

MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MONDAY 10th MAY 2010 AT 7.10pm following the Special Meeting.

PRESENT: Councillors P. Hirons
 G. Loftus
 A. Mahi
 M. Smith (Town Mayor)
 R. Stuchbury
 M. Try
 W. Whyte
 Town Clerk Mr. C. P. Wayman

Also Attending: Cllr. D. Isham
 Mrs. C. Cumming (Buckingham Society)
 Mr. S. Chainani (BCC Education)
 Mr. R. Newall (AVDC Forward Plans)

The meeting was initially chaired by the Mayor.

36/10 Apologies for absence

Apologies were received and accepted from Councillor Mrs. P. Stevens, and G. Loftus for late arrival.

37/10 Election of Chairman of the Committee for 2010 – 2011

Proposed by Cllr. Stuchbury, seconded by Cllr. Hirons, and **AGREED** unanimously that Cllr. Whyte be Chairman of the Planning Committee.

Cllr. Whyte took the chair for the remainder of the meeting, except as indicated below.

38/10 Election of Vice Chairman of the Committee for 2010 – 2011

Proposed by Cllr. Whyte, seconded by Cllr. Mahi, and **AGREED** unanimously that Cllr. Hirons be Vice Chairman of the Planning Committee.

39/10 Declarations of Interest

Cllr. Whyte declared a prejudicial interest in application 10/00778/ACL.
 The Clerk declared a personal interest in application 10/00853/APP.

40/10 Minutes of the previous meeting

The Minutes of the meeting held on 12th April 2010 ratified at Full Council on 4th May 2010 were received and accepted.

Cllr. Loftus arrived during the next item.

41/10 (1029.3/09) To receive Mr. Stephen Chainani of BCC Children's Services re school place planning

Mr. Chainani answered questions submitted to him in advance:

1. School Place planning. The County is statutorily responsible for providing sufficient school places at Nursery, Primary, Secondary and post-16 levels for all children within its boundaries. It has a strategic commissioning role, expanding or closing schools as necessary, and recent Government rules mean that it has to allow a competition process enabling other entities to run new schools. There are also statutory guidelines covering parental preference, improving outcomes, funding, encouraging diversity and giving priority to 'local schools for local children'.

2. Admissions to the Royal Latin School – priority for Buckingham children. Priority is given to pupils in the school's catchment area whose pass mark is above 121. This benchmark is County-wide and if adjusted would have to apply to all the schools in the County; this could lead to pressures on other schools. If the set intake number for a school is greater than the number of local children achieving the pass mark, the surplus places are allocated to applicants from outside the catchment area who achieve the standard, whether or not they are resident within the County. Approximately 33% of children pass. There is an appeals procedure, for example if a child was ill at the time of the exam.

Members raised the question of grammar school places for the children resident on the proposed Salden Chase development, a requirement estimated at over 600. Primary and Upper School provision will be made in the development, but no new grammar schools may be built.

Current and permitted housing development in Aylesbury Vale means that the Upper Schools are at capacity and there is underprovision of grammar school places. The additional housing in the Core Strategy is not yet catered for, and the recent consultation was drawn up before housing numbers had been defined. A new population projection had been commissioned and if a need for further places can be demonstrated the developer can be made to provide these – but would probably prefer to do this on site rather than at another location which could result in a satellite grammar school building, or a VIth form college, at Salden Chase. It might be that pupils from other authority areas could no longer be accommodated in Buckinghamshire schools, which puts pressure on those authorities.

A question was asked about the proposed lottery system for allocating places from 2012. There will be a random allocation process for children within the catchment, followed by a random allocation of surplus places for out-of-area children; there will be an independent overview of the process. It was pointed out that this might well work in an urban situation where there were several schools, but in a rural area could lead to children being transported unnecessarily over considerable distances, magnifying traffic problems and increasing school transport costs. However, it was clarified that a lottery based system would only apply once places for children in the catchment area had been allocated.

3. Vocational training

As a result of Government reforms transferring responsibility from the Learning and Skills Council to local authorities, BCC is developing a 14-19 Strategy – all schools are supposed to provide access to 14 Diplomas; it is not possible for all schools to provide all 14 courses and collaboration between schools will be necessary or transport access to Aylesbury and Milton Keynes Colleges.

It was pointed out that each of these was 20 miles away, and without evening transport links. This was neither sustainable nor aided community cohesion. There is no post-GCSE non-school-based provision in Buckingham itself, something which had been called for in the Buckingham Plan. No account had been taken of the proposed growth, and training was needed now, not at an uncertain future date. Members were informed that some college staff are conducting courses in the schools so that students do not have to travel, but the demand is being surveyed and the costs of various options considered.

Mr. Chainani said that BCC had discussed the effect of the new development with the Head Teachers of the RLS and TBS, and perhaps Salden Chase should be discussed with them as well. The matter should be included in the Aylesbury Vale plan when drawn up. Members pointed out that the schools could hardly be expected to organise vocational training courses without information to work with, and asked that the Town Council be kept informed of progress and consulted as appropriate. It was noted that the previous consultation had been entitled Aylesbury Area and it was only by chance that it was noticed that it included Buckingham schools; otherwise the Council would have missed its opportunity to comment. Mr. Chainani undertook to pass the Committee's views to his colleague who dealt with vocational training matters.

Members also discussed primary provision, class sizes, and the effect of the 700 new houses south of the bypass (a new primary school is included in the plan for this site).

Mr. Chainani left the meeting.

42/10 (1041.2/09) Hallam Site Design Codes

Mr. Newall explained that the first document submitted had been over-complicated; he had asked for a simpler version, on the lines of that produced for the Moreton Road development, to be produced covering layout, street types, parking, open spaces, architectural detail and sustainable drainage.

The housing density was 35 houses per ha. comparable to Moreton Road (Badgers and Linden which are 30-32). A couple of developers had indicated that using this design code more than 700 houses could be provided on the site, but he had rejected this. He had referenced Stowe Avenue, with its spacious feel and wide verges with trees, as a good example of an entrance to the town.

The Chairman agreed that a positive entrance to the town should be encouraged, but expressed concern at the connectivity – the links between the estate and the town centre and the Badgers estate. Routes into town were mismatched and did

not link with existing networks, including those for cyclists. Mr. Newall agreed, but stated that another link to Badgers was unlikely, and the crossing at the Bletchley roundabout might be little used. The Chairman also criticised the hard, soft and structured landscaping - older estates had spaces and trees throughout, these seemed to be concentrated at the edges - and the pastiche architectural style. This site had little physical relationship to the town, and so did not need to reference town centre styles and materials; a more adventurous type of housing could be allowed. This was too prescriptive.

Mr. Newall said that part of the problem was that large developers did not use architects – once planning permission was granted in-house draughtsmen assembled drawings, and pastiche architecture sold well. He felt that while too radical a design would be difficult to sell, something less ordinary could be encouraged.

In answer to a question about the drainage from the site, which was on a strong spring line, Mr. Newall indicated that attenuation rules stated that run-off from the built site must be less than that from the existing field, and that measures would have to be installed to ensure this. Members felt that the design code could be more prescriptive on this point, and lay more emphasis on sustainable drainage. No amount of attenuation would stop the pond overflowing across the bypass.

Concern was expressed about the access and inadequate drop-off parking for the primary school; it appeared that it would be necessary to drive through the whole estate to reach the school. Mr. Newall replied that the access was an issue and one reason why he had wanted to see better links with Badgers, but it was difficult to prevent parents from driving their children to school.

Members also asked whether all the mews roads would be adopted by BCC, and the sewers and drains by Anglian Water; this had not happened on existing estates leading to residents being liable for repair costs. Mr. Newall said that adoption of roads depended on them meeting the set standards, and not all developers were willing to do this. It might be that the developer would retain maintenance responsibilities in return for a service charge levied on the householders, and similarly for maintenance of the open spaces. However this only worked if the company remained in existence, and AVDC were advocating an insurance bond as part of the s106 contribution to cover the maintenance if the developer defaulted. Some of the Design Code would be mandatory, some – like street furniture, for example – not.

Members hoped that the Affordable Housing would be spread throughout the estate and not concentrated in one area as had happened at Mount Pleasant, and would like to see this in the Code. As there would be 35% Affordable in maximum groups of 15, this was likely to happen anyway.

There was nothing in the Code about the Employment Area, nor about the sports and leisure facilities. Members were concerned that a situation similar to that of the Embleton Way playing field and pavilion should not be permitted to arise. On the latter, fashions changed quickly and it would depend on when these were built, so there is nothing prescribed. There will be a separate Code for the employment

area, and good exemplar buildings exist in Buckingham already; it was to be hoped that the developer would take note and not propose a shed. Connectivity with the adjacent Travelodge was advocated.

The school would be commissioned by BCC to their design, although AVDC encouraged interesting buildings. The surgery may not be built; the three doctors' practices were looking to amalgamate into more suitable (and DDA-compliant) premises, but AVDC preferred a town-centre location for accessibility. However the PCT had no funding available and no suitable site had been found.

The 32A town service would probably be diverted into the site, as it was scheduled to do via the Moreton Road estate.

Mr. Newall was thanked for his attendance; the above notes would be sent to him as the Committee's response to the Code.

ACTION THE CLERK

Mr. Newall left the meeting.

43/10 Action list

The list had been circulated with the agenda, with the following additional information

43.1 (1029.3) Of the 1260 pupils on roll at the Royal Latin School, 28% are from Milton Keynes.

43.2 (1031) Land at Station Terrace: the informal hearing had been moved to 27th May. Members discussed whether attendance was necessary; it was felt that it would be useful to know the procedure at an informal hearing. Cllr. Hirons and Cllr. Mahi offered to go and this was agreed.

ACTION CLLRS. HIRONS & MAHI

44/10 Planning Applications

The following planning applications were received and discussed. –

10/00409/APP

SUPPORT

Plots 101-104, 152, 153, 161-170, Land off Moreton Road
Erection of N^o16 dwellings, garages, road and ancillary works (Amended proposal)
Members noted that, contrary to policy, there was no access to the garden of plot 167 nor any bin store at the front of the premises.

10/00681/APP

SUPPORT

4 Villiers Close
Single storey extension and 1st floor extension

10/00761/APP

SUPPORT IN PRINCIPLE

Sports Pavilion, Stratford Road
Formalisation of parking area with improved lighting, signing and surfacing

Concern was expressed that the proposal was for a large, kerbed, non-porous area which would be regularly flooded. There was no indication of falls on the drawings, nor any drains. Criticism was also made of the parking layout, and the lack of pedestrian access to the town.

Members also noted that there was no indication of signage on the drawings.

10/00767/ATC

SUPPORT

Land adjacent to bridge, Bridge Street

Fell №1 Willow and crown clean №1 Weeping Willow

Members were informed that the weeping willow had been planted in memory of Mrs. Meadows and the family had been consulted.

10/00768/APP

SUPPORT

4 Burleigh Court

2 storey side extension

10/00770/APP

SUPPORT

31 Deerfield Close

Erection of detached garage and store

10/00776/APP

SUPPORT

Railway Cottage, 11 Bath Lane

Two storey rear extension with first floor balcony

Cllr. Whyte handed over the Chair to Cllr. Hirons for the next application, and left the room

10/00778/ACL

SUPPORT

37 Waine Close

Single storey rear extension

Cllr. Whyte resumed the Chair.

10/00851/APP

SUPPORT

17 Burleigh Piece

Single storey rear extension

10/00853/APP

SUPPORT

Land to rear of 6 March Edge

Erection of a garage for 6 March Edge

45/10 Planning Control

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

10/00190/APP 1 Pitt Green Single storey side extension Support

10/00230/APP 24 Embleton Way Conv. of garage into living accomm. Support

10/00345/APP 19 Hilltop Avenue Erection of conservatory Support

10/00347/APPTThe Buckingham Sch. Levelling of playground, and 4m fence Support

10/00358/APP 51 Bourtonville Two storey rear extension Support

10/00482/APP 22 Embleton Way Extension of time limit on 05/00801/APP Support

Deferred

09/02070/APP 3 The Villas Erect.2 semi-det.dwellings and vehicle access with flat over.

Reason for deferral – site visit

Reports to Development Control

A Report has been received for the following application, and is available in the office

09/02070/APP 3 The Villas Erect.2 semi-det.dwellings and vehicle access with flat over.

Site Visit Report

Members noted the above information.

46/10 (1034/09) AVA projects

46.1 Vision & Design review

The Chairman had contacted Mr. Ruston but no report on progress had been received.

46.2 Transport Study

As the introduction of parking charges had been delayed, it was suggested that AVA could be asked to start the study of traffic on the routes into the town.

ACTION THE CLERK

Mr. Harding would be contacted for an update on the introduction of charges, so that Members had the information to hand to pass on to inquirers; it was also noted that the ticket machine by the recycling bay had been non-operational for over a month, although the fault had been reported.

ACTION THE CLERK

47/10 Enforcement

The list had been circulated with the agenda.

Members noted that two of the Barham Lodge dishes were now disconnected; AVDC should contact the landlord and have them removed.

The Grand Junction: internal works had also been carried out, and it was reported that an old skittle alley found. Members felt that not to pursue and publicise the unauthorised signage changes would lead to other premises in the Conservation Area making changes without permission. Mrs. Cumming said that the Buckingham Society was proposing to write to the *Advertiser* on the matter, with a photo. Concern was also expressed about the condition of the orchard which was being used as a dump.

Two satellite dishes in Market Square above the opticians would be added to the list, and further additions would undoubtedly arise from the Conservation Area survey.

Members agreed that the Cabinet Member and Mr. Byrne should be advised of the enforcement breaches, and the length of time involved in resolving them, and asked if they found this acceptable – response expected for the next meeting.

ACTION THE CLERK

48/10 Transport

48.1 A421: To receive and discuss information from Thornborough PC
The Chairman reported that he had had a meeting with Thornborough PC after Christmas and had sight of a study prepared for them. The map circulated with the agenda indicated a possible diverted route for an upgraded A421.
Members noted the information.

48.2 A421: To discuss how to engage with Buckinghamshire County Council and promote the urgent need for a feasibility study of the Buckingham bypass
Members were concerned that BCC did not consider the upgrading of the A421 to be a priority, even with the proposed developments at Salden Chase and south of the bypass, including the extended Tesco. Cllr. Stuchbury reported heavy lorry traffic on the road even in the evenings. The proposed increase in the number of pedestrian controlled crossings on the A421 and A413 should also be considered. Proposed by Cllr. Smith, seconded by Cllr. Stuchbury and **AGREED** to ask AVA to do a modelling exercise on the effect of unco-ordinated controlled crossings on traffic flows, and to invite Mr. Stevens of BCC Transportation to a meeting to discuss the matter with respect to LTP3.

ACTION THE CLERK

49/10 Planning – other matters

49.1 To receive for information the Tree SubCommittee's response to application 10/00643/ATC – Forge Cottage – Pollard one sycamore
No replies had been received from the Sub-committee before the due date, so a response of No Objection had been made.

49.2 To receive for information a change to the Planning Classification
Permission will now need to be sought for altering dwellings for multiple occupation (Class C4).

50/10 News releases

50.1 An article would be submitted thanking volunteers for taking part in the Conservation Area Survey, and appealing for more.

ACTION THE CLERK

50.2 An item re the Grand Junction was discussed; it was decided to wait and see if any correspondence was received for the next meeting.

51/10 Chairman's Items

The Chairman noted that the Salden Chase application (10/00891/AOP) was available on the AVDC web site, with a response date of 4th June. He asked Members to look at the plans and bring comments to the next meeting.

52/10 Date of the next meeting:

Tuesday 1st June 2010 following the Interim Council meeting

Meeting closed at: 9.55pm

CHAIRMAN DATE