

MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MONDAY 17th SEPTEMBER 2007 AT 7.52pm FOLLOWING THE INTERIM
COUNCIL MEETING

PRESENT: Councillors T. Bloomfield
H. Cadd
Mrs. P. Desorgher
P. Hirons
G. Loftus
A. Mahi
H. Mordue (Mayor)
M. Smith
Mrs. P. Stevens (Chairman)
R Stuchbury
M. Try
For the Town Clerk Mrs K.W. McElligott

APOLOGIES FOR ABSENCE

Apologies were received and accepted from Councillors Mrs. G. Collins and W. Whyte.

5091 DECLARATIONS OF INTEREST

Cllr. Cadd indicated that, as a result of a recent ruling, it would be possible for him ethically to attend meetings of the Planning Committee and contribute to the discussions. He reserved the right to express different views at meetings of the District Council's Development Control Committee.

5092 ACTION LIST

The Action list had been circulated with the agenda.

5093 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 28th August 2007 to be placed before Council on 8th October 2007 were received. There were no matters arising.

Proposed by Cllr. Stevens, seconded by Cllr. Bloomfield, and AGREED to amend agenda order and take 7.5 next.

Proposed by Cllr. Stuchbury, seconded by Cllr. Try, and AGREED to suspend Standing Orders to allow Mr. Rosenberg to address the meeting.

5094 (5090.1) PROPOSALS FOR FORD MEADOW

Members had expressed concern at the newspaper report that the Council supported the development of Ford Meadow with housing.

Mr. Rosenberg, Chairman of Buckingham Town Football Club, apologised for this; he had had discussions with Mr. Barker at AVDC Planning North, but not with this Council. The report was incorrect. *[Clerk: The reporter had already indicated that the error was due to compression of his article by the sub-editor].* The Club was looking to upgrade the facilities for players/officials and members/spectators and Ford Meadow was not suitable; they were seeking a site outside the town where pitches could be provided for youth and adult matches, a clubhouse that could be rented out for events on non-match days, and with good access. They were hoping to expand youth training as well, complementing Moretonville JFC's work with younger children.

There were to major problems with the development of Ford Meadow – traffic and flooding. To progress on their own behalf would require expensive consultant reports; they were proposing working with a large property developer who could afford to fund the necessary investigation and lose the costs if development proved unfeasible. Should development be possible, then the company would draw up plans to submit for permission. Traffic problems might be lessened if the scheme was for – say – a care home or low density housing. Flooding remained a concern. It was pointed out that any related flood alleviation work would need to be within the parish if s106 monies were to be involved.

Members wished the Club well, especially in respect of its ambitions for structured youth training to bring on local players for the team, and looked forward to receiving formal plans for Ford Meadow and the new facility which they hoped would be close to the town.

Mr. Rosenberg was thanked for attending.

Proposed by Cllr. Cadd, seconded by Cllr. Stuchbury, and AGREED to reinstate Standing Orders.

5095 PLANNING APPLICATIONS

The following planning applications were received and discussed. –

07/01687/APP

OPPOSE

11 Primrose Way

Conversion of garage into bedroom

Members reported that the house appeared to be three-bedroom and the loss of the garage would lead to on-road parking on a busy road as the drive would not accommodate two vehicles, and the proposal was thus contrary to guidelines.

07/02075/ACL

SUPPORT

Hilltop, Gawcott Road

Continued use of land for residential curtilage

Members suggested a 24hour break between expiry of the last agreement and the start of the new to provide a discontinuity.

07/02362/ATP

SUPPORT

21 Beech Close

Removal of overhanging limbs of ash
Support was given subject to the arboriculturalist's report.

07/02407/APP

SUPPORT

Reynolds Yard, West Street

Change of use from meeting room to B1 (general office use)

The following minor amended plans were posted for Members' information only:

07/01981/APP 128 Moreton Road

1st floor ext'n to convert bungalow to 2 storey dwelling house

Additional plans – location plan and elevations – omitted from original application.

07/02217/APP 24 Chandos Close

Amendment of 06/02626/APP (1st floor rear extension) with alterations to windows to top openers with obscured glass

Amended plan shows all proposed windows with top-openings and the bottom to be obscure glazed and fixed shut.

5096 PLANNING CONTROL

The following planning decisions were received from Aylesbury Vale District Council;

APPROVED

06/03018/APP 32-34 Bourton Rd.	Replace existing with 7 self-contained learning disabled apartments & common room	Support
07/01709/APP 42 Bourtonville	Single storey side extension	Support
07/01901/APP 7 Moreton Drive	Two storey side extension	Support
07/01981/APP 128 Moreton Rd.	1 st floor ext'n to convert bungalow to 2st.house	Support
07/01995/APP 12 Boswell Court	Two storey & single storey rear extension	Support

CERTIFICATE OF LAWFUL USE

07/01602/ACL 8 Nightingale Pl. Continued use of land as domestic residential curtilage Certificate has been granted for 'continued use of land as garden land'

BTC response: Members had commended the applicants for their care of the piece of land and supported the continued use as a planted area but felt that it should remain Public Open Space as originally planned.

REFUSED

07/01917/APP 84 Moorhen Way Conv. of part of garage into habitable room Oppose

REPORTS TO DEVELOPMENT CONTROL

Report on the following application had been received and was available in the office

07/00784/APP 43 Embleton Way Two storey side extension and rear conservatory, and retention of shed in rear garden

0701313/APP 68 Moorhen Way Ext'n of boundary wall to enclose land for residential use

APPEAL DECISION

06/02148/APP Rear of 25 Nelson St. [*Clerk's note: "Cobblers Cottage"*]. Alterations to garage building, including roof alterations, to provide loft room.

Members had **OPPOSED**: *Members noted that the external appearance was unchanged from the previous, refused, application.*

Members had offered 'No Comment' on the previous application 06/1320/APP.

AVDC had **REFUSED** (September 2006)
Inspector has allowed the appeal and granted planning permission.

5097 PLANNING - OTHER MATTERS

5097.1 AVDC Affordable Housing Draft Supplementary Planning Document Consultation

Cllr. Smith's draft comments on the document had been circulated with the agenda; Members agreed these responses. Cllr. Smith was thanked for his work.

ACTION THE CLERK

5097.2 (5078.4) The Validation of Planning Applications and make suggestions for inclusions in the Local List

Members agreed to defer this to next meeting.

OCTOBER AGENDA

5097.3 Fieldwork (CPRE) September 2007

This publication was available in the office.

5097.4 Panel Report on the Regional Spatial Strategy for the South East (GOSE)

This report (bound copy or CD) was available from the office.

5098 CORRESPONDENCE

5098.1 (5088.1) J. Cannell: Outstanding matters

Copies of the enforcement reports on the sandwich bars had been sent: none were considered in breach of their use classification. Cllr. Smith reported that the Fruice bar had put tables on the pavement outside – Highways would be notified.

ACTION THE CLERK

Responses on remaining items such as Dark Alley and the gated access at Waglands Garden could be expected when Mr. Cannell returned from leave.

5098.2 Adoption of public spaces and transfers to appropriate entities

Members discussed the adoption of open space on developments in Buckingham and the transfer of services such as drains/sewers to the relevant authorities and companies. Two sales of amenity land had been considered earlier in the evening, and the eventual transfer of some public open space to this Council is in process. Concerns had also been expressed about the drains at Osprey Walk (Min 5039.1).

The Committee asked for confirmation of the completion, or an indication of progress towards completion and the date of transfer, of the adoption of public space including amenity space from the developer, and the transfer of ownership of services such as drains and highways to the appropriate authorities and companies, for (in order of priority)

- Badgers Estate
- Linden Village
- Page Hill
- Mount Pleasant
- Moreton Grange
- Bernardines Way
- Waglands Garden
- Coopers Wharf

Members wished to be sure that any land this Council was invited to take responsibility for was properly and fully transferred from the developer at the appropriate time, with its services accepted by the appropriate company or authority.

With particular reference to the drains on the Badgers Estate, Anglian Water would be approached for their information on adopted sewers and drains.

ACTION THE CLERK

5099 PRESS RELEASES

None were agreed.

5100 CHAIRMAN'S ITEMS

5100.1 Bucks. Minerals & Waste LDF: Minerals development Plan Document Preferred Options Consultation Report (Response date 26th October)

As Cllr. Whyte had reported on the last section of this document, it was he felt he would be the best person to report to the next meeting.

ACTION CLLR. WHYTE

5100.2 Committee Budget

The Chairman informed Members that the current budget was £100 hall hire + £100 training allowance and suggested the 3 - 5 year plan be deferred to next meeting to give Members time to consider possibilities.

Members discussed increasing these amounts, and whether the proposed extension would be adequately equipped for planning meetings. Plasma screens and necessary software were suggested as pertinent to the Planning budget. The new extension will have ordinary display boards and a projector system.

Members agreed amounts of £125 for hall hire and £300 for training purposes, each amount to be increased by 5% per year, deferring the 3 - 5 year plan to next meeting.

OCTOBER AGENDA

5100.3 Chairmanship

Cllr. Stevens regretted that she was unable to give adequate attention to the post of Chairman, due to other commitments. She would therefore stand down, and a new Chairman and (if necessary) Vice Chairman could be elected at the next meeting.

OCTOBER AGENDA

Cllr. Stuchbury thanked Cllr. Stevens for her long service on the Committee and the hard work put in during her various periods of Chairmanship.

Meeting closed at: 9.10pm

CHAIRMAN DATE