

MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MONDAY 21st APRIL 2008 AT 7.20pm following the Public Session

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

For the Town Clerk Mrs K.W. McElligott

APOLOGIES FOR ABSENCE

Apologies were received and accepted from Councillor G. Loftus.

5176 DECLARATIONS OF INTEREST

The Chairman declared an interest in application 08/00994/AAD as a relative was employed by Waitrose.
Cllr. Mahi declared an interest later in the meeting as minuted.

5177 MINUTES OF THE PREVIOUS MEETING

Proposed by Cllr. Stevens, seconded by Cllr Hiron, and **AGREED** that the minutes of the meeting held on 25th March 2008, ratified on 14th April 2008, be accepted by the Committee.
There were no matters arising.

5178 ACTION LIST

The Action list had been circulated with the agenda.

5163.1 Dark Alley

In light of representations made at the Public Session, Members discussed the gate and heightened garden wall in Waglands Garden. It was felt that an update on progress should be sought and the relevant property-owners notified of the Council's actions. The matter would be placed on the next agenda.

MAY 12TH AGENDA

*Proposed by Cllr. Stuchbury, seconded by Cllr. Stevens, and **AGREED** that 08/00643/APP be taken next for the convenience of the Club representative present.*

5179 08/00643/APP

Sports Pavilion, Stratford Road

Replace external cladding & alteration to flat roof to pitched roof to sports pavilion.

A majority of Members had supported the application in principle at the previous meeting but decided to oppose the application because there were inadequate details of the materials to be used. The Planning Officer had written, enclosing a copy of the same Design and Access Statement as originally submitted, asking whether the Council would reconsider its response given that AVDC could impose a condition in its permission requiring the submission of further details.

The Committee discussed the request at some length, noting that the D&A Statement listed optional colours and materials, and that there was some doubt whether the walls would be strong enough to support a tiled roof. It was felt that it was not this Council's remit to consider undefined applications; that no new information had been provided; and that the Planning Officer's letter indicated that AVDC required more details before approval.

Proposed by Cllr. Stevens, seconded by Cllr. Desorgher, that this Council holds to the original response given.

Cllr. Stuchbury, seconded by Cllr. Mordue, proposed an amendment that this Council support the application; this was defeated.

Cllr. Stevens' proposal was **AGREED**, Cllr. Stuchbury voting against and the Mayor abstaining.

*Proposed by Cllr. Stuchbury, seconded by Cllr. Stevens, and **AGREED** that item 7.1 be taken next for the convenience of the residents present.*

5180 (5172.4.2) BUCKS. WASTE & MINERALS CONSULTATION

Cllr. Whyte reported on the consultation documents reviewed by himself and Cllr. Mahi. The February 2008 document differed so substantially from the 2007 consultation that this Council responded to that it should be treated as a fresh consultation.

The sections dealing with mineral extraction could be ignored as this did not affect the north of the County at all.

The document is complex and ambiguous, and it is difficult to extract the implications of the alternatives offered. Only the sites are for consideration, not the processes planned for the site. Should the decision be for Wapsley Wood rather than Calvert, a sorting facility would be built on a 6.3ha site off Osier Way, and the sorted refuse would then be transported to Wapsley Wood. There was no indication that the inadequate road network in the north of the county had been taken into consideration, nor the proposed East-West Rail Link, when sites were considered. If the site was not working at full capacity with refuse from Bucks., it was likely the private developer would import from outside the catchment. The present Household Waste Site would have to relocate in any event, as it was too small, but there was no detail on this.

The consultation response is due by 25th April 2008; the submission document is planned to be available September 2008, with the Public Examination mid-2009 and adoption in 2010.

Cllr. Stuchbury reported on the meeting he had attended in Calvert involving several officers and an audio-visual presentation: there had been little information provided, and no supporting scientific data for the proposed incinerator, only verbal assurance

on the safety aspects. It was noted that the smell when Calvert brickworks was operational was frequently apparent in Buckingham, so it was likely that the incinerator fumes would also carry this far. No analysis of airflow appeared to have been carried out. He had not initially been allowed into the meeting, which was not attended by any of the County or District Councillors for Buckingham, and he felt that the town had been treated badly in the matter of opportunity for public consultation. He had asked about road capacity but received no response.

Members deplored the lack of consultation with local residents, especially as it appeared that Beaconsfield residents in a similar situation had received individual letters. The proposed site on Osier Way was too close to residential properties, adjacent to the town's Conservation Area, and occupying land in the industrial belt which could well provide employment for the increased population of the town. The plan was contrary to the County's own transport and sustainability policies.

Members were at liberty to add their own views to the consultation; the Committee's response would be circulated to Members for their information (and is appended to these Minutes). The Buckingham Society's response would also be circulated to all. A letter would be sent to Cllr. Tett (BCC Cabinet, Strategic Planning) expressing the Committee's concerns over the consultation process.

ACTION THE CLERK

Cllrs. Whyte and Mahi were thanked by the Committee for working through the document to produce the report, and Cllr. Mahi for attending the meetings.

*Proposed by Cllr. Whyte, seconded by Cllr. Stuchbury, and **AGREED** that agenda order be resumed.*

5181 PLANNING APPLICATIONS

The following planning applications were received and discussed. –

The following applications were considered together:

Villiers Hotel, 3 Castle Street

08/00719/APP

SUPPORT

Conversion of retail unit to provide 3no. accessible bedrooms

08/00721/ALB

SUPPORT

Conversion and alterations to ground floor retail unit to provide 3no. accessible bedrooms

The following two applications were considered together:

08/00758/ALB & 08/00759/APP

QUALIFIED SUPPORT

White Hart Hotel, Market Square

Single storey extension to rear of building with alteration to fenestration and entrance on the rear elevation, laying out of car parking area, refurbishment of existing garden including new awning, pergola, bin store, lighting and garden furniture

Support was given subject to the reports of the Historic Buildings Officer and the Conservation Area Officer: Members noted that little attention had been paid to the guidelines in the Vision and Design Statement resulting in a proposal not related to the townscape, and that work had already started. Concern was also expressed that the parking provision (18 bays) did not meet AVDC parking guidelines of 1

space per bedroom for 20 bedrooms and staff accommodation for 7, let alone extra for the bar customers. Members also felt that some soft landscaping should be retained, and that any hard landscaping should be permeable.

08/00762/AAD

SUPPORT

White Hart Hotel, Market Square

Erection of illuminated fascia sign, hanging sign and various other signs

Members would have preferred the style of the signage to reflect the Georgian period, rather than Victorian. Replacing the antlers on the porch representation of the hart was also suggested.

08/00767/APP

SUPPORT

46 Embleton Way

Conversion of garage into habitable room and enclosure of land for residential use

Support was given subject to there being an adequate number of parking spaces after the loss of the garage space.

08/00808/APP

SUPPORT

Manor Beeches, Avenue Road

New roof over existing bungalow to provide additional accommodation with single storey front extension

08/00809/AGN

SUPPORT

1 Home Farm Cottages, Bourton Road

Erection of agricultural building

08/00888/APP

SUPPORT

36 Chandos Road

Single storey front extension

08/00896/APP

SUPPORT

Innov 8, Tingewick Road

Erection of cooling tower in riverside Car Park

Cllr. Mahi declared an interest in the following application

08/00904/APP

OPPOSE

Car Wash, Tesco Stores Ltd, London Road

Demolition of existing car wash and erection of new car wash centre

Members were very concerned at the loss of the landscaped barrier between the site and the road, which was thought to be the subject of a planning condition, and also the extensive alterations to the site evident from the drawings (but not the subject of this application) which included the loss of the landscaped area to the south of the present car park and re-siting of the recycling area and bus stop.

Members opposed because of the loss of landscaping and consequent visual intrusion of an inappropriate (both in style and materials) building in the street scene, and concerns at the amount of water to be used and the observed inability of the present drains to cope.

Members asked that the planning conditions re landscaping be checked, and that a site meeting be organised for Development Control Committee members.

08/00994/AAD**PARTIAL SUPPORT**

Waitrose, 14 Meadow Walk

Erection of freestanding, totem and various signage

Members were in general supportive of the application but expressed the following concerns:

(drawing 06) The service yard is not for the exclusive use of Waitrose: this sign could be read by the other delivery drivers to imply the opposite, leading to them attempting to park large vehicles in the main car park.

(drawing 10) Members were of the opinion that the existing cycle racks, installed by the County Council, were a better design for securing the cycle to and provided more cycle parking spaces than those proposed. The detail list indicates 6 planters although only 5 are shown on this and other drawings. Members suggested the existing stands be retained and painted with the corporate colour.

(drawing 12) The amalgamation of the entrance and exit doors and change of the existing exit to a window was felt to present access problems and a fire hazard. Members assume this will be the subject of a separate application so that appropriate comment can be made.

(drawing 20) Members were unclear as to what constituted a 'dog stop' and felt it was too far from the store entrance.

It was also noted that many of the drawings show a free-standing ATM with protective bollards; it is assumed that this will also be the subject of a separate application. Members feel that if an ATM is to be installed it should be in the store wall, both for security and so that blown litter, etc., cannot collect behind it.

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

08/00316/APP 11 Beaver Cl. Ground and first floor extension

Amendment shows parking layout.

Members had *OPPOSED* because of the lack of a plan showing parking and access.

5182 PLANNING CONTROL

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

APPROVED

08/00157/ALB Manor House/Walnut Yard	Removal of wall down to 1-2 courses	Support
08/00159/ALB Manor House/Walnut Yard	Rebuild boundary wall	Support
08/00161/APP1A Cornwalls Cen.	Change of use from B1 to D1 (Dental Surgery)	Support
08/00182/APP 3 Well Street Ch/use of garage to cafe/bar+ function room above		Support
08/00187/ALB 3 Well Street	Int'l & ext'l works to provide above	Support
08/00213/APP 24 Waine Close	Erection of chimney stack	Support
08/00305/AAD 9 Swan Bus.Cen.	Externally illuminated fascia sign	Support
08/00308/APP 12 Pitchford Ave.	Single storey side conservatory	Support
08/00353/APP13 Woodlands Cr.	Pitched roof over garage and side extension	Support
08/00382/ATC adj. Istra House	30% crown reduction of No.4 Hornbeam	Oppose
08/00485/ATC Grenville CS	Works to trees	Partial support

REFUSED

08/00282/ATP Glanwin House	Fell one oak tree	Oppose
----------------------------	-------------------	--------

WITHDRAWN

08/00205/APP land adj.11 Meadway Single st.det. dwelling, alts to access Oppose

REPORTS TO DEVELOPMENT CONTROL

A report on the following application had been received and was available in the office.

08/00316/APP 11 Beaver Close Ground and first floor extension

5183 PLANNING - OTHER MATTERS

5183.1 (5172.2) To receive an update on the Buckingham Plan

The Chairman reported that he and the Mayor had collaborated on a questionnaire (an example was circulated at the meeting) to be sent to the consultee list agreed at a previous meeting. A modified version would be produced for residents to express individual views. He proposed a meeting with AVDC and BCC Forward Plans Officers to discuss the plan and elicit any issues the Plan Group needed to be aware of.

The anticipated timetable was:

Public Launch at the Music in the Market on May 25th

1st workshop in May - discussion with responders on future development of the town – what/where/necessary infrastructure

2nd workshop June/July – social/education/employment/health/leisure/tourism issues

July (possibly 20th, final day of the Festival Fortnight) – reminder for public

August – draft document for review by Committee and Council, seek feedback from consultees

September/early October – obtain Council approval of final document and submit to AVDC for inclusion in the LDF.

5183.2 (5159) To receive information on the progress of the Silverstone Development Brief

An explanation of the lack of acknowledgment and a copy of the Council's response as printed in the consultation report was circulated with the agenda.

5183.3 (F&A 380/2008) To review and discuss changes to the Committee's Terms of Reference prior to the Chairman's Group meeting.

A copy of the Committee's Terms of Reference was circulated with the agenda.

Members felt that clause 3 should make more clear the role of the Committee to formulate response to consultations and consideration of planning applications. As the Committee now had a budget, there should be a clause similar to that of other committees giving delegated spending powers.

"but not vote" should be added to Clause 4.

ACTION THE CHAIRMAN

5183.4 To receive for information Planning News from the Bulletin, and further information on the new validation system.

It was noted that the document as received (by post) and circulated was missing paragraphs LR10 – LR22 inclusive. The Clerk would investigate and discussion be postponed to the next meeting.

ACTION THE CLERK

5183.5 (5172.3) AVDC Local Strategic Partnership meeting

The Chairman described the LSP as a focus group AVDC was required to organise although its aims and structure were not defined in law. It had as yet no leader and lacked direction. Very few of the members were not connected to AVDC or BCC, and it was felt that the leader perhaps should be one of the remainder, or the interests of the non-Aylesbury part of the Vale would be subsumed.

Members pointed out that an AVDC or BCC Officer chosen as leader would have office support and hoped that similar support would be equally available to whoever was elected.

Cllr. Mahi declared an interest in the following item as an employee of Tesco.

5183.6 To discuss the detrimental effect to the appearance of the Town Centre of Tesco Express' blue roller shutter.

The shutter had been permanently down since Christmas; apparently this was because it was broken. Members felt that this had a detrimental effect on the appearance of the town centre. A letter would be sent asking that the shutter be mended as soon as possible and raised during shop opening hours.

ACTION THE CLERK

The Clerk was requested to ask W H Smith's to repaint their frontage, but it was pointed out that this had been reported in the Town Audit which is submitted to the Partnership for action.

5183.7 To note receipt of SEERA Regional Housing Strategy 2008-11

Cllr. Smith would review the document.

ACTION CLLR. SMITH

5183.8 To note receipt of *Countryside Voice* Spring 2008 issue

This publication was available from the office.

5183.9 To receive for information Issue 3 of *Vale Trends*

Members noted the item which had been circulated with the agenda.

5183.10 AVDC Design Award 2008

Members were asked to consider entries for the award, which this year is for recently completed residential development, for discussion at the 12th May meeting.

MAY AGENDA

5184 CORRESPONDENCE

5184.1 (5162.3) Responses - Eco-towns

Responses from AVDC and John Bercow MP were circulated with the agenda, for information.

5184.2 Howard Sharp & Partners re Riverside developers

Notification had been received that Midsummer Housing Association and Lagan Homes would develop the site jointly.

Members asked that Howard Sharp be thanked for keeping the Council informed, and that the letter be copied to AVDC.

ACTION THE CLERK

5184.3 M. Samuel re green roofs

Mr Samuel had written advocating the benefits of green roofs. Members noted his views.

5185 NEWS RELEASES

A summary of the Council's objections to the Waste Consultation would be released.

5186 CHAIRMAN'S ITEMS

There were no Chairman's items.

Meeting closed at: 9.58pm.

CHAIRMAN DATE