

**MINUTES OF THE PLANNING COMMITTEE MEETING**  
**HELD ON MONDAY 12<sup>th</sup> APRIL 2010 AT 7.45 pm following the Interim Council**  
**meeting**

**PRESENT:** Councillors P. Hirons  
A. Mahi  
M. Smith  
R. Stuchbury  
M. Try  
W. Whyte (Chairman)  
Mrs. H. Hill (Co-opted member)  
For the Town Clerk Mrs K.W. McElligott  
Also attending Mrs. A. Simonds Deputy Town Clerk

**Apologies for absence**

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

**1027/09 Declarations of Interest**

Cllr. Mahi declared a prejudicial interest in application 4.

**1028/09 Minutes of the previous meeting**

The minutes of the meeting held on Monday 15<sup>th</sup> March 2010 to be put before the Council on 4<sup>th</sup> May 2010 were received and accepted.

**1029/09 Action list**

897.2 Winslow TC would be prompted for their views on the Salden Chase SPD.

1029.1 (897.3) AVDC obligations re Conservation Areas  
Information from BALC was circulated with the agenda.

1029.2 (937) Dark Alley

Keyholder Management had reported that the RLS have not provided the letter as requested, and have instead offered an alternative route to that mapped taking in part of Waglands Garden. Negotiations continue.

1029.3 (934) BCC School Provision

Information from BCC had been circulated with the agenda.

Members felt that BCC had not addressed the proposed population increase and should be pro-active rather than reactive in such a situation.

Proposed by Cllr. Hirons, seconded by Cllr. Stuchbury, and **AGREED** that Mr. Chainani would be invited to speak at the next meeting.

1029.4 (936.2) Community Infrastructure Levy

The response was circulated with agenda.

## 1030/09 Planning Applications

The following planning applications were received and discussed. –

### 10/00194/APP

**OPPOSE**

Former Chandos Vauxhall Premises, Chandos Road

Demolition of existing building and erection of ground floor retail (A1 class) and 7Ne 1<sup>st</sup> and 2<sup>nd</sup> floor flats

*The larger footprint building restricted the space available for parking - AVDC parking guidelines indicate 19 spaces for a shop this size + 7 per flat and visitor spaces @ one per two flats – 16 are proposed. Members also noted that there was little space for a delivery vehicle to turn round within the site, so deliveries could be made from the roadside, exacerbating an already difficult traffic situation; and the service bay marked was shared with the flats' bin storage area. The estimate that there would be no more traffic movements generated by the store than the car dealership was queried, a dealership having morning and evening peaks generated by servicing customers with few intermediate movements for sales, not the retail pattern of a convenience store.*

*Criticism was levelled at the Victorian pastiche design which did not reflect the 20s/30s style of the adjacent houses on London Road or that side of Chandos Road; the triangular corner site lent itself to a potentially iconic building.*

*Sustainability: though pictured in the application document, the text states that there is little roof with optimum orientation for solar panels for water heating – but the rear of the building faces south.*

*Members supported the change of use in principle but opposed this proposal on the grounds of overdevelopment of the site, access and parking provision, the loss of trees, and a design detrimental to the street scene.*

*It was also reported that the site was on a spring bed and that disturbance of the existing water drainage pattern could lead to problems for this and adjacent properties.*

### 10/00272/APP

**SUPPORT**

53 Meadway

Erection of 2storey dwelling and partial demolition of No. 53

*Members supported, but recommended that the (Bedford & River Ouzel) Internal Drainage Board be contacted re maintenance access to the stream and the stability of the bank adjacent to the proposed building.*

### 10/00354/ALB

**SUPPORT**

56 Well Street

Internal works, replacement of rear elevation windows, repair to lean-to, repair and replace tiles on the front elevation roof and dormer

### 10/00360/APP

**OPPOSE**

Tesco Stores Ltd., London Road

Extension to Tesco Stores to create floorspace, access improvements, car park extension and alteration and associated works

*Members did not oppose the extension to the store which was in keeping with the existing building, although they would have like to see windows for the cafeteria;*

*the extended store might discourage customers from going to neighbouring towns to shop.*

*Concern was expressed at the apparent lack of co-ordinated traffic planning; if the 700-house site opposite was developed, there would be a pedestrian-controlled crossing each side of the roundabout on the A421, another crossing south of it on the A413, another for the use of bus passengers (which would be more used than at present if the internal site bus stop was removed), the augmented roundabout at the Tesco entrance and a further one for site access south of that, the combined effect of which would be considerable delays, especially at peak times in school terms. It behove BCC to take the lead on organising a co-ordinated traffic system for this junction.*

*A considerable amount of the established planting was also scheduled for removal, which would affect the green aspect of this gateway to the town and which had been the subject of a planning condition of the original permission. There is an excessive amount of hard landscaping.*

*The entrance is very tight, and the loop to the new area of car park is shown as clipping the parking bays, leaving no room for protective bollards. The loss of the internal bus stop was also criticised, as it would lead to traffic delays as customers attempted to cross the London Road and related safety issues for mothers accompanied by young children.*

*The application document states that there are no current employees on the site and there are no additional employees to be expected as a result of the extension; the 150 extra jobs quoted by the applicant elsewhere are not further defined and Members would like to know the number of full-time equivalent jobs which are to be created.*

*Supporting documents note that the store is, and has been for some time, in breach of a condition defining the % comparison goods which may be sold; this extension intends to increase the % comparison goods sold, to the possible detriment of town centre shops, which the condition was presumably intended to reduce.*

*The recycling centre is reduced in size, on the principal entrance and has no pedestrian access; should the lane be full, a customer cannot park up and carry recycling items to the bay safely.*

*A connection to the Industrial Park to the west might enable Park employees to access the store without the extended vehicle journey otherwise necessary.*

*Grey water recycling is included, but there is no attenuation proposed for the surface drainage of the considerably enlarged parking area, including the loss of planting beds. Drainage is already a problem in times of high rainfall, causing flooding and nuisance on the London Road.*

*Members opposed the application unanimously, Cllr. Mahi abstaining.*

**10/00482/APP**

**SUPPORT**

22 Embleton Way

To extend the time limit of application 05/00801/APP – conversion of garage to residential use and erection of detached garage and creation of new access

*Members were advised that they had supported 05/00801/APP without additional comment.*

**10/00492/APP**

**OPPOSE**

28 Kingfisher Road

Side and rear extension [*altered verbally by Officer to 'single storey and first floor side and rear extension' following query by Clerk*]

*Members noted that the garage was reduced to below AVDC guideline size, fit only for a Smart car, and no other parking layout was included with the drawings. Members opposed on the grounds of inadequate information on which to base a judgement.*

*The following Additional Plans had also been received:*

**09/02155/APP** Land at Market Hill

Book of photographs showing views within and around the site periphery to show how little can be seen from outside the site.

## **1031/09 Planning Control**

The following planning decisions had been received from AVDC;

### **Approved**

09/01878/APP Manor Farm House	Ch.use to create children's day nursery	Support
09/02352/APP 22 Portfield Way	Single storey rear extension	Support
09/02392/ALB Castle House	Repl. windows and doors + internal repairs	Support
10/00080/ACL 59 Waine Close	Erection of orangery	Noted
10/00082/APP 6 Nightingale Place	Replacement conservatory	Support
10/00179/APP 1 Greenway Walk	Single storey side and rear extension	Support

### **Planning Inspectorate**

**09/00964/APP** Pizza-2-U, 25 Hillcrest Way

Change of use from delivery to delivery business and takeaway facility

*The Inspector had dismissed the appeal.*

### **Enforcement Notice Issued**

**09/00228/CON3** Land at 27 Otters Brook

Without planning permission, the erection of a single storey rear extension to the dwelling on the land.

### **Tree Preservation Order issued**

TPO 2010 No.4; T1 White Fir Land at the former Chandos Vauxhall, Chandos Road,

### **Appeal Lodged (start date 23/2/10) against refusal of planning permission**

**09/00613/APP** Station Terrace off Lenborough Road

Erection of 13 apartments – resubmission of 08/02282/APP

*An email had been received that day indicating that an informal hearing would be held in Aylesbury on 25/5/10; the Clerk was asked to find out what this involved. If necessary, Cllr. Hirons could be available to represent the Committee's views.*

### **Reports to Development Control**

A report had been received for the following application, available in the office

09/02070/APP 3 The Villas

Erection of No.2 semi detached dwellings and additional works to existing terraced dwelling to provide vehicular access under 2 bed apartment

Members noted the above information.

## 1032/09 Buckingham Plan

The Town Clerk had prepared a report of how much land was required to accommodate an expanded population in the matters of allotments and cemetery space; this was circulated with the agenda. Members discussed these and other infrastructure deficits in the cultural and leisure facilities not controlled by this Council.

It was felt that a number of parcels of serviced allotment land close to the town would be preferable to a large field whether near the town or not, for reasons of convenient access and security. Full-size plots were preferred. The Town Clerk's figures were an acceptable target.

*Cllr. Try left the meeting for a short time.*

Members queried the figure of 400m<sup>2</sup> for land required as cemetery space; it seemed too low. The Town Clerk was asked to check his calculations and allow for spacing and access pathways.

### **ACTION TOWN CLERK**

In the matter of deficiencies under other Council remits, Members felt that youth provision could be improved, perhaps with some facility to serve the north of the town, and the existing Youth Centre and swimming pool upgraded.

The Buckingham Centre for the Arts was looking for a permanent site, possibly in conjunction with the University.

Cycle routes should be upgraded, extended and promoted. (it had been noted that the Tesco application provided 24 cycle racks, but there was no cycle access).

Proposed by Cllr. Stuchbury, seconded by Cllr. Smith, and **RECOMMENDED** that all Committees of the Council reconsider what infrastructure improvements were necessary. The Planning Committee would co-ordinate a list based on residents' wishes from the Buckingham Plan and the ideas laid out in the Parks Policy document.

## 1033/09 Conservation Area Study

Members were reminded about the meeting next Monday. A reminder would be sent to the U3A.

### **ACTION THE CLERK**

## 1034/09 AVA projects

The Chairman expressed disappointment that no report had been received from AVA on progress to date.

## 1035/09 Enforcement

**09/00484/CON3** 25 Hillcrest Way (Pizza-2-U)

Members were informed that AVDC had closed the enforcement file on this, as the breach has now ceased.

An updated list had been circulated with the agenda.

To be added:

- the satellite dish in North End Square that the Enforcement Officer had sought information about.
- the state of Lockmeadow Farm – Members were informed that an informal caravan park was also on site, and rubbish had been dumped on the river bank
- 3 satellite dishes on Remus House, Castle Street

A letter would also be sent to John Byrne about the lack of action re the Barham Lodge dishes, one of which is not connected.

### **1036/09 Planning Statistics**

To receive for information the breakdown of planning applications responses and decisions for 2009

Members asked that a list of consultations responded to over the year be added in 2011.

### **1037/09 Transport**

1037.1 BCC – Proposed Zebra Crossing on Moreton Road

Members questioned the siting of the crossing; nearer Highlands Road or Moreton Grange would be preferable as giving access to the school. The reduction in the speed limit was supported.

1037.2 BCC – Proposed Road Closure and Speed Limit Amendment, Chackmore  
Members declined to comment as the site was outside the parish.

1037.3 BCC – response to letter re taxi bay, Market Hill, sent at the request of Cllr. Whyte.

Cllr. Whyte noted that the response did not address the matters raised and a further letter should be sent.

### **1038/09 Other planning matters**

1038.1 To receive for information the submissions re MK Core Strategy (due date 31<sup>st</sup> March 2010) and agree whether representation is necessary at the hearings  
The date for the hearings had not been set.

1038.2 (750.2) To note receipt of PPS25: Development & Flood Risk Practice Guide (available from the office)  
Noted.

1038.3 Whitehead Way To discuss and agree the holding of a naming ceremony as the development is now occupied and to invite Mrs Whitehead to unveil the nameplate.

Referred to Full Council as a Civic matter.

**ACTION FULL COUNCIL AGENDA**

**1039/09 Correspondence**

1039.1 **6 Orchard Dene** Creation of decked area to rear of property  
AVDC: reasons for decision contrary to BTC response  
Noted.

1039.2 **High Speed Rail Link:** to receive and discuss (a) letter from Mr. Bercow, (b) a circular from CPRE and (c) a circular from AVDC  
Members **AGREED** that this Committee had no view on the alternative proposals as it was well outside the parish area.

**1040/09 News releases**

A new release detailing the reasons for opposing the cinema site and Tesco extension applications – noting that the principle received support in each case – would be prepared.

**ACTION THE CLERK**

**1041/09 Chairman’s Items**

1041.1 The Chairman reported that he had been in contact with Thornborough PC who had been active in the matter of the upgrading of the A421, and would be putting this on the agenda for the next meeting, especially in light of the response made at the Annual Town Meeting.

**ACTION MAY AGENDA**

1041.2 Mr. Newall of Forward Plans had delivered copies of the draft Design Brief for the Hallam site and offered to meet the Committee to discuss this.  
The Clerk was asked to find out the current status of the Brief, and what Mr. Newall felt there was to discuss; he would be invited to the next meeting if this seemed useful.

**1042/09 Date of the next meeting:** Monday 10<sup>th</sup> May 2010 at 7pm.

Meeting closed at: 10.05pm

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