

**MINUTES OF THE PLANNING COMMITTEE MEETING**  
**HELD ON MONDAY 19<sup>th</sup> JULY 2010 AT 7.25pm following the Interim Council Meeting**  
**in room MB1, Masons Building, University of Buckingham.**

**PRESENT:** Councillors P. Hirons  
A. Mahi  
Mrs. L. O'Donoghue  
M. Smith (Mayor)  
R. Stuchbury  
M. Try  
W. Whyte (Chairman)  
Mrs. H. Hill (co-opted member)

In attendance Cllr. D. Isham  
Cllr. R. Lehmann

Guests Mr. G. Armstrong DPP LLP for Bellway Homes  
Mr. M. Edmunds Bellway Homes

For the Town Clerk Mrs. K. McElligott

**249/10 Apologies for absence**

Apologies were received and accepted from Councillors G. Loftus and Mrs. P. Stevens

**250/10 Declarations of interest**

Cllr. Whyte & Mrs. Hill declared a prejudicial interest in application 10/01333/APP as agent and applicant respectively;  
Cllr. Lehmann declared a prejudicial interest in the matter of the development on Moreton Road.

**251/10 Minutes**

The minutes of the Planning Committee Meeting held on Monday 28<sup>th</sup> June 2010 were received and accepted; the error in the date on the agenda was noted.

**252/10 (196.1) Moreton Road Phase II**

Mr. Armstrong circulated a map showing the area to the west and north of the present site proposed for further development; the total would surround Park Manor Farm and abut the lane and rugby club field to the north. Road links to the backland were planned into the layout of the current development.

Bellway had no definite proposal as yet and were awaiting AVDC's decision about housing numbers and the future of the Core Strategy in light of recent Government moves; meanwhile the AVDLP as modified by the Inspector would stand. The

SHLA envisaged ~450 dwellings on the total area; the present development is of some 200. Preliminary discussions had considered the northern part of the site appropriate for football and rugby pitches, and the developers would be happy to entertain suggestions from the Council. It was the intention to carry through the principles in the Phase I Design Guide for Phase II, including boundary treatments and views into and out of the site. Reference had been made to the Vision and Design Statement.

*Cllr. Lehmann left the meeting*

Members discussed various aspects of an increase in households on the site, including the traffic volume generated. The junction at the Old Gaol was acknowledged to be over capacity, the proposed development behind Market Hill would add to this, and the alternative routes from the site – via Western Avenue, Addington Road or Maids Moreton – were none of them suitable for additional traffic.

If no additional employment was available within the town, residents would be obliged to drive elsewhere; it was suggested that the town lacked modern office facilities, most businesses occupying converted older buildings difficult to install modern facilities in.

The Council wished to be included in any s106 discussions; it had deficits in its service infrastructure it wished to remedy, in particular allotment space and cemetery provision.

The developers were asked to look at rain and spring water run-off from the site so that existing residents did not suffer from the new build.

In answer to a question as to whether more housing was needed, as several existing developments remained unsold, Mr. Edmonds replied that the initial response had been good; the affordable housing was completed and approximately 1/3 of the private housing had been sold. Nevertheless they would wait for AVDC's projected housing figures for Buckingham before proceeding, but wished to remain in touch with the Council as matters progressed.

The Chairman noted that the further a site was from the town centre, the less binding should be the guidelines in the current Design Guide for the development, which was in any case some years old; the town centre references in the house styles were less appropriate and new elements could be introduced.

Mr. Armstrong and Mr. Edmonds were thanked for attending and left the meeting.

## **253/10      Action Reports**

187.10 BCC had apologised for not attending the last meeting; dates of the next 3 meetings had been sent and another attendance would be arranged.

196.7 Further information had been received that day on listing buildings; the Clerk had not yet had time to go through it, but would progress the matter accordingly.

197.2 Members pointed the late opening of the pharmacy was useful.

188.1 Members were advised the Cabinet Member was now Steven Adams; he had written in acknowledgment of the last letter, and would reply in due course.

## 254/10 Planning Applications

To consider planning applications received from AVDC and other applications

### **CC/26/10**

**SUPPORT**

Buckingham Primary School

Proposed provision of 10 additional parking places for staff parking, made up of 6 places for the new kitchen hub staff and 4 additional places for existing teaching staff. The proposals also include the provision of 2 designated accessible parking spaces within the existing staff car park.

*Members supported the parking proposal, but asked why Buckingham needed two schools with hub kitchens, and what the proposed increase in traffic movements was likely to be and if large vehicles were involved.*

### **10/00846/APP**

**OPPOSE**

Pear Tree Cottage, Brookfield Lane

Single storey front and side extension, rear extension and decking

*Members noted that the proposed side extension prevented access for parking and that there was no parking plan provided; Brookfield Lane was unsuitable for overflow parking.*

### **10/01222/APP**

**SUPPORT**

7 Mitre Street

Two storey rear extension to incorporate outbuilding

### **10/01237/APP**

**OPPOSE**

5 Glynswood Road

First floor front extension

*Members felt the drawings were inadequate to the making of an informed response; there was no scale; there was no indication of the relationship to neighbouring properties and the front extension in a row of similar buildings could be detrimental to the street scene. The chamfered corner was considered inappropriate.*

### **10/01259/APP**

**SUPPORT**

Land adjoining 1 Bath Lane

Erection of №3 dwellings

*The letter from a resident was noted, but did not constitute a planning reason needing consideration.*

*Members asked that the footway be continued along the frontage of the buildings.*

### **10/01262/ATP**

**SUPPORT**

4 Villiers Close

Fell №1 Ash, № 1 Hawthorn and № 1 Sycamore

*Members asked that the trees be replaced with at least two others, of appropriate species. Black Poplar, Hazel and Holm Oak were suggested.*

### **10/01318/ATP**

**OPPOSE**

Buckingham Primary School

Fell № 1 Lime and works to trees

*Members felt the need for the proposed felling was unsubstantiated and the works overzealous and without justification.*

*Cllr. Whyte left the meeting and the chair was taken by Cllr. Hirons for the following application.*

**10/01333/APP**

**SUPPORT**

9 Bridge Street

Erection of rear external spiral staircase

*Cllr. Whyte returned to the meeting.*

*The response date for the following was 14<sup>th</sup> July; per Term of Reference 5, the Mayor, Vice Chairman & Town Clerk had decided the response would be **SUPPORT***

**10/01339/AGN**

Castlefields, Stowe Avenue

Erection of grain store

**10/01342/APP**

**SUPPORT**

9 Orchard Dene

Single storey side extension

**10/01378/APP**

**OPPOSE**

20 Kestrel Way

1½ storey side extension

*Members noted the loss of a double garage and an increase from 4 to 5 bedrooms; there was no indication that adequate off-street parking according to guidelines would remain. The proposal was also considered to be an overdevelopment of the site.*

**10/01402/ATC**

**SUPPORT IN GENERAL**

Market Square, High Street, Cornwalls Meadow, Market Hill

Works to trees

*Members supported the majority of the application, but not the pollarding of the Lime T1, feeling that a crown lift and removal of epicormic growth was preferable.*

**10/01407/ATC**

**SUPPORT**

Land rear of 52/54 Overn Crescent

Fell №1 Sycamore

**10/01417/APP**

**OPPOSE**

4 Burleigh Court

Single storey rear extension

*Members felt that the impact of the extension on the street scene, particularly given the prominence of the site and the form of the block of houses, was detrimental as was the effect of the extension roof on the proportions of the upper storey windows.*

**10/01398/ALB**

**OPPOSE**

The Old Surgery, 16 West Street

Insertion of velux rooflight

Members felt they had received insufficient information for a Listed Building application, with no internal plan to show why an additional opening was required, nor an indication of the relationship to the neighbouring property.

For information: Amended description

10/00835/APP

Wisteria Cottage, 126 Moreton Road

Raising of roof for two dormer windows and front porch **and erection of single storey rear extension**

Minor Amended Plans had also been received, for Members' information:

10/1050/AAD Tesco Express, 8 Market Hill, Replacement fascia sign & window vinyls

Amendments: Internal illumination replaced with external trough lighting; projecting sign deleted

Members noted that the size of the characters indicating opening hours had not been changed.

## 255/10 Planning Decisions

To receive for information details of planning decisions made by AVDC as per 'Bulletin' and other decisions.

### Approved

09/02306/APP	5 plots on land at Moreton Rd. Amended plans	Support
10/00849/APP	12 Church St. Insert rear bay window, new toilet area, stair lift	Support
10/00850/ALB	12 Church St. Insert rear bay window, new toilet area, stair lift	Support
10/00851/APP	17 Burleigh Pce Single storey rear extension	Support
10/00853/APP	land rear 6 March Edge Erection of garage for 6 March Edge	Support
10/01000/APP	39 Fox Way Erection of conservatory	Support

### Refused

10/00768/APP	4 Burleigh Ct. Two storey side extension	Support
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## 256/10 Reports to Development Control

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

**09/02155/APP, 09/02203/ALB, 09/02371/ACD** Land behind Market Hill  
Development of 33 apartments, 28 dwellings, 244m<sup>2</sup> commercial floorspace, 114 parking spaces; improved vehicular access to Moreton road and creation of footpath links and refurbishment and change of use of summerhouse to cycle store

Cllr. Whyte reported that he had attended the SDCC meeting on this application the previous Friday and spoken to the matter, as had Cllr. Isham as District Member. The Committee had carried out a site visit on the Friday morning.

He had emphasised the necessity of securing the Rights of Way by means of s106 condition, so that the Waglands Garden situation could not recur, and that the Town Council had not been involved in discussions on the Design Guide for the site, only being asked for comments on the draft. [The Town Council had been extensively involved in the earlier Civic Trust study]. The matter of drainage from the site was mentioned as a subject for further discussion, and the traffic volume at the Old Gaol corner acknowledged to be over capacity. Both English Heritage and the AVDC HBO had made significant comments; the Town Council's and Buckingham Society's responses had been reported in full, including those for the amended plans. The Chairman felt that there had been sufficient information to refuse the application; the officer recommendation in the report was that the decision be deferred pending satisfactory discussions on details.

Members asked the Clerk to find out when the matter would be reviewed again.

**ACTION THE CLERK**

#### **257/10 Conservation Area Study**

Mrs. Morris had reported that she was still processing results, but would be on leave throughout the school holidays.

Cllrs. Whyte and Smith had further work to do. A letter of thanks would be sent to participants and the study reviewed in September.

**ACTION THE CLERK**

#### **258/10 Enforcement**

Members felt that the Grand Junction situation made a mockery of the Listed Building system and the Conservation Area status as well as setting an unfortunate precedent..

It was **AGREED** that Cllr. Mrs. Polhill would be invited to a meeting for an informal discussion.

It was noted that no acknowledgement of the Market Square satellite dishes had been received; this would be chased. The Remus House dishes had been reported as being in place for 4 years by the owner; no independent confirmation had been received.

**ACTION THE CLERK**

#### **259/10 Any other planning matters**

The Chairman had had circulated to the Committee on the night his email correspondence with Mr. Cannell about the involvement of the Town Council in s106 discussions with the Market Hill developer as agreed at the meeting held last December; Mr. Cannell had agreed to seek information from the Council.

**260/10 News releases**

Members agreed that the Committee make public its concerns over the management of the Conservation Area and work on Listed Buildings without permission being sought. Following an exchange of correspondence with AVDC officers, the Cabinet Member was being invited to a meeting to discuss and hopefully resolve outstanding issues, and confusion over what and what is not permitted in a Conservation Area, particularly in light of the expenditure incurred by the Council for the survey and management plan.

**261/10 Chairman's items for information**

261.1 Buckingham Plan Stakeholder meeting  
This was scheduled to take place in late August.

261.2 AVA Car Park strategy  
This meeting had been postulated for Friday 23<sup>rd</sup> July but not yet confirmed.

**262/10 Date of the next meeting:**

Monday 16<sup>th</sup> August 2010 at 7pm

Meeting closed at: 9.53pm

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