

Minutes of the **PLANNING COMMITTEE** meeting held on 17<sup>th</sup> December 2012 at 7.10pm in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

**Present:** Cllr. P. Collins  
 Cllr. J. Harvey  
 Cllr. P. Hiron (Vice Chairman)  
 Cllr. A. Mahi  
 Cllr. Mrs. C. Strain-Clark  
 Cllr. R. Stuchbury  
 Cllr. W. Whyte (Chairman)

**Also present:** Cllr .D. Isham  
 Mr. I. Orton (co-opted member)  
 Miss P. Parida (Town Plan Officer)  
 Mrs. C. Bolton (Committee Clerk)  
 Mrs. K. McElligott (Planning Clerk)

#### 605/12 Apologies for absence

Apologies were received and accepted from Cllrs. Try and Smith.

#### 606/12 Declarations of interest

Cllr. Strain-Clark declared a personal interest as a neighbour of 11 Church St, applications 12/02219/ALB and 12/02540/APP (Min 532/12)

#### 607/12 Minutes

The minutes of the Planning Committee Meeting held on Monday 26<sup>th</sup> November 2012 to be presented to Full Council for ratification on 21<sup>st</sup> January 2013 were received and accepted. There were no matters arising.

#### 608/12 Vale of Aylesbury Plan

**608.1** Councillors welcomed Miss Prerana Parida, the new Town Plan Officer to the Town Council. Miss Parida reported that she had been in office for two weeks and had been getting up to speed with policies, familiarising herself with the layout of the town and its facilities and meeting contacts from AVDC. Ms Parida also commented she had received a letter from Buckingham University in relation to their requirements for the Neighbourhood Plan and that she intended to arrange a meeting with them to discuss this towards the end of January. The AMT draft benchmarking report had been received and several responses to the questions in the Winter Newsletter. Members asked that the report be circulated to the Committee, and to the Market Supervisor for information on the market. Miss Parida was also asked to find out if any other Town or Parish Councils in the country had managed to obtain some of the CIL money for parks, cemeteries or other facilities in their ownership rather than the District Council's.

#### **ACTION TOWN PLAN OFFICER**

Members noted that no response on CIL had been received from Mr. Kirkham (Min.422.1) and asked that one be prompted. **ACTION PLANNING CLERK**

Mr. Orton invited Miss Parida to meet with representatives from the Buckingham Society.

Cllr. Whyte commented he would like to see more detail on the schedule of progress for the Vale of Aylesbury Plan in the New Year, and a draft document drawn up as soon as possible. **ACTION TOWN PLAN OFFICER/TOWN CLERK**

**608.2** DCLG *Notes on Neighbourhood Planning* Editions 1 & 2. Noted. Cllr Whyte reported this was a new source of information but mainly covered ground the Committee was already aware of. Cllr Hirons requested the document be circulated by email to allow easier access to the hyperlinks in the leaflet, which were useful.

**ACTION: PLANNING CLERK**

Members were also recommended to read the *Building for Life* document over the holidays (see 538.1).

**608.3** The Buckingham Society's views resulting from their AGM meeting on 19<sup>th</sup> November 2012 – information noted. Cllr Whyte stated it was interesting to see how other organisations view those key issues affecting the town and neighbourhood plan, and thanked the Buckingham Society for their input. Help with updating the Vision and Design Statement would be appreciated.

Mr Orton commented that the Buckingham Society would like to continue to work with the Planning Committee and investigate how to look into available sites around the town that may be available for development. Mr Orton said that he would raise this at the next working group meeting.

**ACTION: MR. I. ORTON**

### **609/12 Action Reports**

Councillors briefly discussed updates provided on the Vale of Aylesbury Plan, unauthorised banners, Fir Cottage, Lock Meadow Cottage and Enforcement. The Chairman requested an update meeting be arranged with Roger Newell on progress at Candleford Court (289.3). Cllr. Harvey updated Members on the Windsor Park signs, which were clearly purporting to be traffic signs.

**ACTION: PLANNING CLERK**

The Chairman noted the lack of an Enforcement reporting item on the agenda and the following were offered: Cllr. Stuchbury reported he had received a number of emails from residents of the Badgers Estate relating to conversion of houses and garages to HiMOS.

The Chairman reported a 6' high fence had been installed on the Lace Hill Development, facing the highway without permission. Cllr Stuchbury suggested this should be reported to AVDC. Planning Clerk to take a photo and report.

**ACTION: PLANNING CLERK**

Councillors discussed the signage at The Red Chilli; Cllr Whyte stated that the change of lighting was 'brash' and should be reported.

**ACTION: PLANNING CLERK**

*Councillors reverted to Agenda order.*

### **610/12 Planning Applications**

*Cllr. Strain-Clark left the meeting.*

The following two applications were considered together:

#### **12/02219/ALB**

11 Church Street

Change of use of outbuilding to create annexe – insertion of roof lights, staircase, bathroom and extension of car port

**SUPPORT**

#### **12/02540/APP**

Change of use of outbuilding to create annexe and car port

*Members noted that the application had been validated though there was no site plan with the documents, which would have shown access and circulation within the site*

**SUPPORT**

Cllr. Strain-Clark returned.

**12/02406/APP**

**SUPPORT**

Land adj. Manor Farm House, Moreton Road

Erection of detached two storey dwelling

*Members noted that the problems with flooding of the existing dwelling had not been addressed and no attenuation measures were proposed.*

**12/02468/APP**

**SUPPORT**

Benthill Farm, London Road

Erection of pool house and link extension to barn to be converted to home gym (private use)

**12/02539/APP**

**SUPPORT**

80 Moorhen Way

Erection of conservatory

**12/02565/APP**

**SUPPORT**

14 Kingfisher Road

Two storey side extension to dwelling

*Members commented that this application should be supported providing it met the Authority's guidance on blocking daylight to habitable rooms and a subsidiary ridgeline. No site plan or daylight study had been provided.*

Cllr Collins left the meeting.

**12/02609/APP**

**OPPOSE**

8 Holton Road

Two storey side and single storey rear extensions

*Members expressed concern that the parking provision was impractical and that the proposal constituted an overdevelopment of the site. This application did also not have a site plan, and the parking layout had only been supplied on request.*

**12/02612/ATP**

**SUPPORT**

2 Bostock Court

30% crown reduction of №2 willow trees, crown lift horse chestnut and 30% crown reduction of №4 crack willow

*Members supported this application but requested that the Tree Officer define the height to which the crown lift should be made.*

**12/02613/ATC**

**SUPPORT**

Hill House, 12 Castle street

Fell №1 conifer

**12/02624/ATP**

**OPPOSE**

15 Grange Close Remove overhanging branches to horse chestnut

*Members felt that a Protected tree should be trimmed evenly to maintain its shape; re-application should be made showing that the owners of the tree agreed to this, and the work done under the supervision of the Tree Officer.*

*The following two applications were considered together:*

**12/02635/ALB**  
10 Market Square, MK18 1NJ

**OBJECT**

**12/02636/APP**

**OBJECT**

Conversion of first floor and second floor from B1 (office) and C3 (residential) and erection of new dwelling to rear of №10 Market Square  
*Members had opposed this application previously and remain concerned about refuse and recycling arrangements (bins from the existing flats are often left outside for days) and parking provision.*

**12/02637/APP**

**SUPPORT**

27 Stratford Road, MK18 1NY  
Demolition of existing outbuilding and erection of a single storey rear extension

**12/02621/APP**

**OPPOSE**

Former Railway Station, Station Road  
Erection of №6 dwellings  
*Members felt the additional piece of land was not adequate for the provision of two more dwellings on the site, and the different levels over the site made difficulties with the layout and within-curtilage parking provision. There was no possibility of using Station Terrace for overflow parking. No attention had been paid to the springs on the site and flooding and attenuation matters. The new pair of houses are slightly higher than Station Terrace and face on to its rear elevation. The applicant remained convinced that there was a bus service on Lenborough Road. Members opposed on the grounds of overdevelopment of the site, overlooking, parking and access (including public transport) and lack of sustainability measures.*

*Mr Orton left the meeting.*

**12/02673/ACD**

**SUPPORT**

Fleece Yard, MK18 1JX  
Demolition of commercial units 8 & 9

*Cllr. Isham left the meeting*

Minor Amendments had been received, for information only:

**12/02339/APP** 55 Fishers Field Rear conservatory & front porch

*Members were advised that the Chairman had given a verbal description of these amendments at the last last meeting and the response had been sent taking these into consideration.*

Additional Information had been supplied, for information:

**12/02371/APP** Avenue Lodge Change of use from business to residential and first floor extension

*Letter from Estate agent supporting change of use.*

## **611/12 Planning Decisions**

### **Approved**

12/01831/APP 6 Bourton Rd.	Create pond, erect garden wall (retrosp)	Support
12/02185/APP Christ's Hosp. Almshouses	Ext. time limit 09/01358/APP	Support
12/02208/APP 6 Burleigh Pce	S/st. rear extension(part retrosp)	No comment
12/02241/APP 19 Hill Radnor	Erection of rear conservatory	Support
12/02243/ATP 4 McKenzie Cl.	Crown clean 1 Tilia,crown lift 1 Tilia	Support

## 612/12 Budget

Councillors discussed what budget would be required for the design, layout and preparation of the Neighbourhood Plan document. The Chairman reported that a small amount of funds should be put aside for general printing, though it was hoped that circulation could be made in the main by PDF, with a small number required for print.. He also commented that dependent on the type of document, illustrations and publication required, an estimated further £5,000 - £10,000 could be required. There may also be elements of the process that were so far unknown. The Chairman requested that the Town Clerk provide estimates to assist. Cllr Stuchbury reported that an amount of £20750 had been earmarked and not used in the current year.

Proposed by Cllr Stuchbury, seconded by Cllr Hirons and **AGREED** that £20,750 be earmarked into the new financial year and that additional requirement should be identified as soon as possible.

**ACTION:CHAIRMAN/TOWN CLERK**

## 613/12 Enforcement

613.1 Quarterly Enforcement Report – Noted. Councillors queried why, after 8 months, an application had not been received for 6 High Street and it had taken 6 months to elicit an application for 7 Bridge St. (02382 indicates late November) and then this had proved invalid.

613.2 Enforcement Bulletin for Buckingham South for November – noted.

613.3 Correspondence between Cllr. Mills and Enforcement - noted. Thanks should be extended to Cllr Mills for his persistence with this subject and that he invoke the democratic process with a written question to the Cabinet Member suggested.

## 614/12 Transport

614.1 It was agreed that if BCC wanted the Town Council's opinion on the use of High Street North for additional bus stops, it should be requested directly, not as a side comment in an email which was principally about the bus shelter and taxi problems, which were AVDC's business.

**ACTION PLANNING CLERK**

614.2 Meeting notes from TfB Local Area Technician meeting. It was **AGREED** that a summary of the action points from the notes of the meeting be added.

**ACTION: PLANNING CLERK**

614.3 (422/12) Cycle facilities. The Planning Clerk reported that this had been a very positive meeting. A number of issues were discussed, including the introduction of a Strategy for cycling and the use of the s106 sums expected from Lace Hill and the Tesco expansion. BTC would be consulted. The BCC representatives advised they would be starting work on the Strategy in January and would work with the Neighbourhood Plan schedule.

The Chairman commented that other strategic transport issues should go back on the agenda in 2013 and suggested a meeting be arranged with Cllr. Peter Hardy.

**ACTION: PLANNING CLERK**

*Miss Parida left the meeting.*

## 615/12 Consultation

DCLG: Extending permitted development rights for homeowners and businesses.

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/11188/permitted.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/11188/permitted.pdf)

Councillors discussed the content of the consultation document at length and **AGREED** that comments should be made as follows -

Q1. **No** – major issues for residential areas relating to unregulated loss of garden space, inadequate parking provision, loss of permeable ground leading to flooding, HiMOs, impact on neighbour relationships.

Q2. **No** - Members believed this was unenforceable; how would ‘family members’ be defined and would there be a time limit on such use?.

Q3. **No** – Shops may exist in residential areas leading to loss of amenity for those residential properties affected.

Q4 **No** – Agreement would allow freedom to build right up to boundaries of sites, without consideration of landscape buffers, retention of storage and vehicle yards, storage of materials/hazardous chemicals and waste. Possible fire hazards. No mention of single-storey extensions – could be several stories high.

Q5 and 6 – same as above.

Q7 **No** – 3 year period appears a random choice. There should be a definitive time, but it should be made clear how this is arrived at.

Q8 **No** – How would the local authority manage data and revenue if they have no control. There would be an impact on strategic planning, building control, enforcement, fire regulations and sustainability.

Q9 **Yes** – it is important to keep and identify areas of special interest.

Q10 **No comment**

**ACTION: PLANNING CLERK**

#### **616/12 Any other planning matters**

616.1 Information the *Building for Life* publication – Received. The Chairman recommended Members read the document as the content was realistic and deliverable. It could well be quoted as a key document for the Plan. Consideration could be given to defining a minimum size for garages – the current standard was inadequate to modern vehicles.

616.2 Addendum to bulletin 48/12 (Planning fees rise; the remainder is about Agenda item 11) – Received. The Chairman asked the Planning Clerk to find out if this applied to the Friday Duty Officer service at the Buckingham Centre.

**ACTION: PLANNING CLERK**

616.3 (521.1) Next meeting of the LCPLG – Members noted that the scheduled meeting had been cancelled, but that an AVALC meeting with planners had occurred that afternoon. It was hoped that the meeting notes would be available in time for the next meeting.

**ACTION 14<sup>TH</sup> JANUARY AGENDA**

#### **617/12 Correspondence**

617.1 BCC: notice of adoption of Minerals & Waste Core Strategy – noted.

617.2 Moreton Road – Planning Inquiry ; and statement from Cllr. Mills. Councillors **AGREED** that a simple press release be prepared in case of a decision before the Christmas holidays.

**ACTION PLANNING CLERK**

#### **618/12 News releases**

618.1 An announcement that Miss Parida had joined Town Council, and to look out for new Plan events in 2013.

618.2 As above re Planning Inquiry (539.2).

**619/12 Chairman's items for information**

The Chairman thanked all Committee Members for their hard work and commitment and wished all Members a Merry Christmas. The New Year would be a busy one for the Committee.

**620/12 Date of the next meeting:**

Monday 14<sup>th</sup> January 2013.

Meeting closed at 9.40pm

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