

MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MONDAY 9th FEBRUARY 2009 AT 7.08pm

PRESENT: Councillors P. Hiron
G. Loftus
A. Mahi
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 Cllrs. T. Bloomfield, Mrs. P. Desorgher and H. Mordue (Mayor).

5292 DECLARATIONS OF INTEREST

Cllr. Whyte declared a prejudicial interest in application 08/02955/ALB as agent for the applicant.

Cllr. Loftus declared a personal interest in application 09/00034/APP as a neighbour.

Cllr. Smith declared a prejudicial interest in application 08/02955/ALB as a Trustee of the Old Gaol.

5293 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 12th January 2009 ratified on 2nd February 2009 were received. There were no matters arising.

5294 ACTION LIST

The Action list had been circulated with the agenda.

5144.2 Stratford Road bus shelter

Members noted a reminder had been sent after the last meeting and hoped a response would be received by the next meeting.

5280.1 Dark Alley

The Chief Executive would be reminded again, and sent the date of the next meeting.

Concern was expressed that Dark Alley was very steep, and worse since the cut made across it for Waglands Garden, and without a handrail; the alternative route would be welcome in slippery conditions.

ACTION THE CLERK

5223.9 Waste & Minerals

Cllr. Tett had responded to a letter sent after a Full Council meeting. This item would therefore be removed from the list.

Cllrs. Whyte and Smith left the room. Cllr. Hirons took the chair for the first application.

5295 PLANNING APPLICATIONS

The following planning applications were received and discussed. –

08/02955/ALB

SUPPORT

The Olde Gaol, Market Hill

Internal alterations, repairs and improvements to front door, entrance area and exercise yard.

Support was given subject to the recommendations of the Historic Buildings Officer.

Cllrs. Whyte & Smith returned.

09/00024/APP

SUPPORT

10 Redshaw Close

Single storey side extension

09/00033/AAD

SUPPORT

Boots Co. plc, 11 Market Hill

Replacement internally illuminated fascia and projecting sign

Members noted that this Council had a longstanding policy of opposing internally illuminated signage in the Conservation Area. However the lighting was restricted to the international Pharmacy sign and the company logo, and was not over the whole fascia. Members therefore supported the application but asked that the lighting only be used during opening hours.

09/00034/APP

OPPOSE

2 Catherine Court

Two storey front extension and single storey side and rear extensions

Members felt that the proposal was an overdevelopment of the site and would be a dominant element in the street scene.

09/00048/ATC

NO DECISION

Walnut Yard

Fell №2 Larches

Members discussed the application at length, noting that the trees contributed to the amenity of both sides of the river.

No majority view was arrived at, but the following comments were offered:

- *there is no evidence offered that the soil acidity has been tested*
- *there would be considerable loss of tree canopy but there were other trees in the area*
- *Members supported the productive use of the garden*
- *Medlars are comparatively small trees and would not make a contribution to the overall green amenity*
- *could perhaps only one be felled and the other left?*

09/00085/APP**SUPPORT**

8 Warren Close

Part single, part two storey side and rear extension and new pitched roof to existing garage

09/00104/ATC**SUPPORT**

Car Park at Cornwalls Meadow and River Island, High Street

Works to trees

The following minor amended plans are available for Members' information only:

08/02146/APP 1 Pateman Cl. Erection of single storey structure – retrospective

Minor Amended Plans are a requested Flood Risk Assessment.

08/02845/APP 1 Mallard Drive Re-roof with 55% pitch with two front dormers

Plans show coloured site boundary, permeable carparking for 4 cars

5296 PLANNING CONTROL

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

APPROVED

08/02206/APP 54 Well Street	Ch./use adj. land to incl. w/i resid ^l curtilage	Oppose
08/02558/APP 2 Pateman Close	Retention of garden shed	Support
08/02634/ALB Wine Rack	Repl. signage & repainting shopfront (retrosp.)	Support
08/02635/AAD Wine Rack	Repl. signage & repainting shopfront (retrosp.)	Support
08/02753/APP 4 Stowe Close	S/st.side&rear extn., new roof on existing extn.	Support
08/02725/APP Post Office	Installation of cash point machine in shopfront	Support
08/02843/APP 60 Moreton Rd.	Demol.side garage & erect 2st. side extension	Support
08/02860/ATC Land rear Market Hill	Works to trees to fac. archaeological inv.	Oppose
08/02899/APP 3 de Clare Court	Single storey rear extension	Support
08/02914/ATC Old Latin House	Felling 1 yew tree	Oppose

REFUSED

08/02282/APP Former Railway Stn.site	Erect of 13 flats, creation of new access	Oppose
08/02574/ALB 15-16 Market Hill	Int'l & ext'l alts to bldg, erection of fascia sign	Support *
08/02575/AAD 15 Market Hill	Erection of fascia sign	Oppose

* Members should note that "and erection of fascia sign" was not on the documents we received; the officer phoned after receiving our response to apologise for its omission, and to ask if this Council would still support the application, as the officer was minded to refuse. I pointed out that the Committee had registered an OPPOSE response to the AAD application, but supported the internal adaptations to cater for disabled customers; the response to the application would therefore be PARTIAL SUPPORT if the fascia were to be included.

WITHDRAWN

08/02503/APP 3 The Villas, Stratford Rd. Erection of No.2 semidetached dwellings and alteration to existing terrace to create vehicular access under and apartments over with rear dormers

REPORTS TO DEVELOPMENT CONTROL

A Report on the following application has been received and is available in the office
08/02489/APP 20 Hilltop Avenue Replacement of wall with close boarded fence

APPEAL LODGED (19th January 2009)

08/02490/APP 2 Catherine Court Part two-storey, part first floor front extension and
single storey side and rear extensions

5297 PLANNING - OTHER MATTERS

5297.1 (5288.1) Buckingham Plan

1.1 to receive a report of the meeting held on 22nd January 2009

The notes of the meeting had been circulated with the agenda.

Members had been unable to elicit the planning basis for the % housing for Tier 2 in the 4 scenarios presented, nor had there been information on the trigger level for infrastructure funding. Concern had been expressed that a number of small developments would be expected to use existing infrastructure without any improvements no matter what the total was. Some systems were at capacity, for example drainage/sewerage. Residents should be allowed to express a view on how much new housing could be accommodated with existing and with improved education/health/transport/employment facilities.

Members were also concerned at the lack of political will to employ Compulsory Purchase Orders to promote town centre development at Market Hill. The District Council was supposed to represent the whole District, not just Aylesbury, and measure development against need not political expediency.

It was **AGREED** to arrange a meeting with Mr. Cartwright (Leader of the Council) and Mrs. Paternoster (Cabinet Member for Strategic Planning) to discuss their view of the place of Buckingham in their plans. The 4 District Councillors for Buckingham would be invited as observers. Cllrs. Whyte, Hirons, Smith and Stuchbury would attend if available, substitutes to be found if not.

ACTION THE CLERK/NAMED CLLRS.

1.2 to receive and agree the Intro/Vision statement

It had been recommended that the Plan should have an executive summary outlining the main points but not in such detail as to obviate the need to read the Plan through. Cllr. Whyte had prepared and circulated a draft document. After a short discussion, Members agreed the document as it stood.

1.3 to discuss the response to AVDC re proposed housing numbers and their interpretation

AVDC had provided lists of projected housing numbers from existing and other sites and completions since April 2006 which showed how the total LDF requirement had been calculated. This included 60 units at Market Hill, and 17 at Coopers Yard (respectively no application as yet and 20 units applied for).

Members criticised the use of percentages rather than actual totals, the lack of integrated planning for whatever the final number might be and what infrastructure improvements might be related to the total.

It was agreed to note the figures provided and discuss them at the meeting to be arranged with AVDC.

1.4 to discuss the “Master Plan”

Cllr. Whyte had drawn up a diagrammatic map of proposed development areas and necessary related transport and other infrastructure improvements.

Members discussed the map in detail with particular reference to the realignment of the A421 bypass further south and the provision of a relief road for A413 ↔ A422 traffic east of the town.

The following adjustments to the map were agreed:

- R6 Mill Lane Improvement (instead of Moreton Road/Maids Moreton relief road)
- a recommendation that the new bypass be in a cutting as it followed the crest of the hill
- that, as restricted access was planned to/from the bypass, the bridges/underpasses for local roads be drawn more clearly.

1.5 to agree publishing format and circulation

Format: A4; whether this was to be A3 saddlestapled or A4 bound was not decided; A ‘typical’ photograph (such as the Old Gaol) as background to the cover text, provided this did not render the text difficult to read; the back cover could be the Proposals map or an area map with Buckingham at its centre or a collage of pictures – photos or sketches – of old and new buildings. Members decided on the collage, of photos.

Cllrs. Whyte, Hirons and Try would meet to discuss details with a view to a presenting the final version to Interim Council for ratification on 2nd March 2009. Drafts would be circulated by email.

Circulation: all consultees, partner authorities and the library, perhaps 100 total. It would be available on the website. Copies could be made on disk for developers to purchase.

Proposed by Cllr. Stuchbury, seconded by Cllr. Smith and **AGREED** that the remaining budget be used to publish the Plan in print and digital formats.

Discussion then returned to the comments on the Plan offered by BCC Strategic Planning and Transport Policy officers.

P9 – infrastructure: Members agreed that reference could be made briefly in the opening paragraph to which infrastructure elements were deemed inadequate or insufficient – for example transport, and water management.

Linkage by footnotes or appendices to reference documents was not agreed; AVDC would have to do their own research.

Comments on various transport suggestions were noted as requiring ‘modelling’ but there was no indication of when this might be carried out. The BCC Transport Strategy would not be available until after the Core Strategy document was published.

A meeting with the two officers would be arranged.

ACTION THE CLERK

1.6 to recommend the above changes to the Council for approval

Proposed by Cllr. Stuchbury, seconded by Cllr. Try, and **RECOMMENDED** that the existing agreed text with the addition of the Proposals map and Executive Summary as amended above be approved as the Buckingham Plan document.

5297.2 (5288.3) To discuss and approve the response to the PPS Eco-towns consultation

The Chairman had circulated a draft response. Members agreed the proposal, noting that there was no understanding of the realities of rural public transport services. A response would be filed on-line.

ACTION THE CLERK

5297.3 (5288.3) To receive reports of the Winslow Green meetings from Councillors who attended and discuss this Council's view of the proposed development

No Members had been able to attend the meetings but a record of Winslow Town Council's views was circulated. Members discussed this and a response to the planning application made by the developers wishing to build on the site south of the bypass (08/02379/AOP). Members noted that the latter had made detailed reference to the various Government, Regional and Local policies in their opposition to the application.

It was considered that the development of the green field site would have a detrimental effect on Buckingham and the whole of North Bucks.; that the larger implications had not been considered by the applicants, and the site could not be treated in isolation; and that transport effects alone should generate a Refusal.

Three Members called for a recorded vote: all Members present vote to oppose the application, for the following reasons:

- it is contrary to the AVDLP
- the Core Strategy is in the process of realisation
- impact on the surrounding district
- Buckingham has not been included in the consultations
- impact on education provision, particularly at secondary level
- impact on all aspects of healthcare services
- impact on Winslow's services, particularly while the construction is on-going – it was unlikely that any infrastructure improvements would be completed early on
- sewage and drainage systems were inadequate
- the need to re-route overhead cables
- traffic volumes
- the site cannot be considered as brownfield as it was an airfield for a short time in a continued agricultural use

These notes would be made available to Winslow Town Council, and to Cllr. Hiron for a meeting on Wednesday 11th February.

Cllr. Loftus left the meeting.

The following were postponed to the next meeting:

5297.4 (5288.4) To discuss the effectiveness of Planning Enforcement

5297.6 To receive a report on Second Buckinghamshire Local Transport Plan (LTP2) Progress Report 2008 and associated studies.

5297.7 To receive reports on

7.1 AV LDF Core Strategy Rest of District Preliminary Flood Risk Screening Study

7.2 AV LDF Core Strategy Rest of District Preliminary Flood Water Cycle Screening

(5298 CORRESPONDENCE)

5298.1 08/02463/APP 21 Plover Close; two storey rear extension

5298.2 08/02860/ATC Land to rear of Market Hill/West Street; works to and removal of trees to facilitate archaeological investigation trenches

Members resumed discussion of the agenda items, agreeing to continue past 10pm at the appropriate time

5297.5 (5291.2) To receive a report on the Planning Liaison Group Meeting held on 21st January 2009

A written report from Cllr. Hirons and the AVDC notes of the meeting had been circulated with the agenda.

Cllr. Hirons reported that the main theme of the meeting was enforcement: he expressed concern that there is no statutory duty for Planning Authorities to carry out enforcement. Enforcement was responsive and depended on local reporting.

The meeting had also provided an update on the LDF process, and on large-scale applications.

The next meeting will be on 15th April and discuss 106 obligations.

5297.8 To receive Planning News (Bulletin 05/09) and Vale Trends #5

Receipt was noted.

5298.3 (5289.2) Bridge Street Development: response from developer; to discuss alternative names for the development.

Members had submitted a number of alternative suggestions. Candleford Court was chosen, to commemorate the connection with Flora Thompson (whose uncle's factory abuts the site). A private ford is marked on early maps at the bottom of the site.

5298.4 (5291) To receive further correspondence from Mr. Darke

A letter would be sent reiterating that the decision-making authority was AVDC; that protocol dictates that the Chairman does not reply to letters personally; that Members had not called for a recorded vote; that the EA have been informed about the pumped water; and that point 10 was irrelevant. No further correspondence would be entered into.

5298.5 (08/02379/AOP) To receive a letter from Hallam Land Management and discuss and agree whether to invite them to address a meeting.

Members decided not to invite the developers to a meeting. AVDC would be contacted re progress on s106 discussions and referred to the 'wish list'.

5299 NEWS RELEASES

None were agreed.

5300 CHAIRMAN'S ITEMS

The Chairman drew attention to the Memorandum circulated at the meeting re the Committee's name, remit and Terms of Reference. This would be on the March 2nd agenda for discussion.

Meeting closed at: 10.15pm

CHAIRMAN DATE