

MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MONDAY 21st DECEMBER 2009 AT 8.45pm following the Interim Council
meeting

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

740/09 Apologies for absence

Apologies were received and accepted from Councillor Mrs. P. Stevens and Mrs. H. Hill.

741/09 Declarations of Interest

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

742/09 Minutes of the previous meeting

The minutes of the meeting held on Monday 30th November 2009, to be put before the Council on January 11th 2010 were agreed.

743/09 Action list

(499.2) Bus café was burnt out 18th December 2009 and removed. Members would note any problems with the new van.

(580) AVA: meeting arranged for 10.30am Tuesday 22nd December [*Clerk's note: cancelled due to weather condition; to be rearranged in New Year.*]

(662) No response received. Chairman had reminded Highways about several repairs necessary.

(667) Meeting was held 18th December 2009; notes available next meeting

(668) done

744/09 Planning Applications

The following planning applications were received and discussed. –

09/01092/APP

SUPPORT

Land adjacent 1 Bath Lane

Erection of № 4 dwellings

Members felt that the terrace was a good use of the land, but asked that the Authority check that the side access was wide enough to comply with the conditions in the deeds of existing adjacent residents. Concern was also expressed at the size of the garages – they were too small for ease of use and residents may park on the road; the end garage was very close to the highway and there was no footway along the frontage – this could have been incorporated in the plans. Claims were also made in the documentation for sustainability and disabled access; there was no discernable sustainable aspect in the plans offered, and three of the four dwellings had stairs to the door.

Cllr. Loftus declared an interest in the following application:

09/01929/ADP

SUPPORT

Former Railway Station site, Station Road

Details of reserved matters in respect of № 4 dwellings 05/01564/AOP

Members asked that the permissive Right of Way connection to Railway Walk be preserved and improved; there was no indication of it on the plans.

The following application was considered by the preceding Full Council meeting due to the number of dwellings proposed and the commercial element (Full Council Minute 10/09, meeting of 11/5/09)

09/02155/APP

OPPOSE

Land at Market Hill

Development of 38 Apartments, 24 dwellings, 244 m² of commercial floorspace, 113 parking spaces; improved vehicular access to Moreton Road and creation of footpath links and refurbishment and change of use of summerhouse to cycle store.

Members opposed on the grounds of:

- 1. The proportion of commercial to residential property does not reflect the Civic Trust's or later studies/plans for a site so close to the commercial centre of the town.*
- 2. The residential area is of very high density, leaving little open space and no play space. The amenity space amounts to the spinney adjacent to Castle House.*
- 3. Parking spaces are very small, some squeezed between trees.*
- 4. The highway being unadopted could lead to its being substandard in construction and dimensions; it looks as if movement of (e.g.) refuse wagons could be extremely difficult.*
- 5. Concern has been expressed at the amount of extra traffic generated on the Moreton Road, given there is already a development of 200 houses further up putting pressure on the lower end of the road and the tight and unsighted junction at the Old Gaol.*
- 6. Given that over half the 62 dwellings have 2 or 3 bedrooms, a total of 113 parking spaces seems inadequate, and calculated peak traffic movements of 29 unrealistic.*

7. There is no SUDS proposed, existing drainage is considered to be adequate, and the documents state that surface run-off would not differ from that from the existing unbuilt-on land. The new building could disruption the pattern of water flow through and off the site, which might cause problems to the foundations of adjacent historic/older buildings.

8. The affordable housing is calculated as 35% of the first phase, but none in the second phase which is subject to land ownership issues; if these are resolved, Members would like to see 35% of the second phase also affordable housing.

09/02203/ALB

SUPPORT

Land at Market Hill

Internal and external refurbishment of summerhouse for bicycle store for proposed site development

Members noted the distance of the summerhouse from the new properties and asked for a "Secure by Design" statement for the building.

The following two applications were considered together

09/02231/APP

SUPPORT

24 Plover Close

Ground floor front and side extension and erection of conservatory

09/02251/ACL

SUPPORT

24 Plover Close

Retention of use of land as residential curtilage

09/02233/ALB

SUPPORT

Avenue House, Stowe Avenue

Repair stone copings, replace front door, alter ceiling levels, replace wooden gates

09/02355/ATC

SUPPORT

31 High Street

Felling of Cherry Tree

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

09/01205/APP Fir Cottage, Chandos Road

Demolition of existing dwelling and erection of block of 12 apartments

Amended drawings show 3 secondary flanking windows removed, by AVDC request.

09/02070/APP 3 The Villas, Stratford Road

Erection 2 semi-detached dwellings etc.

Additional plans – Flood Risk Assessment

745/09 Planning Control

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

Approved

09/01790/APP Land.adj.7High St Demol.sheds create 2 small retail units Support

09/01808/APP 31 Willow Drive First floor side extension Support

09/01838/APP 17 Gilbert Scott Rd.Conv.garage to resid^l,etc. Support

09/01886/APP 1 Foscott Way	Erect.side extn. & dormers front & rear	Support
09/01684/APP Post Office	Var.cond5,08/02725/APP tracker system	Support
09/01498/ALB 10-11 Castle Ct.	Ch/use office → 2 flats (retrospective)	Oppose
09/01543/ALB 10-11 Castle Ct.	Int.alt.s to create resid ^l flats (retrosp.)	Oppose

Withdrawn (before validation; permission deemed to be not required)

09/02230/ATC 11 Chandos Road Works to № 5 Cherry Laurel and Elder

Reports to Development Control

09/01205/APP Fir Cott.Chandos Rd.

Demolition of existing, erection of block of 12 flats

Members noted the above information.

746/09 Conservation Area Survey

The survey was not feasible without Town Council support. It was suggested that the quarterly Town Audit be suspended for the duration as much of the reporting was similar; it was hoped all Councillors would participate, and other groups could be involved such as the Buckingham Society, the Access group and the Buckingham Plan supporters. Training would be necessary; Members agreed the use of the training budget 601/4023 for room hire and refreshments. A Sunday in January was suggested. Individuals would collect the information for the Conservation Team to collate. The office commitment would amount to letters inviting the other groups to take part. To allay concern on the part of householders, there could be advice publicity in the paper and handbills put through doors in the areas surveyed.

Proposed by Cllr. Whyte, seconded by Cllr. Stuchbury and **RECOMMENDED** that this Council supports the Conservation Area study as described above.

747/09 Transport

To receive any reports on Transport matters from Members.

747.1 Members expressed concern at how long it was taking to replace the belisha beacon by the Town Hall; it was more than 2 weeks since the broken part had been removed. This was particularly dangerous as traffic moving up Bridge Street could not see the one at the White Hart end of the crossing due to the curve in the road. BCC would be contacted again.

747.2 Cllr. Smith reported that he had organised gritting of town centre pavements by Town Council staff under Devolved Services, as BCC were not doing any. He felt that Transport for Buckinghamshire could have organised this in advance.

ACTION E&P COMMITTEE

The frequency of refilling salt bins would also be checked.

ACTION THE CLERK

748/09 Enforcement

748.1 (661) To receive a follow-up letter to the presentation made at the last meeting, listing information required of complainants.
Contents, which included a summary of the 3 aspects for reporting, noted.
748.2 To receive any reports on Enforcement matters from Members.
No new matters reported.

Assent of Clerk and Committee was obtained to carry on past 10pm.

749/09 LDF Core Strategy

(670.1) The Chairman reported on the Pre-hearing meeting held on 17th December 2009 attended by himself and Cllr. Hiron. For the hearings themselves there were set procedures which must be followed. Each topic may be expanded in writing up to 3000 words, and/or may be expounded orally for greater effect. The Council would need a number of volunteers to speak and thus the number of points to be presented must be limited accordingly.
The supporting documents, including the Council's submission, would be emailed to the Committee Members with a request to prioritise those they felt to be most important for oral presentation, and whether they were available on the timetabled dates. A working group would be formed of any Members of the Committee available, to draft the individual expansions.

ACTION THE CLERK

750/09 Any Other Planning Matters

750.1 To discuss and agree whether to invite Mr. Nick Bohane of Green Issues Communications to the next meeting to discuss an extension to the Tesco London Road store.
Members agreed that he be invited for 8pm on 18th January 2010 to give a maximum 20 minute presentation.

750.2 To receive information that the new version of PPS25 is available at a cost of £22, discuss whether to obtain a copy and an appropriate budget source if so.
Members agreed that the Flooding PPS would be of use; the cost to be vired from Hall Hire [601/4019]. Budget requirements would be discussed at the next meeting.

ACTION THE CLERK

750.3 To receive the quarterly AVDC Work & Performance Review (July – Sept. 2009)
Noted; if Members had any comments or queries, these could be brought to the next meeting.

751/09 Correspondence

To receive early advice of SPD Consultations in the New Year.
Noted.

752/09 News releases

752.1 Conservation Area Survey: held until after Full Council's decision on the Recommendation.

752.2 Check whether AVA had issued the cleared release on the project.

752.3 (to be drawn up by the working group) LDF – Town Council response.

753/09 Chairman's Items

753.1 The Chairman regretted the death of Cllr. Desorgher who had been a useful Member of the Committee.

753.2 He then wished Members a Happy Christmas.

Date of the next meeting:

Monday 18th January 2010 following the Special Meeting.

Meeting closed at: 10.10pm.

CHAIRMAN DATE