

**MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON
MONDAY 5th NOVEMBER 2007 AT 7.55pm following the Interim Council meeting**

PRESENT: Councillors T. Bloomfield
Mrs. P. Desorgher
P. Hiron
G. Loftus
A. Mahi
H. Mordue (Mayor)
M. Smith
Mrs. P. Stevens
R. Stuchbury
M. Try
W. Whyte (Chairman)

Cllr. Try was working in the adjacent office for much of the meeting.

Also Attending: Cllr. D. Isham
For the Town Clerk Mrs K.W. McElligott

APOLOGIES FOR ABSENCE

Apologies were received and accepted from Councillors H. Cadd and Mrs. G. Collins.

5111 DECLARATIONS OF INTEREST

There were no declarations of interest.

5112 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 15th October 2007 to be placed before the Council on 26th November 2007 were received. There were no matters arising not dealt with below.

5113 ACTION LIST

The Action list had been circulated with the agenda.

(5107.4) Osprey Walk flooding

Members noted that in a statement to the *Buckingham Advertiser*, AVDC principal engineer Beryl Kemplen had said the handing over of responsibility for drains and sewers was something for the estate developer and the local water company to sort out. This was disputed by Members present, who had deeds showing that AVDC had signed an agreement in 1986 with the developer; and Anglian Water had investigated and found no evidence of the drains having been acquired from AVDC. The Clerk was asked to write a follow-up letter enclosing a copy of the article, to have AVDC confirm that Ms. Kemplen's statement was accurately reported.

ACTION THE CLERK

5114 PLANNING APPLICATIONS

The following planning applications were received and discussed. –

07/02373/APP **SUPPORT**
2 Warren Close
Erection of conservatory

07/02592/APP **SUPPORT**
19 Chandos Close
Demolition of existing garage and erection of two storey side and rear extension to form replacement garage with living accommodation above

07/02662/APP **OPPOSE**
2 Cheyne Close
Single storey front extension
Members noted that the application included the conversion of the garage to a study, but that the requested information on parking arrangements had not been supplied by the day of the meeting.

07/02785/ALB **SUPPORT**
Clays Butchers, Market Hill
Stripping and replacing roof covering and repair and replace windows
Support was given subject to the Historic Buildings Officer's report.

07/02820/APP **SUPPORT**
18 Hubbard Close
Erection of conservatory

The following two applications were considered together:

The Garage, 3 Well Street

07/02893/APP **SUPPORT IN PRINCIPLE**

Change of use of garage to ground floor café/bar with first floor function room
Members discussed the applications at length and in detail, supporting the change of use and the intention to bring an attractive building back into use.

Concern was expressed about the following:

- 1. Amenity of neighbouring residents, with respect to noise from the premises, noise and litter from smokers outside the premises, the possible nuisance from the outside toilets at the rear, customers occupying residents' parking places in Well Street or Church Street and other parts of the old town where parking is very restricted.*
- 2. There is no indication of where refuse and recycling bins are to be housed.*
- 3. There is no indication of the capacity of the function room.*
- 4. There is no disabled access to the function room, nor a fire escape.*

Members asked for sound insulation to the walls, floors and loft; provision for smokers, including a litterbin; a Green Travel Plan that could be sent out with bookings for the function room (it was suggested that arrangements might be made with the Options Centre or the Ford Meadow football club for parking for functions, the latter being a short walk away via the pedestrian bridge

over the river which would not be obvious to visitors to the town); a report from the Fire Officer on emergency exits.

07/02894/ALB

OPPOSE

Internal and external works to provide ground floor café/bar with first floor function room

In addition to the above points, Members felt there was inadequate detail of the refurbishment, particularly of the windows.

07/02939/ATC

OPPOSE

5 Bostock Court

Works to trees

Members expressed concern that the TPO trees on this site were not marked on the plans and could well be some of those designated for work. It was also felt that 'conifer' was too general a term and more detail as to species would enable a more informed comment.

Members also asked for an arboriculturalist's report on the effect on the protected trees of the proposed work and additional ground cover.

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

07/01003/APP land at Bridge St. 99 flats etc

Amendment: Basement flood access gates widened to 5m (from 3m) to accord with Environment Agency requirements

07/02488/APP 2 Embleton Way Conversion of garage to residential use

Amendment shows drive extended to accommodate 3 parking places

07/02783/APP 15 Swan Bus.Cent. Installation of No.3 windows and No.5 Air conditioning condensers

Amendment increases width of windows from 1m single pane to 2m twin pane; windows re-sited

5115 PLANNING CONTROL

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

APPROVED

07/01328/ALB	Almshouses	Erection of aerial for communal use	Support
07/01789/ACD	Fleece Yard	Demolition of Units 8 & 9	Support
07/02150/APP	Unit 2, Tingewick.Rd.	Ind.Est. Install.external compactor system	Support
07/02200/APP	6 Well Street	Ch. use from shop (A1) to beauty salon	Support
07/02201/ALB	6 Well Street	Ch. use from shop (A1) to beauty salon	Support
07/02211/APP	12 Brackley Rd.	Erection of 1½ single storey rear extension	Support
07/02212/APP	44 Embleton Way	Conversion of garage	Support
07/02217/APP	24 Chandos Cl.	Amend.to 06/02626/APP, alts to windows	Support
07/02283/APP	6 Naseby Court	Single st.rear&side extns, porch & rebuild wall	Support
07/02407/APP	Reynolds Yard	Ch.use from meeting room to offices	Support

REFUSED

07/02362/ATP	21 Beech Close	Removal of overhanging limbs of Ash	Support subj. arboriculturalist report
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WITHDRAWN

07/01687/APP 11 Primrose Way Conversion of garage into bedroom
[Members had opposed]

APPEALS LODGED

07/01021/APP Coopers Yard Demolition of existing commercial buildings & erection of 20 flats in 3 blocks.
Developer is appealing against AVDC's decision that his application to create an extra flat was invalid.

5116 PLANNING - OTHER MATTERS

5116.1 To consider a response to the Consultation on the Silverstone Development Brief

The brochure had been sent out with the agenda.

Members discussed the proposals, noting that approximately half the area to be developed was in Aylesbury Vale. The residential areas were all adjacent to Silverstone village. The employment and education aspects of the development would bring prosperity to the area, otherwise there would be little effect on Buckingham itself, apart from an increase in traffic.

Considerable concern was expressed about the road network in the north of the county, the A413 in particular being unsuitable for heavier traffic loads.

Members noted that many buildings were proposed to be 4 or 5 storeys high, and this was considered inappropriate in a rural environment.

It was also felt that the loss of the camping and overflow parking areas (K) left the circuit inadequately provided for for the most popular events.

ACTION THE CLERK

Cllr. Try joined the meeting.

5116.2 (5107.6) To discuss and agree the budget for the Planning Committee A budget of £300 for training and £125 for hall hire, to be increased by 5% pa had been agreed at the September 17th meeting.

Members discussed the production of a Town Plan, an outline of the way the Town Council saw the town developing, to be adopted as part of the LDF. The co-operation of other entities, such as the Business Group and the Buckingham Society would be sought. It was agreed that the production of such a document be put before the Council and if supported, then the Chairman would consult with other organisations and bring suggested costs to the next meeting.

ACTION THE CHAIRMAN

Proposed by Cllr. Stuchbury, seconded by Cllr. Hirons, and **RECOMMENDED** that this Council seek to be pro-active in the matter of the development of the town and produce an outline document with the aim of it becoming part of the Local Development Framework.

Cllr. Loftus left the meeting during the following item.

5117 CORRESPONDENCE

5117.1 (5110.1) Response from Mr. Cannell (copy circulated last meeting)

Members were satisfied with the response re Cecil's Yard, and the matter of the Verney Close disabled bay had been dealt with at Full Council.

The matter of Dark Alley remained unresolved; the Chairman asked for a copy of the planning conditions set on the approval. Cllr. Try offered to obtain information from the school. BCC would also be contacted over the conditions of sale of the land.

ACTION THE CLERK/CLLR. TRY

5117.2 (5078.4) Confirmation of receipt of LDF Core Strategy comments

A copy of the letter had been circulated with the agenda.

5118 PRESS RELEASES

None were agreed.

5119 CHAIRMAN'S ITEMS

5119.1 (5110.3) Planning Gain supplement

Further to the information from the last meeting, the Chairman reported that the likely successor scheme was the Milton Keynes Roof Tax.

5119.2 (5107.1) Street Naming, Moreton Road

AVDC had received no suggestions from the developers and had extended the deadline to 1st December 2007.

5119.3 North Bucks Parishes Planning Consortium

An invitation to attend a meeting with John Bercow on 29th November had been circulated by email to all Members.

The Clerk would re-circulate the invitation in case any Member wished to attend.

ACTION THE CLERK

Meeting closed at: 10.02pm

CHAIRMAN

DATE