

MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MONDAY 24th AUGUST 2009 AT 7.05 pm

PRESENT: Councillors P. Hirons
 G. Loftus
 A. Mahi
 M. Smith
 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 Mrs. P. Desorgher and Mrs. P. Stevens.

361/09 Declarations of Interest

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

362/09 Minutes of the previous meeting

The Minutes of the meeting held on Monday 27th July 2009, ratified on 17th August 2009, were received. There were no matters arising.

363/09 Action list

363.1 (305.4) 23 Church Street

Members agreed that this particular meeting should not be pursued, but that Planning should be asked to review the existing SPG Vision and Design Statement with particular attention to the Conservation Area and sustainability and green issues and make suggestions for the revision and updating of the Statement; the officer could then be invited to a meeting towards the end of the year to discuss this.

ACTION THE CLERK

363.2 (216/09) Waitrose Cycle Racks

Cllr. Smith reported that the local manager of Waitrose had no budget for cycle racks but could supply the contact details of the Estates Manager.

Members asked that AVDC be contacted again and asked to take the matter again to Waitrose Head Office, as cycle parking provision had been reduced when cycling activity was being promoted.

ACTION THE CLERK

363.3 (222/09) Bucks Network Hierarchy – further communication

Members noted the response from Mr. Watson of Transport for Buckinghamshire agreeing the Committee's suggested amendments to the document.

220/09 AVA Funding

Cllr. Stuchbury indicated that he could not commit to a date for the meeting unless he had a time suggested. He would contact the Town Clerk with his availability.

364/09 Planning Applications

The following planning applications were received and discussed. –

09/01310/APP

SUPPORT

12 – 13 Market Hill

Refit of existing shop front with illuminated fascia and projecting signs

Members noted that this was a retrospective application.

The following applications were considered together

09/01358/APP & 09/01359/ALB

SUPPORT IN PRINCIPLE

Christ's Hospital Almshouses, Market Hill

Two storey rear extension and single storey side extension and demolition of existing flat roof extensions and wrought steel railings and gates.

Members felt that the style of the proposed railings was not in keeping with the Conservation Area and were unnecessarily high; there was no indication of whether the gate would be lockable; concern was expressed at the loss of the historic plaque on the chimney and the lack of detail of the proposed replacement; there was no detail of the wrought iron panels on the balcony.

Members would also like to be assured about the storage of bins and baskets and their placement on collection day; they would not like to see them left on the pavement outside the railings, and felt that residents may not be physically capable of manipulating the bin over the step.

09/01470/APP

SUPPORT

25 Nelson Street

Erection of rear porch

09/01498/APP

OPPOSE

10-11 Castle Court

Change of use of upper floor of building from B1 (office) to create № 2 flats – retrospective.

Members noted that these premises are the upper storeys of 22 & 23 Castle Street, and the application resulted from the Council's report to the Enforcement Team in October 2008. Three letters had been received from residents of Castle Court.

The change of use was opposed as the loss of small office units was detrimental to the economic life of the town centre, and the access was inappropriate and unsuitable for residential use. The 'blue line' was queried – Members are aware that the parking spaces in the Court are allocated to the existing houses. VAHT recently surveyed the householders with a view to restricting parking, possibly by means of a barrier, to those householders, following their complaints of others, in particular the tenants of 22/23 Castle Street, parking in or blocking access to their space and insisting on their right to do so. The plans are incomplete – no bathrooms are shown, and the room areas seem to indicate more than 1 bedroom

per flat; if bathrooms are to be inserted then it needs to be shown, in a listed building application.

[Clerk's note: an ALB application for these premises was validated on 20/8/09 and will doubtless be received for the next meeting]

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

09/00878/AAD 7 High Street Erection of illuminated fascia and projecting sign

Minor Amendment: illumination removed; signage to have matt finish.

Members commented, at the 6th July meeting "Members felt that the lit area of fascia was excessive within the Conservation Area and there were no time restrictions; lights should be turned off at night for the benefit of residents opposite."

The decision (CONSENT GRANTED) was received in the same post.

Members noted their comments had been acted upon.

Additional plans had been received as follows:

09/01205/APP Fir Cottage, Chandos Rd. Demolition of existing dwelling and erection of block of 12 apartments

Additional plans – aerial site image as existing, ditto as proposed (including swale (drainage pond)) and coloured street elevation.

The Chairman reported that a considerable number of residents' responses had been delivered to his home, with a request that the Committee revise their opinion.

A reply would be sent indicating that all the resident's comments would be taken into account by AVDC; concern had also been expressed that no 'yellow notice' had been displayed [Clerk: our copy shows that it was posted on 22/4/09] and that the minutes of the meeting were available on the website.

ACTION THE CLERK

09/00613/APP Station Terrace Erection of 13 apartments

Document comprises additional drawings and annotated officer report to DCC 23/7/09 meeting.

The Chairman expressed disappointment that the officer report to the DCC did not appear to give due weight to the views of the Town Council and AVDC Councillors who attended a site visit; in particular with respect to bins, access to Railway Walk, and drainage.

365/09 Planning Control

The following planning decisions had been received from Aylesbury Vale District Council;

Approved

09/00350/AAD 15-16 Market Hill Erection of fascia sign Reluctant support

09/00566/ALB Chantry Chapel Installation of WC cubicle Support

09/00707/ALB 15-16 Market Hill Erection of fascia sign Reluctant support

09/01031/APP 9 Chandos Close Single storey front extension Support

09/01067/ATC Prebend House Fell 4 Ash* Oppose

** altered from "Fell 4 Ash and crown reduction 2 Yews"; Yews were subject to TPOs and were put into appln.09/01248/ATP considered last meeting. See Reports, below.*

09/01080/APP 2 Sycamore Close First floor side extension Support

09/01106/APP Manor Farm House S/st. rear ext'n (amendment to 08/02061) Support

09/01207/APP 1 Lenborough Close Single storey side extension Support

09/01256/ATC Castle House Works to trees Oppose
Comment was made that tree applications opposed by the Committee were generally permitted by the Authority without reasons being supplied, and that applications were not checked before validation (as in the example above). The Clerk was asked to write to Mr. Cannell with these concerns.

ACTION THE CLERK

Refused

09/00964/APP Pizza 2 U Ltd Ch.use delivery→delivery & takeaway Oppose

Reports to Development Control

09/00613/APP Station Terrace	Erection of 13 apartments	Site visit report
09/00648,650 New Inn Stowe	Visitor facilities	Site visit report
09/00870,871 15-16 Market Hill	Air conditioner units & satellite dish, raise parapet wall	
09/01048/APP 10 Meadway	Retention of shed to house disabled vehicle	
09/01241/APP Barclays Bank	New steel panel/ATM & new CCTV camera	
09/01248/APP Prebend House	Crown raise 2 yews to 3m all round	

Members noted the above information.

366/09 Buckingham Plan

366.1 Action Plan – To receive and discuss verbal update from Chairman
There had been 140 downloads from the Town Council website, plus 30-40 of the Executive Summary from the Plan website.
The priorities for AVA funding were restated as those in Min.220/09 (parking; V&D Statement; flooding). Economic regeneration was not an AVA priority for funding.
The next Stakeholder Review would be held towards the end of the year, after the discussions with AVA.

366.2 Comment from Internal Drainage Board

The drainage board would be included in the 'other parties' columns as advised.

ACTION CHAIRMAN

366.3 Domain Name

Members agreed to renew the ownership of the domain name when it expires in November for another; in the long term users could be directed to the Plan pages of the TC website. Cllr. Try to investigate.

ACTION CLLR. TRY

367/09 Enforcement

367.1 Bypass signage Following the discussion at Full Council on 17th August 2009, to receive information on planning permission and other details.

Some signage had permission, notably that at Beales Hotel, the Esso station and Focus. The curly sign at the entrance to Great Slade was rusty and almost obscured by vegetation, but its proposed replacement with a Directory sign had met with little support from the businesses on the estate.

Members discussed the plethora of signs, not all professionally manufactured, on the bypass verges, in particular at the entrances to the industrial areas (including Tingewick Road). Distinction was made between signs advertising businesses and those advertising events.

The Town Clerk had already written to AVDC following the Full Council meeting. It was decided that if no adequate response had been received within 14 days, as per Min.5058.3, a letter would be sent asking that enforcement action be taken on those businesses advertising, and pointing out that such signs were related to the retail activity being permitted in an industrial area. Members' opinion was that signage should be confined to the building and the entrance to its curtilage. Events signs were cleared regularly by Council staff; BCC were supposed to notify the Council if any large/longterm signs had permission to be beside the highway. Attention was drawn to the Devil's Horsemen sign which seemed permanent, only changing performance details from time to time.

ACTION THE CLERK

367.2 Bus café, bypass layby

Members also wished action to be taken over the bus café and its signs, asking if it was taxed and roadworthy, as it was on a public highway, and whether it required planning permission as it seemed never to move.

ACTION THE CLERK

367.3 09/00964/APP Pizza 2 U Ltd.

Members would monitor advertising and actual retail activity and report breaches.

ACTION ALL COUNCILLORS

367.4 Enforcement Action list

The list would be updated and issued with the next agenda.

SEPTEMBER AGENDA

368/09 Transport

368.1 (304.2) BCC Service Plans for Transportation – Cllr. Hirons' review.

The document described the current situation and targets but provided no past data for comparison or future projections. No mention was made of Buckingham at all, though specific items addressed matters in the south of the county.

There was no evidence of rural-proofing of services.

Members felt that the plan should have addressed issues such as congestion, parking, bus services and cyclepaths which affect Buckingham and surrounding area. Cllr. Hirons would summarize the comments in a letter and circulate it to the Committee.

He also reported that he had contacted BCC Highways on Call about unlit street lamps on the London Road and had been told that Eon had seven weeks in which to effect a repair. He felt this was too long to have a major road without street lighting.

ACTION CLLR. HIRONS

369/09 Planning – other matters

Agenda items 10.1 and 10.4 were taken together.

369.1 (a) To discuss and make recommendation on a Town Council Policy on uses for s106 Sport & Leisure contributions (deferred from last meeting)

(b) Aylesbury Vale Sport, Recreation and Cultural Facilities Assessment. At the meeting of Full Council on 17th August, agenda item 18 minute no.349/09, it was agreed that this assessment be deferred and passed to the Planning Committee.

Members felt that the consultants should conduct an audit of town facilities themselves, and that the Council respond only to the 'wish list' section.

Suggestions were as follows:

1. BTC should be involved at every opportunity and an early stage in all s106 discussions; local knowledge as to gaps and priorities would be of use.
2. The wish list should be based on the Buckingham Plan and Parks Policy documents.
3. The wish list should not be restricted by AVDC to Sport and Leisure facilities, but include other community amenities such as the Cemetery, allotments, a youth drop-in centre, cycleways.

ACTION TOWN CLERK/COMMITTEE CLERK

369.2 (223.3) To receive a report from Cllr. Smith on the Consultation on Provision for Gypsies, Travellers and Travelling Showpeople.

A comprehensive written report had been circulated with the agenda.

Members agreed to support the proposals but without giving reasons.

Cllr. Smith was thanked for his work in reviewing the consultation.

ACTION THE CLERK

369.3 To appoint a Councillor to review and recommend response on *Planning Policy Statement 15: Planning for the Historic Environment*, the included *Draft Impact Assessment* and the associated English Heritage *Practice Guide* (response date 30th October 2009)

The Chairman agreed to review the documents; these would then be passed to Cllr. Smith.

ACTION CLLRS. WHYTE & SMITH

369.5 To receive for information *Vale Trends Issue 7*.

Members noted the contents.

370/09 Correspondence

370.1 To discuss the request for information from Dr. Wendy Le-Las.

Members reiterated their previous misgivings about electronic planning systems for parish councils;

- an electronic system excludes members of the public without computer access
- there is no funding for equipment for parish councils
- many parish councils have no dedicated premises where equipment could be installed
- broadband connection is necessary to download plans
- comparison (eg of 'existing' and 'proposed' versions) is not feasible
- Members & residents would not be able to view plans other than at the meeting (unless AVDC made such facilities available at Verney Close)
- it would make meetings longer

These views would be sent to Dr. Le-Las.

ACTION THE CLERK

371/09 News releases

It was agreed that Cllr. Hirons compose a paragraph on the London Road streetlighting (Min. 368)

ACTION CLLR. HIRONS

372/09 Chairman's Items

There were no Chairman's Items – the resident's letters re Fir Cottage were handed to the Clerk.

Date of the next meeting:

Monday 14th September 2009 following the Interim Council meeting

Meeting closed at: 9.58pm

CHAIRMAN DATE