

**MINUTES OF THE PLANNING COMMITTEE MEETING**  
**HELD ON MONDAY 20<sup>th</sup> APRIL 2009 AT 7.40pm following the Interim Council**  
**meeting**

**PRESENT:** Councillors Mrs. P. Desorgher  
P. Hirons  
G. Loftus  
A. Mahi  
H. Mordue (Mayor)  
M. Smith  
Mrs. P. Stevens  
R. Stuchbury  
M. Try  
W. Whyte (Chairman)  
Also Attending: Mrs. A Wilson (Town Clerk)

For the Town Clerk Mrs K.W. McElligott

**Apologies for absence**

Apologies were received and accepted from Councillor T. Bloomfield, and from Cllr. Loftus for late arrival.

**5321 Declarations of Interest**

There were no declarations of interest for items on the agenda at this point.

**5322 Minutes of the previous meeting**

The minutes of the meeting held on 30<sup>th</sup> March 2009 to be placed before the Council on 11<sup>th</sup> May 2009 were agreed. There were no matters arising. Members discussed the issuing of Minutes on paper rather than by email, and **AGREED** that paper was preferred.

**5323 Action list**

The Action list had been circulated with the agenda.  
5323.1 (5294) - Dark Alley - had been transferred to Full Council  
5232.2 (5144.2) – Bus shelter; the matter would be brought up at the final AV Transport Users Group meeting on 21<sup>st</sup> April by the Town Clerk.

**5324 Planning Applications**

The following planning applications were received and discussed. –

**09/00536/ALB**

**SUPPORT**

37 Nelson Street

Installation of flood protection barriers to lower level front windows and door

*Members asked that AVDC's policy on such measures in the Conservation Area and on Listed Buildings be investigated.*

**09/00543/APP** **SUPPORT**  
Cheltenham & Gloucester plc, 8 Market Square  
Change of use to Estate Agents Office

**09/00550/APP** **SUPPORT**  
69 Overn Crescent  
Single storey rear extension

**09/00554/APP** **SUPPORT**  
6 Swan Business Centre, Osier Way  
Increase of amount of floor space for trade counter use to 30%

**09/00619/ATN** **OPPOSE**  
Roundabout at Junction of London Road and Buckingham Ring Road  
Telecommunication equipment comprising one 12m high street furniture column with associated equipment cabinet  
*Members commented that the equipment box would be very visible in a landscaped area; that the position of the mast so close to the junction might impede future changes to the road layout; that other possible sites existed very close to the proposed without the above problems; and that a radome top was preferable to antennae for a street furniture column.*

Cllr. Loftus arrived.

**09/00613/APP** **OPPOSE**  
Station Terrace off Lenborough Road  
Erection of 13 apartments – resubmission of 08/02282/APP  
*Members expressed the view that 13 had been chosen cynically as the maximum number of dwellings while avoiding the imposition of social housing provision; it was felt that the mass and design of the building was still too much for the site; there was no access to Railway Walk as had been promised for the previous application; that flats so close to the University might well be let as multi-occupancy dwellings, with a related number of vehicles; young professional couples, the target buyers were very likely to have a car each so that 20 parking spaces were inadequate, and the cramped layout made parking difficult; that the majority of the surrounding area was Victorian, and the mock Georgian elevations did not respect this; Members were also against a gated compound. Members voted unanimously to oppose.  
Should the Authority be minded to approve this application, the Town Council wished to be consulted about S106 provisions as there was clearly no room for on-site facilities.*

**09/00676/ATC** **SUPPORT**  
55 Nelson Street  
Fell four leylandii trees  
*Members noted that one tree had been felled already, without permission, and the debris left on the Church land.*

**09/00674/ATC****SUPPORT**

Land at Fishers Field

Fell three willows and two sycamores

*Members noted that the application paperwork asked to crown lift/clean three willows and a plum, which they supported.***09/00626/APP****SUPPORT**

2 Brackley Road

Erection of one and a half storey rear extension

*Cllr. Loftus declared an interest in the following application, as owner of the neighbouring property.*

**Amended & Additional Plans****09/00417/APP**

5 Catherine Court

Single storey rear extension and re-alignment of boundary to extend garden area

*Members' response at the 30<sup>th</sup> March meeting: OPPOSE – because of the loss of public amenity space due to the proposed alignment of the wall in relation to the open space and path.*

The additional plans showed that the realigned wall was well within the existing curtilage and no public space was to be enclosed. The amended plans make a slight adjustment to the extent of the proposed realigned garden wall.

*Members were happy to support the application, revoking their previous response made on inadequate information.*

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

**08/02379/AOP**

Land to 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 playspace, changing pavilion, landscaping and creation of drainage detention basin and highway, cycle and pedestrian provision.

*Minor Amendment : additional document Revised Traffic Noise Assessment***09/00459/APP**

1 Old School Court

Creation of first floor balcony

*Minor Amendment: balcony size reduced and posts omitted*

## 5325 Planning Control

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

### Approved

09/00034/APP 2 Catherine Ct.	2st.front extn & single storey side & rear extns	Oppose
09/00114/APP 46 Moorhen Way	S/st rear extn, conv. loft, raising roof level	Support
09/00229/ATP Waglands Gdn.	Works to trees	Partial Support
09/00267/ATP 6 Manor Gdns	50% crown reduction of 1 ash & felling of Ash	Oppose

### Certificate of Lawfulness Granted

09/00209/ACL 10 Martin Close	In respect of demolition of existing sun lounge and erection of single storey rear extension	Support
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### Refused

08/02608/APP 22 Nelson Street	Single storey rear extension	Support subj. HBO
08/02944/AOP 'Winslow Green'	Mixed use development inc 3300 dwellings	Oppose

### Reports to Development Control

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

09/00034/APP 2 Catherine Ct.	2 storey front & single storey side and rear extensions
09/00229/ATP Waglands Gdn.	Works to trees

## 5326 Enforcement

5326.1 (08/02131/APP; 25 Hillcrest Way) AVDC response to reported breach

Members noted that the property was listed as Bo Bear Designs, not Pizza2U and that AVDC having detected no breach of planning control had closed the investigation.

The Committee Clerk was asked to respond.

## 5327 Planning – other matters

5327.1 Buckingham Plan – launch for stakeholders

Members discussed the best way forward and decided on a meeting for all stakeholders in June, venue to be decided, but the Community Centre for preference. The press would be invited and (FairTrade) tea and coffee served. The Chairman would circulate some date suggestions. The presentation would comprise

- The Plan itself, emphasising that it is a living document of ideas and a starting point not a schedule of obligations
- How it can be used to form a framework for the future
- Implementation and participation by stakeholders

5237.1.1 To receive Cllr. Lewis's comments on the Plan document

Padbury PC had also responded with comments, and Members agreed that both letters should be put to the Full Council on 11<sup>th</sup> May for response.

*Cllr Mordue left the meeting during the following discussion*

5327.2 To review the Terms of Reference in light of Cllr. Lehmann's motion to Full Council on 23<sup>rd</sup> March 2009

The revised Terms of Reference (March 2<sup>nd</sup> meeting) and Cllr. Lehmann's motion were circulated with the agenda. A subsequent revision to the motion had inserted 'multi' before the word 'retail'.

The Town Clerk confirmed that the Committee could not be formed from all the Members of the Council. It was pointed out that all Members received the agenda, any Member could attend a Planning Committee meeting, and that para.3 already stated that major issues would be referred to the Full Council.

With a slight alteration to the syntax of para. 10, it was agreed unanimously to re-recommend the Terms of Reference as attached to these minutes to the Full Council.

5327.3 To receive and discuss the AVDC Review of Rural Settlement Hierarchy

The document circulated was an expanded version of information received earlier, and Members noted that there was no explanation of how the %s in the various scenarios were arrived at, nor reasons why one scenario was to be preferred over another. These questions had been asked at the meeting held with Forward Plans officers on 22<sup>nd</sup> January (Min 5297.1) and a response based on this would be sent.

**ACTION THE CLERK**

5327.4 To appoint a Councillor to review the AV Rest of District Transport strategy and report to the May 18<sup>th</sup> meeting.

Cllr. Hirons agreed to prepare a response for the next meeting.

5327.5 AVDC Design Awards 2009 – to consider any schemes to recommend and bring suggestions to the May 18<sup>th</sup> Meeting (closing date 31<sup>st</sup> May)

Members were asked to consider any suitable development as per the note circulated with the agenda and bring suggestions to the next meeting.

## **5328 Correspondence**

5328.1 (08/02845; 1 Mallard Drive) AVDC reasons for decision contrary to BTC response

The letter had been circulated with the agenda; Members noted the content.

5328.2 (08/02146/APP; 1 Pateman Close) AVDC reasons for decision contrary to BTC response

The letter had been circulated with the agenda; Members noted the content.

Members discussed conditions listed on planning consents; in future any non-standard conditions will be listed for Members' information, and deviations or non-compliance reported to the office for transmission to the Enforcement officers.

5328.3 To receive for information a letter and leaflet from CPRE Aylesbury  
Members noted the content.

5328.4 To note receipt of advice of BCC Development Control meeting on 21<sup>st</sup> April re appln CC/09/09 (considered last meeting)  
Members noted the content.

**5329 News releases**

The press would be circulated details of the stakeholder meeting (Min.5237.1) at the appropriate time.

**5330 Chairman's Items**

Members attention was drawn to a meeting to be held in Grendon Underwood about the proposed incinerator at Calvert. Any Members who wished to attend could obtain details from the office.

Meeting closed at: 9.22pm

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

## **TERMS OF REFERENCE – PLANNING COMMITTEE**

1. The Committee shall be known as the PLANNING COMMITTEE.
2. The Committee will have the delegated authority to make responses on behalf of Buckingham Town Council to Planning Applications received from AVDC and BCC.
3. The Committee will consider all aspects of Planning ~~within the Parish~~ *which impact on Buckingham* and make recommendation to Full Council for wider issues and in matters of major public interest.
4. *The Committee should consider all aspects of transport including – but not limited to – roads, public transport in relation to planning applications, forward planning, and county and regional consultations.*
5. *The Committee will monitor planning enforcement issues.*
6. *The Committee will undertake regular reviews of the Buckingham Plan not less than annually.*
7. Any Member of the Town Council who is not a member of the Planning Committee may attend and at the Chairman's discretion speak to any application.
8. In the event of an inquorate meeting the Chairman, Vice-Chairman and the Mayor agree a response, either by re-arranging the meeting or, should time not allow, agree a decision in line with Council Policy and planning history. Should one or all of the designated Councillors not be present or available then those present, numbering not less than three, shall agree a response.
9. The Tree Sub-committee will work within the Planning Committee Terms of Reference.
10. The subcommittee will report its response to an urgent tree application to the Planning Committee meeting immediately following.