

Minutes of a meeting of the Planning Committee held on Room MB1, University of Buckingham, Buckingham, on Monday, 30th March 2009.

PRESENT: Councillor W. Whyte – Chairman
Councillor T. Bloomfield
Councillor Mrs P. Desorgher
Councillor P. Hirons
Councillor A. Mahi
Councillor H. Mordue
Councillor P. Stevens
Councillor R. Stuchbury
Councillor M. try

In attendance: Anne Wilson – Town Clerk

5310 Apologies for absence

RESOLVED to receive apologies from Councillor M. Smith and Cllr. G. Loftus

5311 Declaration of interest for items on the agenda

RESOLVED to receive the following declarations:

- Councillor T. Bloomfield – agenda item 5 no. 7. 09/00418/APP Buckingham Community Centre as he is employed at the Community Centre and also on the Community Centre Committee
- Councillor Mrs P. Desorgher - agenda item 5 no. 7. 09/00418/APP Buckingham Community Centre as she is the Town Council's representative on the Community Association Committee
- Councillor H. Mordue – agenda item 5 no. 11 as he is School Governor and his property backs on to the school
- Councillor M. Try - agenda item 5 no. 7. 09/00418/APP Buckingham Community Centre as he is on the Community Association Committee

5312 To receive the minutes of the meeting held on 2nd March 2009 ratified on 23rd March 2009

RESOLVED to receive the minutes of the meeting held on the 2nd March 2009 and agreed at the meeting of the Town Council on the 23rd March 2009

5313 To receive action reports

RESOLVED to

- 5252 - Request a copy of the Rural Settlements Document from AVDC. The Town Clerk reported that there was a copy of the report in the office
- 5306.1 Note that confirmation of the Terms of Reference would be deferred until the next meeting of this committee following discussion at Full Council
- 5297 – The Town Clerk would confirm that the Buckingham Plan has been distributed and that the Buckingham District and County Councillor's receive a copy
- 5280.1 Darke Alley – Members noted that this was on the agenda of the Buckingham Partnership meeting of the 31st March. Members were concerned that the alley was still blocked off and asked for confirmation that the new route is a public route i.e. as per the planning drawings and that the original Darke Alley remains open and cannot be closed at will by the school/Bucks County Council.

Councillor Mordue left the meeting.

5314 To consider planning applications received from AVDC, and other applications.

RESOLVED to make the following comments on planning applications received by the Town Council.

1. 09/00195/APP Old Dairy to rear of 14 Castle Street
2. 09/00233/ALB Conversion of building into residential dwelling
Wills [LJ Lifestyle Ltd.]

RESOLVED that Buckingham Town Council supports these applications.

Councillor Try arrived at the meeting.

3. 09/00318/APP 27 Moreton Road
Renewal 06/00111/APP №2 two storey side extensions, two storey front extension, conversion of garage and detached double garage.
Terkelsen

RESOLVED that Buckingham Town Council supports the renewal of this application.

4. 09/00336/AHR Land to North and South of A422 Brackley Road in Buckingham, Radclive, Water Stratford and Stowe
Removal of Hedgerows on North and South of A422 Buckingham, Radclive, Water Stratford and Stowe
Tonderai Chakanyuka [Anglian Water Services Ltd.]

RESOLVED that Buckingham Town Council supports this application subject to the work being carried out in the appropriate season i.e. not in the nesting season.

5. 09/00351/ALB 15-16 Market Hill (Woolwich plc)
Redecoration of shopfront
Done Bros. (Cash Betting) Ltd.

RESOLVED that Buckingham Town Council reluctantly supports this application.

6. 09/00417/APP 5 Catherine Court
Single storey rear extension and re-alignment of boundary to extend garden area
Atamian

RESOLVED that Buckingham Town Council opposes this application because of the loss of public amenity space due to the proposed alignment of the wall in relation to the open space and path.

7. 09/00418/APP Buckingham Community Centre
Single storey side extension
Buckingham Community Association

RESOLVED that Buckingham Town Council is not able to comment on this application as Buckingham Community Centre is a lessee of the Town Council who also have offices at the side of the Community centre

8. 09/00440/APP Chandos Garage, Chandos Road
Change of use from motor repair garage to Dental Practice and GP Surgery (Class D1)
Dentalcare Ltd.

RESOLVED that Buckingham Town Council has no objections subject to:

- The art Deco external and elevational features being retained
- Any existing internal fixtures being retained, reused or restored
- The historical features of the building being retained
- The Historical Officer being consulted on this application as this building is the only art deco era building in the town

9. 09/00459/APP 1 Old School Court, School Lane
Creation of first floor balcony
Fox

RESOLVED that Buckingham Town Council supports this application

10. 09/00475/APP 6 Watlow Gardens
Single storey front extension
Hallett

RESOLVED that Buckingham Town Council supports this application

County Council applications

11. CC/09/09 Buckingham Primary School
(09/00503/ACC) Proposed new floodlit synthetic all-weather playing surface and long jump area
BCC

RESOLVED that Buckingham Town Council supports this application subject to the condition being implemented of school use only from Monday to Friday between 8 a.m. and 6 p.m. as per the application. Use outside these hours would be detrimental to the neighbouring residential properties.

12. 09/20004/AWD Home Farm, Bourton Road
Waste transfer station for agricultural plastic recycling
Hawes

Buckingham Town Council opposes this application for the following reasons:

- The site is in an urban area and therefore an unsuitable location. Such a transfer station should go in the countryside
- There is no Environmental Survey
- There is no Hydrologist Survey
- There is no Traffic Assessment and Impact Survey
- The site is next door to a public park
- The site is on a busy highway and traffic would be accessing and egressing the site near a primary school and a roundabout
- The amount of traffic on the road would increase over time (although fairly low numbers are specified this is likely to increase over time)
- The site is near a water course
- There is an odd camber to the roundabout

AMENDED PLANS

08/02379/AOP Land to the South of the A421 and East of A413

Comprehensive development of land comprising of 700 new dwellings (including affordable housing, primary school, employment land, healthcare, outdoor play space, changing pavilion, landscaping and creation of drainage detention basin and highway, cycle and pedestrian provision.

Amended plans:

- *addendum to the Environmental Statement which should be read in conjunction with the original ES submitted in August 2008*

- *Revised Transport Assessment, covering trip generation rates and base model validation utilising additional survey information, a revised access strategy, mitigation of off-site impact at the A413 – A421 bypass roundabout and bypass approaches and pedestrian connectivity including crossing facilities*
- *Revised Traffic Noise Assessment*
- *Additional information on the Flood Risk Assessment, demonstrating the run-off from each parcel of land, the application of associated SUDS techniques and clarification with regard to the water supply position at Foscoote pumping station and the capacity of Buckingham sewage treatment works*
- *Archaeological Geophysical Survey*

There is now no vehicle access from the bypass; there are two roundabouts on the A413 and the A413 bypass roundabout has been reshaped.

RESOLVED that Buckingham Town Council unanimously agreed, with a recorded vote, that they oppose the amended application plans for the following reasons:

For the proposal to oppose the application

Cllr. Warren Whyte	Cllr. Mrs P. Stevens
Cllr. Mrs P. Desorgher	Cllr. P. Hirons
Cllr. M Try	Cllr. A. Mahi
Cllr. T. Bloomfield	Cllr. R. Stuchbury

- The new information does not update or amend many areas of concern
- The partial upgrade of the A421 is only for a section of some 150m
- With regard to the comment above it can be emphasised that this development only pushes the traffic issues from the A421 around to the A413 – but the overall amount of traffic entering and leaving the site be the same and still cause issues with the current capacity issue and the application does not acknowledge existing sites already with permissions that will add top this congestion
- There are no real improvements to the footpaths or cycle ways
- There are no significant improvements to the treatment of sewage from the site or on a town wide basis
- The transport report does not deal with the long term congestion issues for Buckingham
- The moving of the access does not constitute a reduction in the amount of traffic
- The access and pedestrian, cycle ways etc do not to link into existing local schools
- Is a school needed on the site given that there is choice in Buckingham as to which school to attend
- The flood risk assessment still shows water as flowing up hill
- The removal of water from the site shows one culvert under the road joining up with an existing brook. How practical is this given the existing flooding problems within the town?
- The issues of noise have not been addressed
- A lighting assessment has not been carried out
- There is no report on how the proposed site will be socially cohesive with the rest of the town
- There is a fundamental error in paragraph 2.3 of the Transport Study
- Does the application need a Safety by Design application?
- The Town Council have not been consulted on the S106 wishes for the town

The proposals do not agree with the published Buckingham Plan, a copy of which we attach.

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

09/00034 2 Catherine Court Two storey front extension and single storey side and rear extensions
Reduction on width of front extension, removal of corbelling and reposition en-suite window

5315 To receive for information details of planning decisions made by AVDC as per "Bulletin" and Reports to Development Control received.

RESOLVED to receive the information of planning decisions made by AVDC as per the "Bulletin" and Report to Development Control.

APPROVED

06/03332/AOP Tingewick Ind.Est.Demol.existing structures, erect commercial (Class B1 (a) &(c))	Support	
+93 residential units and the provision of ass. landscaping & car parking		
08/02146/APP 1 Pateman Close	Erection of single storey structure – retrospective	Oppose
08/02632/APP Travis Perkins	Erection of mezzanine floor within unit	Support
08/02842/APP 7 High St. (Wards)	Change of use from A1 retail to D1 (Dental practice)	Support
08/02845/APP 1 Mallard Drive	Reroof with 55° pitch with two front dormers	Oppose
08/02955/ALB The Old Gaol	Int'l alts,repairs,improvements,front door,entrance & yard	Support
09/00024/APP 10 Redshaw Cl.	Single storey side extension	Support
09/00033/AAD Boots,Market Hill	Repl. internally illuminated fascia & projecting sign	Support
09/00085/APP 8 Warren Close	Pt single,pt 2-st. side & rear ext'n,pitched roof to garage	Support
09/00104/ATC Cornwall's Meadow	Works to trees	Support

RESOLVED that the Town Clerk look at the plan 06/03332/AOP Tingewick Industrial Estate demolition existing structures, erect commercial (Class B1 (a) & (c)) + 93 residential units and the provision of associated landscaping and car parking. She was asked to contact AVDC to see if the affordable housing criteria had been met, ask why BTC had not been consulted on S106 could be used for and also ask why this was a delegated decision.

WITHDRAWN

09/00189/APP Buckingham Primary School Single storey infill rear extension and rear extension

REPORTS TO DEVELOPMENT CONTROL

Reports on the following applications have been received and are available in the office

08/02146/APP 1 Pateman Close	Erection of single storey structure
08/02842/APP 7 High Street	Change of Use from A1 retail to D1 Dental Practice

TREE PRESERVATION ORDER CONFIRMED

TPO 2008 №15

T1 Walnut G1 28 Yews

Land rear of Hamilton House West Street

T2 Cedar

29 Moreton Road

5316 Enforcement issues

RESOLVED that members:

- (5306.4) Received the information on Enforcement from the Town Clerk on enforcement law and commented that as Aylesbury Vale DC obviously had a policy with regard to their enforcement procedures the Town Council would ensure that these procedures were kept to in future.
- The Town Clerk was asked to contact AVDC to ask for a table of numbers of enforcement actions taken, the numbers won, the number of enforcement actions passed over and the number of actions lost with the reasons why.
- Noted the AVDC response re Bull Ring Tea Rooms (08/00500/CON3)
- Noted the response from AVDC 25 Hillcrest Way breach of conditions (5280.1) and asked for the item to be put on the agenda of the Planning Committee Meeting due to be held on 18th May 2009 when a response should have been received from AVDC.

5317 Other planning matters

RESOLVED that members

- (5306.2) Buckingham Plan – this had been discussed earlier in the meeting
- Agreed to invite Mr. Povey, BCC Transport, to attend a future meeting.
- Noted the information a printout of AVDC's revised leaflet *Do I need Planning Permission?*
- Thanked Katharine for the analysis of 2008 Buckingham applications
- Noted the copy of *Vale Trends* Issue 6, March 2009

5318 Correspondence

RESOLVED that members noted the AVDC reasons for decision contrary to BTC response (08/02489/APP) 20 Hilltop Avenue; replacement of wall with close board fence as below.

Members had **OPPOSED**: A majority of Members felt that the garden walls were an attractive feature of the streetscape.

AVDC had **APPROVED**: "Whilst it is acknowledged that the existing garden wall has a similar material with the front face on Nos. 2 to 8 Cropredy Court and it forms a feature to the streetscape, there are other fences in the vicinity in Cropredy Court and along the Hilltop Avenue frontage.

The proposed fence would be no higher than the existing wall and would be placed on the same line. Furthermore it would only replace approximately half of the existing wall. Although the rear garden of the property next door to the application site is enclosed by walls, there are other close boarded fences in close proximity, and it is not considered that the proposed fence would be visually out of character in the streetscape or detract from the amenity of the of the area. The proposal is therefore considered to accord policies GP35 of the AVDLP."

RESOLVED that members noted the

- (5271.4) Silverstone Development – update
- (5271.3) Response from J Cannell re Planning Bulletin

5319 To consider whether any of the above require a news release

RESOLVED that the Town Clerk would write a news release with regard to the unanimous opposition to the amended plans for the 700 dwellings on land adjacent to the A421 and A413 and also the Tingewick Road development has been approved and the Town Council is seeking clarification on the amount of affordable housing and the S106 agreement benefits for Buckingham.

5320 Chairman’s items for information

The Chairman made the following announcements:

- The launch of the Buckingham Plan would be an agenda item on the next meeting of the Planning Committee and discussion would take place on how to launch the plan to Buckingham Stakeholders
- He announced that there was a meeting on Wednesday 1st April 2009 at 1p.m. at AVDC with regard to the Former Little Horwood Airfield and adjacent land to the north of Winslow. There was an opportunity for Buckingham Town Council to speak and he was willing to go and speak on behalf of the Council. This was agreed by members
- Cllr. Whyte reported that he, like other members, had received details of a proposal for a powered bus park and ride scheme. Cllr. Whyte continued by saying he was unaware of any UK Park and Ride in a town of our size.

Signed Date
Chairman