

**MINUTES OF THE PLANNING COMMITTEE MEETING**  
**HELD ON MONDAY 30<sup>th</sup> JUNE 2008 AT 7.03pm following the Public Session**

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

Also Attending: Cllr. D. Isham  
Cllr. T. Mills (AVDC Buckingham North)

Invited Guests Mr. N. Duckworth Hallam Land Management  
Mr. Mark Hyde DLP Planning Ltd.

For the Town Clerk Mrs K.W. McElligott

**APOLOGIES FOR ABSENCE**

Apologies were received and accepted from Cllrs. Mrs. P. Desorgher and Mrs. P. Stevens. Cllr. Mordue had apologised for late arrival.

**5207 DECLARATIONS OF INTEREST**

There were no declarations at this point. Cllr. Mordue declared a personal interest as indicated below.

**5208 MINUTES OF THE PREVIOUS MEETING**

The minutes of the meeting held on 9<sup>th</sup> June 2008 to be put before the Council on 21<sup>st</sup> July 2008 were received. There were no matters arising.

*Proposed by Cllr. Whyte, seconded by Cllr. Bloomfield, and AGREED that item 7.1 on the agenda be taken next for the convenience of the guests.*

*Proposed by Cllr. Stuchbury, seconded by Cllr. Whyte, and AGREED that Standing Orders be suspended to allow the guests to address the meeting.*

**5209 PRESENTATION RE PROPOSAL FOR LAND SOUTH OF A421**

Mr. Duckworth indicated that Hallam Land was the forward land division of the long-established company Henry Boot Ltd. who had secured an interest in approximately 85 acres of land south of the bypass to the east of the Little Chef/Travelodge site and extending to the London Road. They had previously expressed an interest in the sites at Moreton Road and Tingewick Road.

In relation to the bypass site, they had conducted a number of studies and held a public consultation in the town. They were now moving forward towards making a planning application.

He noted that Aylesbury Vale is undersupplied with both market and affordable housing, and while no developers are building in the current financial situation, the due process was long enough for the situation to improve; they were looking to start building in 18-24 months.

The scheme would be a mixed development: residential + employment areas, provision for a doctor's surgery and ambulance station, a primary school, road infrastructure and public open space.

Cllr. Mills (with Chairman's permission) asked why they were seeking to develop an area not allocated for housing in the AVDLP.

Mr. Duckworth answered that AVDC were in the process of developing the Local Development Framework, a process which had stalled due to problems with Aylesbury's southern arc area. The Government requires local authorities to list their land availability for the next 4-5 years and there is currently a deficit in both Aylesbury and the Vale; he said that the Government were encouraging authorities to approve plans in areas of undersupply.

A detention pond had been sited on the bypass boundary opposite Badgers Way; Members asked whether the drainage survey had taken note of the existing problems suffered by Badgers residents when heavy rain fell, and if the site drainage would exacerbate this; also noting that the bypass was at capacity now and that any improvements the development might bring to the town might be negated by the additional traffic flows; that there was no provision for the additional pupils of secondary age, and this might lead to temporary classrooms on an already crowded site. It might be that a VI<sup>th</sup> form centre was more appropriate educational provision than another primary school.

*Cllr. Mordue arrived.*

Questions were also asked about the source of the "undersupply" figure, why the developer wasn't prepared to wait until the LDF was published, and whether the developer expected to influence the LDF.

Mr Duckworth said that assessments of air quality, services, flood risk, drainage, transport and sustainability were in preparation; they were aware of issues relating to water flows under the bypass and their scheme would be better than green field flows; the Environment Agency required that the drainage be no worse than existing. While the bypass may eventually be dualled, and provision had been left for this at the site edge, the planned road through the site from the Badgers Way junction to the small Tesco (A413) roundabout would take some traffic away from the main Tesco (A413/A421) roundabout which could then be replaced by traffic lights with pedestrian/cyclist phases. Provision for cyclists and pedestrians crossing would also be needed at the Badgers Way junction. Education: the school would provide 210 places which would mostly be for residents of the development, though there might be some spare places available to take pressure off other schools; they might also be asked for a contribution towards secondary provision. Health: although they had not discussed provision with the PCT directly they had been in contact with companies in talks with surgeries in the town. The plan was to site a surgery and ambulance station in the 7-8 acre employment area at the northwest of the site, around the petrol station/Travelodge boundary. The higher, southern, edge of the site would contain two football pitches and the primary school. As AVDC's own estimate was that the LDF would not be finalised until 2011/2012 it was not feasible to wait for it – there was still an unfulfilled need for affordable and social

housing for rent and purchase. The company was well-known to AVDC, having worked with them on Weedon Hill, and had been in discussions with them on this site for over a year.

Asked why this site was preferred to the land at Tingewick Road, Mr. Duckworth said it was the benefit of size. Here 750 houses could be built, which made the infrastructure works viable. The inspector had also rejected Tingewick Road as a development site on landscape grounds.

A suggestion that the link road could better be taken off the Bletchley Road roundabout was considered – there was no traffic advantage for either junction – but it would mean that the road went through all the housing area instead of just half of it.

Mr. Hyde described how the development was set back from the bypass to allow for future dualling, and mentioned the Environmental Impact and Visual Impact assessments. This last had led to the majority of the development being in the 'bowl' on the slope with the open space, football pitches and pavilion and the single storey school on the higher ground to reduce the impact. The existing field structure had been respected and the hedges retained where possible.

Asked how a development likely to house some 2000 people could be integrated with the town and not become a satellite, he said that it was intended that the scheme be pedestrian- and cycle-friendly – access to the school would be principally traffic free – and that the traffic lights systems proposed for the Badgers Way and A413 bypass junctions would accommodate this. The Design and Access Statement would enlarge on this. BCC may insist on public transport improvements. Enlarging the drainage pipe from the balancing lake to cope with overflow problems could merely transfer flooding further down the stream. PPS25 conditions were to overdesign schemes to take account of climate change. Members pointed out that the present drains could not deal with existing rainfall and run-off and that excess water was better directed to the river and floodplain than through neighbouring housing.

In answer to a question about how infrastructure capacity (e.g. car parking, library and other services) was considered able to cope with a 20% increase in population, Mr. Hyde replied that community benefits were more efficiently delivered by large developments than several small ones scattered about the town.

The guests were thanked for their attendance by the Chairman, who noted that remarks made were for information only and did not indicate approval of the scheme.

*Cllr. Mills, Mr. Duckworth and Mr. Hyde left the meeting.*

*Proposed by Cllr. Stuchbury, seconded by Cllr. Bloomfield, and **AGREED** that Standing orders be resumed.*

## **5210 ACTION LIST**

The Action list had been circulated with the agenda.

5204.2 Tesco flags. These had been removed (Highway Technician).

5180 Members noted that no response had been received from the Cabinet Member and asked that the Clerk write again, copying the reminder to the Chairman of BCC and the County Councillors for Buckingham.

## **5211 PLANNING APPLICATIONS**

The following planning applications were received and discussed. –

*Cllr. Mordue declared a personal interest in the first application.*

**08/01230/APP**

**SUPPORT**

1 Cornwalls Meadow

Change of use from (Commercial) A1/A2 to Sui Generis use for art classes and art parties for adults and children

*Clarification had been received as to which site was meant and Members amended their previous response accordingly. A letter would be sent about the validation of an application with differing sites marked.*

**08/01460/APP**

**OPPOSE**

43 Woodlands Crescent

Erection of front extension and rear roof extension

*Having discussed the proposal in light of both the applicant's address at the public session and the neighbour's letter of objection, Members opposed on the grounds of there being no indication of parking arrangements (the premises would become 3-bedroom from one-bedroom) and the impact of the front extension on the adjoining property. Members recommended a site visit to appreciate this impact.*

**08/01481/APP**

**SUPPORT**

Castlefields, Stowe Avenue

Erection of agricultural barn

*Members supported subject to the drainage satisfying Environment Agency standards, particularly relating to the retention of run-off, and the ridge height and colour of materials used not having a detrimental effect on views from Stowe Avenue.*

**08/01587/APP**

**SUPPORT**

5 Treefields

Demolition of conservatory and erection of new conservatory

**08/01603/ATC**

**SUPPORT**

Land at Cornwalls Meadow

Works to trees

**08/01324/AAD**

**SUPPORT**

Land to the South of Buckingham Ring Road/Osier Way

Illuminated totem sign

*Members supported providing the illumination was subdued and turned off at night. It was also noted that this application had been allocated to Gawcott-with-Lenborough though well within the Buckingham parish boundary and that the drawings did not include an adequate site location plan. The Clerk would include this point in the letter re 08/01230/APP.*

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

**(1) 08/00758/ALB** White Hart Hotel Single storey extension to rear of building with alteration to the fenestration and entrance on rear elevation, laying out of new parking area, refurbishment of existing garden including new awning, pergola, bin store, lighting and garden furniture.

*Amendment – additional information (letter from agent)*

Members discussed the agents' paragraph 5: *"The parking spaces are required to replace those shown outside the site. The reason for this is that there is no requirement on the permission for the flats instructing the developers to make these spaces available to the hotel. I understand that it was indicated by the original applicants that this would be the case, but, as far as I am aware from discussions with Tony Barker, there was no condition or s106 agreement to ensure that this happened. The new owners have indicated that they do not intend to make these spaces available to the White Hart, and, as Spirit cannot insist on it, they have to make alternative provision, hence the proposal."* Members felt that – as the White Hart sold the land to the developers of the Bridge Street site – they should have retained sufficient for hotel parking. It was not AVDC's remit to oversee the sale deal or make conditions to cover existing or future parking requirements. If there was not enough parking to meet guidelines then the hotel should not be extended; otherwise guests would put additional pressure on the already inadequate public car parks.

The remainder of the agents' letter dealt with officer concerns and the drawings below had been supplied in answer to these. Members made no further comment on these.

**(2) 08/00758/ALB and 08/00759/APP** White Hart Hotel, as above

*Amendments are: additional plan showing bin store and picket fence; additional plan showing section through proposed extension; glazed roof added to 'existing' upper ground floor plan; ditto 'proposed' upper ground floor plan; notes added to rear elevation drawing*

## **5212 PLANNING CONTROL**

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

### **APPROVED**

07/03500/APP	95 Burleigh Pce	Conversion of garage to residential use	Oppose
08/00179/APP	24 Page Hill Ave.	Change of use of garage to dining room	Oppose
08/00180/APP	23 Gilbert Scott Rd.	Erection of log cabin to rear	Oppose
08/00356/APP	124 Moreton Rd.	Erection of 2st.side extn. & new access	Oppose
08/00643/APP	Sports Pavilion	Repl.ext.cladding+alt. flat to pitched roof	Support in Principle
08/00896/APP	Innov8,Tingewick Rd.	Erection of cooling tower	Support
08/00994/AAD	Waitrose	Erection of various signage	Partial Support
08/01034/APP	Waitrose	Repl. condenser units & handrail	Support
08/01080/APP	128 Moreton Rd.	Amendment to 07/01981/APP	Support
08/01083/ADP	Buck.Colour Press	Extension to warehouse	Support
08/01095/ATC	Ch.Pk Bowling Gn.	Fell 1 conifer	-----
08/01132/ATC	Castle Ho.Wood	Works to trees	Support
08/01165/ATC	Cobblers Cott.	Tingewick Rd Reduce ht. & thin Leylandii	Support
08/01192/APP	21 Hilltop Avenue	Erection of conservatory	Support

08/01229/APP 63 Meadway Single storey rear conservatory Support  
08/01247/APP 8 Greenway Walk Erection of conservatory Support  
08/01256/APP 10 Greenway Walk Rear conservatory Support

### **REFUSED**

08/00727/APP 42 Bourtonville Erection of two storey side extension Conditional Support  
08/00904/APP Tesco,London Rd.Demol.carwash+erection new carwash Oppose

### **TREE PRESERVATION ORDER CONFIRMED**

TPO 2008 No.1 Factory at junction of Bath Lane and Tingewick Road  
T1, English Oak; T2 & T17, Walnut; T3, Laburnum; T4, Yew; T5, Red Horse Chestnut; T6,  
Lime; T7, T8, T10 & T11, Scots pine; T9, T12 & T16 Black Pine; T13, T14 & T15 Pine

### **TREE PRESERVATION ORDER LAPSED**

TPO 2007 No. 18 5 Bostock Court

*Members asked why the TPO had been allowed to lapse: the Clerk had already obtained the answer from the Tree Officer at AVDC:*

*“Some ash made subject to TPO were found to be rotten when ivy was removed from them. The defect had been hidden by ivy so only came to light after it was cut off. The trees were then re-assessed and we decided to let the provisional TPO lapse because we no longer felt justified in compelling the owner to retain trees in a hazardous condition.”*

*Cllrs. Bloomfield and Stuchbury in their capacity as tree wardens would investigate and report to the next meeting.*

### **ACTION CLLRS. BLOOMFIELD & STUCHBURY**

### **REPORTS TO DEVELOPMENT CONTROL**

Reports on the following application had been received and were available in the office

**08/00574/ATP** 5 Bostock Court Crown reduce by 20-25% 2 sycamores

**08/00627/ATP** 5 Waglands Gdn Works to Oak and yew tree

**08/00926/APP** 7 Foxglove Cl. Erect single storey side extn,move garden wall

**08/00951/APP** land.adj.11 Meadway Erect single st.dwelling, + 2 access drives

### **5213 PLANNING - OTHER MATTERS**

#### **5213.1 Buckingham Plan – update**

The Chairman reported several responses to the questionnaire on-line and regular paper responses totalling about 50; he hoped for a final total of about 100. Responses from young people were noticeably lacking so far.

A workshop had been arranged for Wednesday 2<sup>nd</sup> July at 7.15pm in the small hall of the Community Centre; Cllr. Bloomfield would be assisting. Cllr. Mordue would be able to launch the meeting but had another commitment that evening; other Councillors agreed to attend if available. The invitation would be extended to all Councillors to take part and show support for the Plan; Members **AGREED** that (Fair Trade) tea and coffee be served, paid for from the Plan budget. Some obsolete (red cover) town maps would be made available, and also rates leaflets and Festival Fortnight brochures.

The questionnaires would remain available until the event on the 20<sup>th</sup> July, then the Chairman would look to end the consultation and present his analysis at the next meeting (28<sup>th</sup> July).

#### 5213.2 NBPPC AGM minutes

The minutes had been circulated with the agenda.

Cllr. Hirons gave a brief outline of the reasons for the formation of the Consortium and the issues it addressed.

#### 5213.3 To note receipt of *Fieldwork* (CPRE) June 2008 issue

It was agreed that the Chairman would be circulated with such publications at least the week before the meeting; the magazine would then be placed on the table for the meeting for other Members to look at.

**ACTION THE CLERK**

#### 5213.4 SEERA Sustainability Framework document & its Annexes 1, 2 & 3

The Chairman took this to read; to be passed on to Cllr. Smith afterwards.

**ACTION THE CHAIRMAN**

#### 5213.5 BCC Statement of Community Involvement – Mineral & Waste Local Development Framework

Cllr. Stuchbury took this to read and return to the office.

### **5214 CORRESPONDENCE**

#### 5214.1 07/03500/APP 95 Burleigh Piece

Conversion of garage to residential use

In the light of a reported dispute as to the position of the SE (side) boundary which would affect the viability of the second parking place as shown on the plan, Members decided to **OPPOSE** until further information was available. An Amended Plan was received with a re-drawn eastern boundary: Members reiterated their opposition, as they felt standard size parking bays should have been marked on the driveway to prove the reduced width was adequate.

AVDC approved: The applicant has addressed the boundary issue by submitting a block plan showing the new red-edge and the existing hard-standing area. The plan also indicates the removal of the existing shrubs adjacent to the side of the house.

With regard to the amended plan: Policy GP24 of AVDLP seeks to maintain levels of car parking appropriate to the level of development. The existing 3 bedroom would require a minimum of 2 parking spaces within the curtilage. The proposal would result in the loss of a space in the existing garage. However the existing driveway in front of the house can accommodate the required two parking spaces which meet the council's car parking guidance.

#### 5214.2 08/00179/APP 24 Page Hill Avenue

Change of use of garage to dining room

Members had **OPPOSED**, noting that there was no indication of parking arrangements following the loss of the garage space. A Minor Amended plan was subsequently supplied showing 2 parking spaces in the front garden.

AVDC had approved: The applicant has addressed the parking issue by submitting a block plan showing the parking provision. With regard to the amended plan the Town Council made a further comment that the standard size parking bays should have been marked on the driveway to prove the reduced width as adequate [*Clerk's*

*note: in actual fact this comment was appended to the amended plan response for 07/03500/APPJ.*

Policy GP24 of AVDLP seeks to maintain levels of car parking appropriate to the level of development. the existing 3 bedroom would require a minimum of 2 parking spaces within the curtilage. The proposal would result in the loss of a space in the existing garage. However the existing driveway in front of the garage could accommodate the required two parking spaces which meet the council's car parking guidance. Nevertheless the amended plan indicates the widening of the drive by 1m further to the east which would give an overall width of 6m. The drive is 5m deep with a width of 6m it could accommodate the required 2 parking spaces comfortably.

#### 5214.3 08/00180/APP 23 Gilbert Scott Road

Erection of log cabin to rear

Members had **OPPOSED** this very large building on the grounds of overdevelopment. AVDC had **APPROVED**: Policy GP35 of AVDLP seeks that new development proposals respect the physical characteristics of the site and the surroundings. AVDLP policy GP9 relates specifically to proposals for extensions to dwellings, but is also applicable to freestanding domestic buildings in curtilage situations, such as garages and summerhouses or log-cabins.

In this case the dwelling is set within a deep rear garden. Considering that the proposed log cabin would be a modest size and would be tucked in the corner of a large rear garden and would be approximately 23m from the dwelling, it would not result in an overdevelopment to the site. Hence the proposed log cabin in the rear garden would respect the surrounding area and the adjacent countryside, in accordance to policies and Design Guides.

#### 5214.4 08/00356/APP 124 Moreton Road

Demolition of existing structure and erection of two-storey side extension and creation of additional access

Members had **OPPOSED** as they were unable to gauge the possible effects of the new access as there were no ground plans of the site.

AVDC had approved after the applicant had provided a plan of the parking and access: BCC (Highways) considered that the driveway area shown in the plan does provide an adequate parking and turning area and the additional point of access will allow the driveway to operate an in/out system. Hence the application is acceptable in highway terms subject to highway conditions as has been imposed to the approved application.

With regard to the parking provision the resultant 4 bedroom dwelling would require 3 parking spaces within the curtilage. The existing driveway in the front garden could accommodate more than 3 parking spaces and a turning area in the garden, in accordance to policy GP24 of the AVDLP and to BCSP Policy TR1.

#### 5214.5 08/00643/APP Sports Pavilion, Stratford Road

Replace external cladding and alteration to flat roof to pitched roof to sports pavilion

Members had voted to support the alterations in principle but **OPPOSE** because there were inadequate details of the materials to be used. At a subsequent meeting, in response to a letter from the Case Officer, 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.

AVDC had **APPROVED**: Members considered that the development was acceptable subject to conditions, including one requiring the prior approval of the LPA to the materials used, as would be normal practice.

5214.6 (5194.6 / 5203.6 / 5204.1) response J Cannell

(5204.1, parking space) Members felt standard parking bays should be enlarged to match current car sizes, suggesting 5m x 2.5m, with even larger internal dimensions for domestic garages to enable doors to be opened fully. This would especially help the disabled.

(5203.6, applicant name) Mr Cannell agreed and had asked for this to be done. The Clerk would monitor applications.

(5194.6, validation system) A checklist of required information had been received; Members felt this needed study and asked that the matter be deferred to the next agenda.

**JULY AGENDA**

**5215 NEWS RELEASES**

None were agreed.

**5216 CHAIRMAN'S ITEMS**

A letter from Mr. Byrne had been circulated at the meeting, noting that 'yellow notices' now contained a date after which they could be removed. He asked for assistance from Town and Parish Councils in the removal of expired notices.

Members felt that this could lead to accusations of premature removal and the removal should be done by accredited District Officers; it should not be too difficult to produce a list of expired notices which could be removed while the officer was in the town putting up new ones. It was also pointed out there was a cost implication.

These issues would be broached with AVDC initially; if an acceptable response was received, the matter should be put to the E&P Committee for agreement of a fee.

**ACTION THE CLERK**

Meeting closed at: 9.17pm

CHAIRMAN ..... DATE .....