

Minutes of the **PLANNING COMMITTEE** meeting held on 26<sup>th</sup> November 2012 at 7.10pm 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. Mrs. C. Strain-Clark  
 Cllr. R. Stuchbury  
 Cllr. M. Try  
 Cllr. W. Whyte (Chairman)

**Also present:** Mr I Orton (co-opted member)

**Invited Guest:** Prof. A. Allcock University of Buckingham

**Planning Clerk:** Mrs. K. McElligott

**Committee Clerk:** Mrs. C. Bolton

#### 556/12 Apologies for absence

All Committee members attended.

#### 557/12 Declarations of interest

There were no declarations of interest.

#### 558/12 Minutes

The minutes of the Planning Committee Meeting held on Monday 29<sup>th</sup> October 2012 ratified at Full Council on 19<sup>th</sup> November 2012 were received and accepted. There were no matters arising.

*Proposed by Cllr. Stuchbury, seconded by Cllr. Whyte, and **AGREED** that Standing Orders be suspended to allow Prof. A Allcock, Deputy Vice Chancellor of the University of Buckingham, to speak.*

#### 559/12 Presentation from Mr. A. Allcock, University of Buckingham

Drawings had been circulated with the Agenda at the request of the University.

Prof. Allcock outlined Buckingham University's plans for expansion on their current sites in the town. The University currently had 2000 students of which some 1300 lived in Buckingham; the University had 460 rooms on site, and accommodated a further 100 in University houses (including 25 at Moreton Road) and another 100 in University-rented accommodation in town. They were looking to get out of the latter arrangement meaning they would be able to accommodate 560 – approximately half of the student body. Some students were local and the rest rented privately.

Mr Allcock drew Members' attention to the Master Plan Vision document circulated with the agenda (Appendix A) and discussed the intended changes of use and expansion to the buildings marked.

It was thought that the University could increase capacity by up to 100%, therefore accommodating 2,500 students and doubling on-site accommodation. The provision of a Medical School in the near future could also attract a further 200 students (100 per year the first 2 years of their study; the remaining years would be hospital-based). It was intended to use the Chandos Road building for the Medical School. A proposed joint-venture Dental School would be accommodated entirely in Leicester. Other ideas included moving the Libraries from Verney Park and

Hunter Street to the Innov8 building across the river, and changing the entrance to the Island car park to separate vehicle and pedestrian traffic. Discussions with the Environment Agency were on-going re a bridge from the Hunter Street campus to the Innov8 site.

Members asked a number of questions which included details of the change to facilities and for firmer numbers of students with a view to inclusion of residential facilities for students in the Neighbourhood Plan. Prof. Allcock was unable to give any predictions in this area, despite Members emphasising that the figures were required urgently to properly inform the Plan. Members therefore requested that Mr Allcock return at a later date with a more comprehensive plan for the expansion and meantime to submit a formal request that University accommodation be considered as separate from the Plan so that the designated 700 houses could be allocated for non-student occupation, and infrastructure requirements calculated accordingly.

The Chairman thanked Prof. Allcock for his attendance and suggested that further information could include potential parking issues, community facilities and details of consultative informal workshops with residents and other stakeholders.

| Prof. Allcock left the meeting.

*Proposed by Cllr. Stuchbury, seconded by Cllr. Collins and **AGREED** that Standing Orders be reinstated and the consideration of applications taken next for the convenience of the Scout representatives present.*

#### **560/12 Planning Applications**

*The Minor Amended plans received for the following application showing the fencing and security gate, had been withdrawn before the meeting, following public reaction.*

##### **12/02332/APP**

**SUPPORT**

Community Hall, Embleton Way

Single storey rear extension to Scout Pavilion

*Members were supportive of seeing the building in regular use but would like to see more cycle racks installed (only 2 were shown) and felt that the long blank elevation might invite graffiti; that there was no natural lighting in the extension; and that details of external lighting were lacking.*

##### **12/02324/APP**

**SUPPORT**

1 Portfield Close

Demolition of existing garage and erection of two storey side extension (Amendment to Planning Permission 12/00794/APP)

*Amendment proposes pitched roof to garage rather than flat*

##### **12/02339/APP**

**SUPPORT**

55 Fishers Field

Rear conservatory and front porch

*The Chairman reported to the meeting that the amended plans on the website deleted the porch and showed a smaller conservatory.*

##### **12/02348/APP**

**SUPPORT**

University of Buckingham Chandos Road Building, Chandos Road

Internal refurbishment of building to create new education room and event space.

Single storey infill extension and insertion of new side fire escape and new door opening.

*Members noted that the lower ground floor event space with bar showed no air conditioning or extraction provision; support was given to the plans as received, but should air conditioning or extraction plant be required, especially if by external trunking etc. it was to be visible on the exterior of the building, Members would like to see Amended plans with the opportunity for comment.*

**12/02371/APP**

**SUPPORT**

Avenue Lodge, Stratford Road

Change of use from business to residential use and first floor extension

*Members would have liked more information on the materials and detailing, particularly in respect of the old stonework.*

*Members were informed the overall application for the development of this land was OPPOSED at Full Council 19/11/12*

**12/02478/ALB**

**OPPOSE**

Summer House, Land at Market Hill

Internal & external refurbishment of Summerhouse for bicycle store

Concern was expressed at the derelict state of this listed building, and Members requested that the building would be reported to the HBO as being at risk.

Considering this is a listed building application, it is extraordinary that no drawings had been submitted with the application detailing the proposed windows, doors and rainwater goods to be fitted, and yet the application is validated. The 1.8m fence to protect the building was not necessary if it is to form part of the open space for the dwellings opposite.

The statement in the Planning Statement (p3, para.2.3) that BTC made no comments concerning the Summerhouse refers to a presentation made to this Council on 27<sup>th</sup> July 2009 when more pressing concerns about the proposal were discussed. This Council's response to 09/02203/ALB (July 2009) was "Members noted the distance of the summerhouse from the new properties and asked for a "Secure by Design" statement for the building." and to the Amended Plans for 09/02155/APP (June 2010) "...They also felt that the proposed fencing was excessive, particularly in the way it affected the setting of the Listed summerhouse, and that it gave an impression of a 'gated compound'..... The applicant's covering letter indicated that the amendments responded to comments made by key stakeholders, but there had been no inclusion of the Town Council in this, and the document gave the impression that the developer had little direct knowledge of the town – for example referring to the 'former Woolworths store', when the premises have been occupied for nearly a year by M&Co and the delivery access road to be shared by the development does not serve WHSmith's at all."

**12/02516/APP**

**SUPPORT**

5 Overn Avenue

Single storey side and rear extension; amendment to 11/02636/APP

*The amendment proposes a single-pitch roof over the extension rather than a flat one*

**12/02558/ADP**

**OPPOSE**

Sub-Phase 1J (Part) and 1K, Lace Hill

Approval of reserved matters pursuant to outline permission 09/01035/AOP relating to appearance, landscaping, layout and scale for the erection of 64 residential dwellings together with garages, roads, sewers and all ancillary matters

*Members noted that the drawing supplied showed the earlier rather than the revised layout of the access road through the employment area, and were also concerned that no detail of the landscaping had been supplied – this was felt to be particularly*

*important at the northern boundary of the site, around the pumping station and the buffer between residential and adjacent other uses – and no recognition of previous criticisms of tight curves and convoluted access, on-street parking or refuse collection access had been made.*

*Members asked that the Clerk keep a record of the numbers of Affordable Houses to ensure that the agreed % was maintained.*

## **561/12 Vale of Aylesbury Plan & Neighbourhood Plan**

**516.1** Notes of a meeting held with BCC Transport officers and consultants.

Members commented on the format of the notes taken and comments therein. It had not been clear what the purpose of the meeting was, nor actions that had arisen. Members **AGREED** that a review of the notes was required and the Town Clerk should provide an outcome and action points arising.

**ACTION: TOWN CLERK**

**516.2** Members received and discussed the alteration to the Neighbourhood Plan timeline and agreed to aim for a published Draft Plan by Spring 2013, and a referendum earlier than the scheduled autumn of 2013. Details of specific firm dates were required, along with a specific schedule of events. Councillors urged commitment for a late Spring referendum and **AGREED** that a draft document be produced as soon as possible, once the new Town Plan Officer was in post.

**ACTION: TOWN CLERK/TOWN PLAN OFFICER**

Members also discussed a rota for attending a stall for the shopping event on Sunday 2<sup>nd</sup> December and a stall for the Community Fair on 15<sup>th</sup> December.

**ACTION: TOWN CLERK/TOWN PLAN OFFICER**

**516.3** To receive for information notes from the informal Councillor meeting held on 12/11/12.

**Noted.**

## **562/12 Action Reports**

**517.1** Cllr. Harvey apologised for not carrying out his action point.

**517.2** (429.1) Strategic Flood Assessment Response from AVDC

Members commented on the response from Mr Broadley and **AGREED** that a more detailed response to point n<sup>o</sup>.1 was required.

Councillors also **AGREED** that Mr Broadley needed to approach the University for clarification on point n<sup>o</sup>.2.

Councillors noted that the hatching colour reproduction on the Buckingham Flood Map was not clear and **AGREED** that the office should check before Councillors commented further.

Councillors discussed and **AGREED** that the reliability of the report from the Environment Agency (point 4) should be questioned as it was noted that new houses on the Moreton Rd estate had flooded in the most recent floods of the weekend of 23/24<sup>th</sup> November.

**ACTION: PLANNING CLERK**

**517.3** (506.1) Mr. Byrne had replied: *New Homes Bonus matters are dealt with by my colleague Andrew Small to whom I have copied this e-mail. My understanding is that the Government's calculation of NHB is based upon net additional houses so "houses built" in terms of your e-mail.*

*Mr. Small had since added: It is houses built, or more specifically the net change in houses from one year to the next. Demolitions and properties being joined together therefore also have an impact.*

*The Bonus is calculated by using the figures reported to the Government on the Council Tax Base (CTB1) return submitted by us to the Government each year and our numbers are taken from the District Valuer's list in October.*

**Noted.**

## 563/12 Planning Decisions

The following decisions had been received:

### **BCC - Permit**

CC/22/12 New Day Care Centre, Well Street Support

### **AVDC:**

#### **Approved**

12/01453/APP 19 West St. Replace corrugated roof,replace rear wall Support

12/01792/ALB 19 West St. Replace corrugated roof,replace rear wall Support

12/01777/AAD Scope shopNon illum<sup>d</sup> fascia and projector sign (retrosp.) Oppose

12/01824/ALB Scope shopNon illum<sup>d</sup> fascia and projector sign (retrosp.) Oppose

12/01801/APP28 Bourton Rd. Raise roof for 1<sup>st</sup> floor+rear&side 2st. extns Oppose

#### **No objection**

12/02125/ACC 61 Well St. Refurbish & extend Day Care Centre Support

## 564/12 Enforcement

**564.1** Updated list.

**Noted.**

**564.2** AVDC Enforcement Bulletins for Buckingham North (September & October) and South (October).

**Noted** with comment that 63 Nelson St has not ceased business and appeared to be trading. A copy of the *Advertiser* ad would be sent as proof.

**ACTION PLANNING CLERK**

**564.3** (427.3) Overview of enforcement cases.

Councillors discussed at length how long actions were left not unclosed. The Chairman commented on his recent attendance at a seminar run by Planning Aid England, where other delegates had agreed that AVDC appeared to be one of the least active enforcement agencies in the country. It was **AGREED** that when the seminar notes were available a meeting be set up with Mr. Byrne and, hopefully, the Cabinet Member to discuss Enforcement and Conservation Area management. Members felt that there was no need to actively demonstrate harm in a report of a breach in the Conservation Area, the harm should be self-evident.

**ACTION PLANNING CLERK**

*[The Chairman has since furnished the following links:*

*details of conference: <http://www.rtpi.org.uk/pipaconference>*

*and the enforcement presentation:*

*<http://www.rtpi.org.uk/media/1656847/enforcement.pdf> ]*

**564.4** Signage comments ref. DCLG Outdoor Advertising & Signage document.

Councillors asked for an update on the To Let sign behind the Red Chilli. and also the broken To Let sign on the bypass by the Tingewick Road junction should be added to the list, and the additional noticeboard on Belci.

**564.5** Decision on the Bees Kitchen sign.

**Noted .**

**564.6** Response to Cllr. Mills in answer to his question (see FC Min.427.1)

Cllr. Mills had supplied the full text of the response received to his request for fuller details of decisions. This was noted; Cllr. Mills would be kept copied in to further correspondence.

**ACTION PLANNING CLERK**

**564.7** Members commented on the number of banners displayed on the Cattle Pen railings. The Planning Clerk advised Members not all had permission and those without would be removed as soon as staff time was available. Cllr. Hiron asked about the replacement tree for one felled on the London Road - he would supply the approximate location.

**ACTION CLLR. HIRONS/COUNCIL STAFF**

**565/12 Transport**

**565.1** (428) Meeting with the Local Area Technician Tuesday 27<sup>th</sup> November. Cllrs. Hirons, Smith, Strain-Clark, Stuchbury and Whyte would attend. Notes would be taken and circulated.

**565.2** Timetable for the new Saturday village service

**Noted.** The Committee **AGREED** that a letter of thanks be sent to the Chair of the LAF, copied to Cllr Hardy, welcoming the service. **ACTION: PLANNING CLERK**

**565.3** Briefing note from BCC on 20mph speed limits.

**Noted.** If there was any further action on implementation, this would be referred to Full Council for discussion.

**566/12 Any other planning matters**

**566.1** Local Council Planning Liaison Group – Minutes of the meeting held on 20<sup>th</sup> September 2012.

The Chairman indicated that he would be able to attend the next meeting.

**566.2** To receive for information a briefing note and award details of the New Homes Bonus circulated by AVALC.

**Noted.**

**567/12 Correspondence**

**567.1** (12/01547/APP; 26 Westfields) AVDC – reasons for contrary decision.

**Noted.**

**567.2** (12/01770/APP; Fir Cottage) Letter from David Parker Architects.

Councillors **AGREED** a response should be sent, copied to the developer, pointing out that the University had not committed to purchase of the development, and thus many concerns remained valid. Members found the letter disingenuous and misleading. **ACTION PLANNING CLERK**

**567.3** Letter from UK & Maine.

**Noted**

**568/12 News releases**

Neighbourhood Plan - Stall on market (516.2).

**569/12 Chairman’s items for information**

Members’ attention was drawn to a reply from BCC about the Windsor Park signs which had been circulated at the meeting.

The Chairman, distributed LGA booklets on Neighbourhood Planning. from the RPTI seminar he had attended .

**570/12 Date of the next meeting:**

Monday 17<sup>th</sup> December 2012 following the Interim Council meeting.

Meeting closed at 9.59pm.

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