

Minutes of the **PLANNING COMMITTEE** meeting held on 25th October 2010 at 7.40pm following the Interim Council meeting in room MB1, Masons Building, University of Buckingham.

Present: Cllr. P. Hirons Vice Chairman
 Cllr. G. Loftus
 Cllr. A. Mahi
 Cllr. M. Smith Mayor
 Cllr. R. Stuchbury
 Cllr. M. Try
 Cllr. W. Whyte Chairman

Also present: Cllr. D. Isham
 Cllr. Mrs. L. O'Donoghue
 Mrs. H. Hill (co-opted member)

For the Town Clerk: Mrs. K. McElligott

506/10 Apologies for absence

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

507/10 Declarations of interest

There were no declarations of interest.

508/10 Minutes

The minutes of the Planning Committee Meeting held on Monday 4th October 2010 to be put before the Council on 15th November 2010 were received and accepted. There were no matters arising.

509/10 Action Reports

(449.3) The expected document had not yet arrived.

Cllr. Stuchbury joined the meeting.

510/10 Planning Applications

10/01970/APP **SUPPORT**
 14 Deerfield Close
 Extension of dwelling to create No2 residential dwellings

10/02086/APP **SUPPORT**
 Land to rear of 23 Church Street
 Variation of condition of 08/01681/APP to No2 Material and No8 Windows

10/02063/APP **SUPPORT**
 2 Embleton Way
 Application to extend the time limit of application 07/02488/APP – conversion of garage to residential use
The Committee had supported the original application

10/02147/APP**NO OBJECTION**

16 Bourton Road

Application to extend the time limit of 07/02569/APP – two storey side extension and new access

*The Committee had supported the original application. The adjacent plot had since been built on and this was not shown on the drawing submitted; Members felt the context of the site should be reviewed afresh.***10/02165/ATP****SUPPORT**

Land to rear of 79-97 Fishers Field

Crown lift 3 willow trees to give 2 metre clearance of fences and 3 metre clearance over path

*For Members' information the last application for work to these trees was in 2006.**Amended Plans:*

09/02155/APP

OPPOSE

Land to the Rear of Hamilton House, West Street

Development of 33 Apartments, 28 dwellings, 244 sq.m of 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
*Minor amendments requested by AVDC & English Heritage.**Members noted that their concerns in respect of access and drainage had not been addressed and their previous responses should be reiterated; and though the N-S Right of Way had been confirmed, the E-W one had not.**Additional Plans:*

10/01489/APP

SUPPORT

6 Orchard Dene

Erection of Conservatory

*Additional plans show rear elevation and details of conservatory**Members agreed to reverse their original response in light of the further information.***511/10 Planning Decisions****Approved**

10/01681/APP Wisteria Cottage Second-storey side & rear extns. & porch Support

The following decision, listed as **Approved** in the supplementary agenda for last meeting had in fact been **Deferred**

10/00360/APP Tesco Store, London Rd. Extension to store, car park, etc. Oppose

Reason for deferral: Recommendation agreed.

Members noted the information and asked for the details of the deferral.

512/10 Reports to Development Control

Reports had been received for the following applications, and are available in the office

10/01318/ATP Buckingham Primary Sch. Works to trees

10/01431/AAD & 10/01493/ALB

13 Market Square [Dollond & Aitchison] Illum. projecting sign with non-illuminated lozenge

10/01530/APP Land to rear of 25 Nelson Street [Cobblers Cottage]	Extension of time limit 06/02145/APP – alterations to roof of garage building to provide loft room
10/01641/ALB 18 & 19 Market Sq.[Lloyds TSB]	Internal alterations and redecoration, new ATM signage and external decoration and installation of privacy film to windows
10/01731/APP 28 Woodlands Cres.	Removal of existing hedge/wall and replacement with 1.8m fence

513/10 AVA projects

513.1(446/10) Vision & Design Statement

The Chairman felt that despite adequate briefing and the productive stakeholder meeting the additional information was still inadequate; however pursuing the matter was considered futile. In light of the withdrawal of the Core Strategy and the mooted parish-up rather than region-down planning system, it might be advantageous to put the upgrade of the V&D Statement on hold until further clarification of the way forward was received.

The process of obtaining SPG status for the Statement would be more complex than before, involving a sustainability appraisal and consultation statement; Halcrow's estimated fee for preparing the appraisal and organising a consultation event was £8000 - £13000. This would add considerably to the Precept.

It was agreed that the Chairman, Vice Chairman and/or Mayor should attend the relevant AVDC Meeting and represent the Town Council's views; the Clerk to obtain the agenda when available.

AVA would be contacted to obtain their view of the way forward as the resultant report was not to the agreed brief or Council expectations.

ACTION THE CLERK

513.2 To receive information on the Parking and Access Survey from Arup

Members discussed the outline and map of the proposed survey area provided, and agreed that

- Tingewick Road as far out as Bath Lane should be included
- Western Avenue should be moved from Location Type 2 (5 times/day) to Location Type 1 (half-hourly)
- Elm Street should be moved from Location Type 1 to Location Type 2
- The first 400-500m of Western Avenue at the West Street end should be Location Type 1
- Lower Wharf could be excluded from the survey area; the boundary could run straight on across the Stratford Road from that crossing Page Hill Avenue
- Addington Road should be included in Location Type 1
- Church Lane – was Church Street or Castle Hill meant? Both should be included, as also Castle Street in Location Type 1

The draft report was expected to be submitted by Christmas for comments, with the full report in January. A meeting would need to be arranged.

ACTION THE CLERK

Cllr. O'Donoghue left the meeting.

514/10 Enforcement

(448.2) Report from the Chairman and Cllr. Hirons on the meeting with Cllr. Mrs. Polhill and Mr. J. Byrne on 19th October 2010 at The Gateway.

Concerns had been raised about treatment of reported breaches, inconsistency of approach for retrospective changes-of-use, policing the integrity of the Conservation Area and Listed Buildings, the proliferation of signs on the verges at entrances to and the expansion of retail activity on the industrial areas. Mr. Byrne reiterated that it was necessary to demonstrate harm before action would be taken; it was pointed out that harm in a Conservation Area context was different to general planning breaches, and also the cumulative effect of a number of individually insignificant contraventions was often damaging to the CA.

The Clerk was asked to check the year's agendas and identify some enforcement reports that had not led the expected retrospective applications.

A walk through the industrial areas was suggested so that AVDC were made aware of the signage and change-of-use issues. The Mayor and Chairman were proposed as TC representatives.

A new dish was reported as being recently installed on the flats on Nelson Street/Tingewick Road corner, making a total of three. This would be photographed and reported. It had been suggested that the Town Council approach the University with such concerns, as many students would come from an environment where such legislation was unknown; Members felt this should be done by AVDC as they had the relevant authority and could supply appropriate leaflets.

The Enforcement chart had been updated with very recent information and would be circulated with the next agenda.

ACTION THE CLERK

Cllr. Loftus left the meeting.

Cllr. Isham left during the following discussion.

515/10 452/10) Budget

Members noted that the Publications (£200; 4065) and V&D Statement (£1000; 4623) had not been used. Hall hire and Training were general budget heads. A new category for work on Listed Buildings was suggested, and provision should be considered for the consultant fee on the V&D Statement (Min. 513.1). It remained to be seen what arrangements would be put in place for whatever succeeded the Core Strategy and how AVDC would finance local inputs. A better estimate could be made after the Cabinet meeting in November.

More staff time on Planning matters was needed, to cover consultations etc. Cllr. Hirons was scheduled to carry out a staffing review.

NOVEMBER AGENDA

516/10 (196.7) Listing of Hospital and Well Street School

Members discussed the information gathered to date and the photographs, and commented that the interior of the Hospital was also noteworthy. Though both buildings had new extensions, they were at the rear and left the original largely undisturbed.

The Clerk would prepare the initial submission to English Heritage; it may be that more detailed work would be necessary if they were interested in either building.

The Clerk had spent 14½ hours of her own time (excluding travel) on research to date, all out of the office, plus some office time, and incurred costs of £5.90 for photocopies. Members discussed whether to budget for additional hours to cover the completion of the submission.

Proposed by Cllr. Mahi, seconded by Cllr. Stuchbury, that the 14½ hours additional to contract worked by the Committee Clerk in preparing information for the Listing of the Hospital and Well St. School be paid for.

An amendment proposed by Cllr. Whyte, seconded by Cllr. Hirons, that an additional 5½ hours be allowed for to bring the submission to an interim position with the understanding that there might be further work to do to bring the proposal to fruition was carried.

The amended motion was agreed and **RECOMMENDED** to the FA&P Committee for action.

FA&P AGENDA

517/10 Buckingham Plan

The Chairman regretted that he had not had time to prepare the updated Action Plan.

ACTION THE CHAIRMAN

518/10 Any other planning matters

518.1 To receive the revised Core Strategy Submission for Milton Keynes and consider a response (due date 17/11/10)

Members were pleased to note that the A421 as major route was still included; Buckingham was the only town of any size in the county without adequate road or rail transport links. It was agreed that no changes affecting Buckingham had been made and the original response would stand; no action was necessary.

518.2 (309/10) Houses in Multiple Occupation

Further information had been supplied by the Chairman and circulated with the agenda. No response to our letter of 26th August had been received: one would be requested.

ACTION THE CLERK

519/10 Correspondence

519.1 10/01398/ALB: reasons for AVDC decision contrary to BTC Committee's response

Noted .

519.2 AVDC: to receive for information notice of withdrawal of Core Strategy documents.

Noted.

520/10 News releases

None were agreed.

521/10 Date of the next meeting:

Monday 22nd November 2010 at 7pm.

Meeting closed at 9.40pm.

Chairman..... Date.....