLG not a NBPPC meeting; Mr. Byrne explained that the generic policy applies to all development in CAs so there is not a specific policy for dishes.

Cllr. Whyte had also had circulated a DCLG document on outdoor advertising which might prove useful when questioning the amount and size of signage being installed in the town. He advocated specific policies on advertising being included in the Neighbourhood Plan. Members discussed sending a letter, emphasising the work done on the Conservation Area by local residents, asking AVDC for their aspirations in relation to the Conservation Area and what level of input they expected from the Town Council.

Proposed by Cllr. Stuchbury, seconded by Cllr. Smith, and **RECOMMENDED** that the resources allocated to planning enforcement be reviewed in light of the lack of support by AVDC, to the detriment of the townscape in the Conservation Area especially with respect to uncontrolled change and unrestrained advertising.

501/12 Planning Applications

To consider planning applications received from AVDC and other applications

S/2012/1091/MAF

Silverstone Circuit

Erection of a University Technical College at Silverstone Circuit with designated car parking, associated landscaping and ancillary features

Members supported the building of the College, but expressed concern that it seemed to be oriented towards S. Northants to the exclusion of N. Bucks. students and staff, access and transport. They regretted the deletion of the residential facility and the impact this would have on the transport assumptions of the masterplan; not all students interested in motor sport might be expected to live within a short commuter distance of the site, nor have parents able to taxi them back and forth. Certainly there might be Buckingham pupils who would look to attend the College with a view to acquiring qualifications related to a job in a Buckingham-based motorsport company. The revised vehicle movement figures were also felt to be conjectural rather than realistic, given the lack of residential accommodation.

12/02069/APP

CONDITIONAL SUPPORT

21 Hillcrest Way

Change of use of unit from B1/B8 use to single lane MOT bay

Members supported the change of use per se, but expressed concern that there were not enough parking spaces. Customers for MOTs may well leave the car for the whole day, and the location plan shows no accommodation for customer's cars. The two existing forecourt spaces may well be required for staff vehicles, and overflow parking could cause inconvenience to occupiers of other units. If the applicant can demonstrate adequate customer parking for vehicles waiting for testing/collection, Members would support unconditionally.

12/02117/APP

SUPPORT

17 Willow Drive

First floor side extension

Cllr. Collins declared an interest in the following application, and both he and Cllr. Hirons left the Chamber.

12/02185/APP

SUPPORT

Christ's Hospital Almshouses, Market Hill, MK18 1JN

Application to extend the time limit of application 09/01358/APP

Cllr. Hirons returned.

12/02208/APP**NO COMMENT**

6 Burleigh Piece, MK18 7BB

Single storey rear extension (part retrospective)

*Members noted that the drawings did not give any indication of which part was retrospective, and declined to respond due to inadequate information.***12/02231/APP****OPPOSE**

Plot 10, Phase 1F&1G, Lace Hill [1 Constance Street, MK18 7RG]

Erection of detached dwelling. Amendment to 11/01529/ADP

*Members noted that the proposal was actually for the erection of a conservatory on the side elevation and Minor Amended drawings received showed that it was visible from the street. It was also noted that it was a departure from the Design Brief, and if the precedent was established a plethora of extensions would increase the density of an already crowded estate plan.***12/02241/APP****SUPPORT**

19 Hill Radnor, MK19 1SJ

Erection of rear conservatory

*Members noted that the red line on the Location Plan was so fine as to be invisible when viewed on-line.***12/02243/ATP****SUPPORT AS COMMENTS**

4 McKenzie Close, MK18 1SS

Crown Clean No2 Tilia [Subsequently changed to Crown clean and reduce over property to give 3m clearance to one Tilia (T4) and crown clean, reduce over property to give 3m clearance and crown lift to 5m over road to one Tilia (T5)]

Members supported careful work to remove dead wood on T4, and a crown lift only for T5 measuring the 5m from the road surface which was considerably lower than ground & pavement level. The crown was considered to be a good shape and a crown clean unnecessary.

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

07/01787/APP Fleece Yard Demolition of commercial units 8 & 9 and erection of No.5 dwellings and associated parking

Minor Amendment: alteration to levels

12/01058/ADP Lace Hill Reserved matters, internal service road, Employment Area

*Minor Amendment: revised red line**Members still feel that this access is poorly planned for commercial vehicle use and the junction on the edge of technically adequate. The future use of the bridleway has not been addressed.***502/12 Planning Decisions****Approved**

12/01458/APP 17 Primrose Way

Erection of fence (retrospective) Noted

12/01547/APP 26 Westfields

Two storey rear extension Oppose

12/01758/APP 12 Whitehead Way

Erection of external flue Support

12/01833/APP 19 Hilltop Avenue

Part conv.of garage→showerroom Support

503/12 Reports to Development Control

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

12/01777/AAD Scope Charity Shop

Non-illum.fascia & projecting sign Oppose

12/01801/APP 28 Bourton Road

Raise roof for 1st floor, rear & side 2st.extn
Oppose

12/01824/ALB Scope Charity Shop

Non-illum.fascia & projecting sign Oppose

Cllr. Collins returned to the meeting.

504/12 Enforcement

504.1.1 Lockmeadow Farm: Cllr. Harvey would endeavour to obtain the photos requested. Cllr. Stuchbury offered to assist.

ACTION CLLRS. HARVEY & STUCHBURY

504.1.2 Signage, various: concerns would be checked against the DCLG document circulated by Cllr, Whyte (500/12, above)

504.2 To receive the September AVDC update for Buckingham South and related email response.

Noted.

504.3 Members discussed the BCC disregard by for the conservation area in regard to street furniture, highway maintenance and management especially the botched installation of an inappropriate style of railing in Bristle Hill, though the need for a railing was agreed, the replacement of stone kerb setts with tarmac and the wider yellow lines previously commented on (289.2/12).

504.4 (369.2) To receive the response to a letter sent to Cllr. Mrs. Polhill.

Noted.

505/12 Transport

To note that the next meeting of the Aylesbury Vale Transport Users Group is to be held in the Council Chamber on Tuesday 4th December 2012 2pm – 4pm.

Noted.

506/12 Any other planning matters

506.1 New Homes Bonus; to receive for information Appendix E as attached to the agenda for the AVDC Cabinet meeting of 23rd October 2012

Members agreed that whether the figures to be used were 'houses built' or 'permissions granted' was important.

ACTION THE CLERK

506.2 To receive for information the revised postcodes for Lace Hill streets.

Noted.

506.3 Moreton Road Appeal; to receive details of the appeal hearing and related documents for information

Noted.

507/12 Correspondence

507.1 (Community Connect) Results of the ASDA Public Consultation events

Noted.

507.2 (40.2/12) Bourton Road land: to receive an update via the Greenspaces Manager.

The Clerk explained that the Green Spaces Manager had met a representative of the landowner to discuss the condition of his trees which overhung the river, and had introduced the matter of the work on the site into the conversation. The email had resulted, which the Green Spaces Manager had felt would be of interest to the Planning Committee.

Noted.

508/12 News releases

Silverstone College application – emphasising the opportunities for young people and the Council’s concerns on transport and lack of residential accommodation.

ACTION THE CLERK

509/12 Chairman’s items for information

A response had been received from WE Black subsequent to the publication of the agenda. Members decided it did not require action.

510/12 Date of the next meeting: Monday 26th November 2012 at 7pm.

Meeting closed at 9.55pm

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