

Minutes of the **PLANNING COMMITTEE** meeting held on 28th January 2013 at 7.05pm following the public session, 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. R. Stuchbury	
	Cllr. M. Try	
	Cllr. W. Whyte	(Chairman)
Also present:	Mr. I. Orton	(Co-opted member)
	Mrs. C. Bolton	(Committee Clerk)
	Mrs. K McElligott	(Planning Clerk)
	Ms. P. Parida	(Town Plan Officer)
	Mr. C. Wayman	(Town Clerk)
Invited Guests:	Mr. J. Harbottle	Green Initiatives Ltd.
	Mr. C. Luxton	Charlie Luxton Design
	Mrs. S. Jobbins	CPRE

689/12 Apologies for absence

Apologies were received and accepted from Cllrs. Try (who arrived during item 5.1), and Mrs. Strain-Clark.

690/12 Declarations of interest

Councillors Collins and Hirons declared a prejudicial interest in application 12/02384/ALB. Councillor Stuchbury declared a personal interest in application 13/00009/APP.

691/12 Minutes

The minutes of the Planning Committee Meeting held on Monday 14th January 2013 were received and accepted. There were no matters arising.

692/12 (656.2) Presentation by Mr. J. Harbottle: Bourton Road self-build site

Mr Harbottle and Mr Luxton circulated drawings outlining the proposed development on Bourton Road east of the Cricket Club, showing a triangular close of linked and detached houses with rear gardens surrounding an allotment 'island'. Mr Luxton informed Members that under the Government's new National Planning Policy Local Authorities are under a duty to consider self-build projects; about 53% of homeowners were interested in self-build at some point when considering a new home, and that those people moving into a self-build home stay up to 25 years as opposed to 6 years on average for ready-built.

Mr Luxton advised Members that using this approach money goes directly to local business and trades, and would be very positive for the locality. Space standards and sustainability were higher for self-build than for mass housing.

Mr Harbottle informed Members that AVDC had advised that the area of land could be developed within the site area of approximately two acres leaving the $\frac{3}{4}$ of an acre adjacent to the River as flood plain. The proposal was for a total of 15 houses, ranging from three to six beds with designs were based on local features referencing the town centre, such as terraced housing, roof pitch and ridge height, chimneys and materials. A path linked the back corners of the triangle via the river

bank and public park area. A channel of the river could be created making an island feature with the existing trees. There would be a design guide with embedded sustainability and energy saving measures; residents would be able to vary internal design to their own requirements within the constraints, and would form a company to manage the common areas. The database of interested people was already oversubscribed.

Councillors expressed concerns about the access and parking issues associated with the Cricket Club; the stability of the made ground the proposed development would be built on; the lack of creative design – there was no need to reflect the town centre this far from it, modern styles could be considered; whether any affordable housing would be included (35% of 15 would be 5 houses); what a s106 agreement might provide; whether the site should be considered as an opportunity for alternative use to residential; and the preservation of the flood plain (and protection of the site from the adjacent Otter Brook backing up when the river was high); and how the site would be managed after development.

Mr Harbottle and Mr Luxton thanked Councillors for their input and would keep the Council updated with any progress.

*Mr. Harbottle and Mr. Luxton left the meeting.
Cllr .Try arrived during the following item*

693/12 Buckingham Neighbourhood Development Plan

693.1 The Chairman introduced Mrs. Jobbins from CPRE and indicated that the Town Clerk's report (circulated with the agenda) would form the basis for discussion.

The Chairman reported that various consultations had taken place during 2012 with key groups and that process was nearing an end, and, as discussed at the Members' workshop on Friday 25th January, the next steps would be policy development and production of the evolving draft plan. The fundamental change to the timeline was that the draft plan be delayed for 13-14 months and a potential referendum take place in Summer 2014.

Councillors held a discussion over the groups which required further consultation and requested a schedule of those made over the last 18 months, along with an updated timeline.

ACTION TOWN CLERK

The Town Clerk informed Members that the CPRE had been invited to help finish the stages of consultation – relating to the town centre, brownfield sites, the university and young people, and those groups which had not so far responded adequately. Following on would be concentration on the Vision & Design Statement and then move into the policy development stage.

Mrs Jobbins advised Councillors of the need to find a balance between development of a robust strategy and the speed at which the process progressed. She also warned that the Inspector would look very closely at the extent of the consultation and that the Council must be able to demonstrate it had engaged widely, and particularly with those groups that were hard to reach. Gaps needed to be identified and filled. If it was found that this had not been effectively carried out, or people were not aware of fundamental changes during the process, people would not be willing to vote at the time of referendum and the process would be halted. The timing of the referendum was important – not during the darker winter days, for example - to encourage the best response.

The Town Clerk informed Members of the importance of including policies not yet issued from AVDC and BCC such as the SHLAA and a Transport Policy for Buckingham; some respondents had indicated a desire for a new southern bypass, for example, and a western link of the bypass to Brackley Road would open up

areas west of the town for development.. Information like this could be referenced in the draft plan to explain why particular policies were included (or not), avoiding upsetting respondees who might feel their views had been ignored. Mrs Jobbins informed Councillors of the need to consult on all options that were intended to be included in the plan.

Councillors agreed that the complexity of the plan and procedures should not be underestimated and that the Inspector will seek to verify each stage. Some stages might be carried out in a parallel rather than linear manner, and that would speed the process up. Concern was also expressed that the interim period might be exploited by developers: a letter would be sent to Mr. Byrne seeking reassurance of support from AVDC until the BNDP was in place.

ACTION PLANNING CLERK

Proposed by Cllr Harvey, seconded by Cllr Whyte and **AGREED** that the Planning Committee review the consultations and overall programme with external assistance and that the CPRE investigate the involvement of an independent Project Manager with the aim of going to referendum in the summer of 2014.

ACTION: TOWN CLERK

Councillors thanked Mrs Jobbins for her assistance.

Mrs. Jobbins left the meeting.

693.2 (529.1) AMT Benchmarking Report

Noted. It was remarked that the only negative points raised were the car parking and lack of public toilet facilities, while a positive point was the low number of empty shop units.

693.3 (647.1) The stakeholder meeting to discuss town centre issues has been scheduled for Friday 22nd February, 7pm – 9pm. The Planning Clerk was working on the contact list left by the previous Town Plan Officer.

ACTION: PLANNING CLERK

The Chairman requested input from Councillors on how to structure the event, and requested volunteers contact him directly.

ACTION: ALL COUNCILLORS

693.4 Councillors had already discussed the informal workshop and outcomes during item 693.1. The Chairman commented that the Vision & Design Statement needed to be worked on and asked that Councillors review it and provide comment on critical policies to be included in the development plan.

ACTION: ALL COUNCILLORS

The Town Clerk left the meeting.

Councillors **AGREED** that the consideration of applications be taken next for the convenience of the public present, taking the application for the old cinema site first.

694/12 Planning Applications

13/00009/APP

OPPOSE

Former garage premises [*cinema*], Chandos Road
Demolition of existing building & erection of a neighbourhood convenience retail store, and creation of new access and associated parking area

The Chairman noted that the eventual tenant was immaterial to the consideration of the proposal, and that several letters of approval had been received from neighbouring residents.

Members agreed that the site was important, facing as it did up Bridge Street, and that it deserved a landmark building; the building would be seen from three sides, and it was felt that not only was the aspect of the front elevation wrong, the side elevations were uninteresting. The proposed design was a missed opportunity.

Much concern was expressed about the access and the effect on traffic, especially at school times; restriction on delivery times to the middle of the day was advocated so as not to cause nuisance to residents early in the morning, nor congestion at the morning and afternoon peak school times. Any casual on-street parking would cause inconvenience to residents on Chandos Road or obstruction on London Road. The tracking diagrams provided showed how far delivery lorries would have to pull out into Chandos Road in order to clear the access, and how much manoeuvrability within the site depended on careful parking by customers. This would also apply to refuse collection vehicles.

Careful management of the underground springs and utility connections would be needed during the demolition phase, which would be best carried out in school holidays.

There was no dedicated pedestrian way through the site from either end, so anyone on foot – which would include children so close to three schools – had to share the entrance and exit with vehicles. It was queried whether one disabled parking bay was sufficient.

There was no outline of the positioning of signage, no lighting plot and no indication of whether the window shuttering would be external or internal (latter preferred).

The remaining applications were taken in order.

Cllrs. Collins and Hirons left the meeting for the following item.

12/02384/ALB

RESPONSE DEFERRED

Christ's Hospital Almshouses, Market Hill

Amendment 11/00463/ALB - Two storey rear extension and single storey side extension and demolition of existing flat roof extension and installation of wrought steel railings and gates - comprising part removal and reinstatement of boundary wall, internal alterations, additional door to front elevation and alteration to fenestration on side.

Members noted that the documents supplied did not match the description, though this might be remedied by a further application notified but not yet received, and declined to make response. Members also asked if note had been taken of their criticism of the railings and gates voiced when responding to the original applications (09/01358 & 09/01359), and if these are to be permitted the reasons why the Case Officer/Historic Buildings Officer felt they were acceptable.

ACTION PLANNING CLERK

13/00002/APP

RESPONSE DEFERRED

Tesco Stores Ltd., London Road

Change of use of nine parking spaces to a hand car wash and valeting operation including the erection of a canopy and installation of an office.

The drawings provided (numbered 13/00004) showed no detail of the office and canopy, and no drawings for 13/00004/AAD, the associated signage application, had been supplied. The layouts were imposed on the approved (but not started) 10/00360 extension plans, and Members commented that no change of use should be considered until the car park extension was complete.

13/00036/APP**OPPOSE**

Manor Beeches, Avenue Road, MK18 1QA

Removal of front and side wing of Manor Beeches. Demolition of outbuildings.

Erection of No.3 detached dwellings with access

*Members considered this to be an overdevelopment of the site and the loss of a green space separating the two settlements which affected the amenity of neighbouring residents. Concern was expressed as to whether yellow notices had been posted on Moreton Grange as well as Avenue Road.***13/00079/AAD****OPPOSE**

6 High Street, MK18 1NT

Externally illuminated fascia sign and internally illuminated projecting sign

*Members noted that this was a retrospective application, though not so described, and noted that it resulted from a report made by this Committee arising from concerns about the harm caused by a multiplicity of signs and noticeboards on a building in the Conservation Area, surrounded by Listed Buildings.**It was felt that a site in the Conservation Area and adjacent to Listed Buildings should not have such garish colours, applied vinyls covering every window or a plethora of lit signs. The sign over the door was an inappropriate size for the building. Internally lit signs such as the projecting lightbox were not normally permitted in the town centre.**The following were considered together:***13/00124/AAD & 13/00125/ALB****NO OBJECTIONS**

White Hart Hotel, Market Square

No.3 Illuminated Pictorial Signs, No.2 Illuminated Fascia Sign, Illuminated Transom Sign, No.2 Wall Plaques and Projecting sign

*The following were considered together:***13/00134/ATC & 13/00135/ATP****RESPONSE DEFERRED**

The Old Surgery, 16 West Street

Works to 2 beech trees

*Five trees were marked both on the site sketch and the tree contractor's schedule; Members were unable therefore to relate the work listed in the schedule to the trees to be worked on at this time, nor whether the applications referred to two sets of two trees or the same two trees which the contractor was unsure had TPOs (but were certainly in the Conservation Area).***695/12 Planning Decisions**

Planning decisions made by AVDC as per 'Bulletin' and other decisions.

Approved

12/02539/APP 80 Moorhen Way Erection of conservatory Support

12/02565/APP 14 Kingfisher Rd Two storey side extension to dwelling Support

12/02613/ATC Hill House Fell No1 conifer Support

Withdrawn

12/01770/APP Fir Cottage erection of 57 student rooms within 8 self-contained flats for the University of Buckingham

*Members noted that the original approval for 12 flats remained extant but had been omitted from the list of permissions in the housing total.***ACTION TOWN CLERK***Agenda order was resumed*Planning 28th January 2013

12/03/2013

Ratified 11th March 2013

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Initial.....

696/12 Action Reports

696.1 To receive action reports as per the attached list.

176.1: Training session. The Chairman gave a brief report on the 24th January event.

536.3: Strategic Transport meeting. Still outstanding. A follow-up meeting to the meeting dealing principally with cycle facilities had been arranged for 8th February.

696.2 (504.1.1) Lockmeadow Farm: Cllrs .Harvey and Stuchbury reported verbally that the farm, though untidy, had only one 'mobile home' and one dilapidated 'gypsy' caravan on the site. Only the former was occupied, therefore there was nothing of concern at this time.

696.3 (647.3) CIL: To receive as confirmation the text of the DCLG Press Release Noted.

696.4 (530.2) Candleford Court

The Chairman gave a verbal report from on his meeting with the Case Officer on 22nd January. The builders had moved off site without resolving the problems with kerbs, paths or landscaping. He was, however, able to confirm that there were no structural problems with the building, although there were still water-related issues in the basement. Mr. Newall was hoping to settle these soon.

Mr. Orton mentioned a problem with replacing the lamp on Church Street damaged by a vehicle. This would be placed on the next agenda for report.

FEBRUARY AGENDA

Cllr. Harvey reported that he was still in correspondence with BCC over the Windsor Park signs.

697/12 Enforcement

697.1 To receive the updated list

697.2 To receive the Enforcement Bulletin for Buckingham North for December

697.3 To receive the Enforcement Bulletin for Buckingham South for December Noted.

697.4 To report any new breaches

Solicitors sign on the Market Hill side of 1 West Street.

ACTION PLANNING CLERK

[Clerk's note: this is for the firm which has moved to High Street and whose two signs have been reported already, see 653.4]

698/12 Land at Market Hill (09/02155/APP & 12/02104/APP)

698.1 To receive the Viability Assessment conducted by the District Valuer

Noted. Cllr. Mills would be asked for an update, as the site was in his ward.

ACTION PLANNING CLERK

698.2 To receive the Highway Authority's comments

Noted

699/12 Transport

700/12 Any other planning matters

701/12 Correspondence

No report.

702/12 News releases

Advice of the 22nd February stakeholder meeting was agreed (693.3)

703/12 Chairman's items for information

None.

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704/12 Date of the next meeting:

Monday 18th February 2013 following the Interim Council meeting.

Meeting closed at 10.00pm

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