

Minutes of the **PLANNING COMMITTEE** meeting held on 22nd November 2010 at 7pm in room MB1, Masons Building, University of Buckingham.

Present: Cllr. P. Hirons (Vice Chairman)
 Cllr. G. Loftus
 Cllr. A. Mahi
 Cllr. R. Stuchbury
 Cllr. M. Try

Also present: Mr. T. Bellamy Transport & Regeneration, Transport for Bucks
 Mr. D. Laird Policy Team Leader, Transport for Bucks
 Mrs. H. Hill (co-opted member)

For the Town Clerk: Mrs. K. McElligott

In the absence of the Chairman, the meeting was taken by Cllr. Hirons.

560/10 Apologies for absence

Apologies were received and accepted from Cllrs. M. Smith (Mayor), Mrs. P. Stevens and W. Whyte (Chairman).

561/10 Declarations of interest

All Members: application 10/02251/ATC as applicant.

Mrs. Hill declared an interest in application 10/01912/ACL as a member of the Canal Society committee.

562/10 Minutes

The minutes of the Planning Committee Meeting held on Monday on Monday 25th October 2010 ratified at Full Council on 15th November 2010 were received and accepted.

562.1 (515 – Budget): Cllr. Stuchbury expressed concern that no amount had been allowed for the follow-up to the Halcrow report (513.1). The Clerk would seek more detailed costing of the amounts quoted.

Proposed by Cllr. Stuchbury, seconded by Cllr. Mahi, and **RECOMMENDED** that the revised V&D Statement and its budget be discussed by the Full Council in light of the quoted cost of the appraisal and consultation report.

*Proposed by Cllr. Hirons, seconded by Cllr. Try, and **AGREED** that item 11 be taken next for the convenience of the guests and Standing Orders be suspended to allow them to address the meeting.*

563/10 (449.1) Transport

To receive Mr. Duncan Laird & Mr. Tim Bellamy, of BCC, to discuss Transport matters as follows:

- i. A421 status and upgrade
- ii. A413 as a primary north-south route
- iii. the promotion of Silverstone and Westcott as employment development areas and the lack of adequate road access from the Buckingham area
- iv. The action by Tesco, London Road, in restricting parking to three hours and thus penalising users of bus services, particularly the X5

Mr. Bellamy indicated that, post Spending Review, funding for transport projects was very restricted; s106 levies would not pay for major projects and the Regional Growth Fund was directly related to the amount of development. The Local Sustainable Transport Fund could provide some money towards improving pedestrian and cycling routes, junction improvements and resolving problem areas, but nothing major, like dualling the bypass.

Members pointed out that Milton Keynes proposed improving their stretch of the A421, but unless BCC did likewise, Buckingham would become a bottleneck on the link between the M1 and M40, discouraging employers from setting up in the town as Milton Keynes, Brackley and Bicester have better transport connections. The A413 was a major route to London but was not proposed for any upgrading, and an increase in housing numbers would lead to more traffic commuting out of town, principally via the bypass and A413.

Mr. Bellamy estimated that it would cost > £8million to dual the A421; Members suggested an alternative solution would be to build another single-carriageway road to the south, from the Bletchley Road roundabout to the Tingewick bypass roundabout and making each one-way. This would open the land south of the existing industrial estates for development, expanding employment opportunities. The A421/A413 junction by Tesco, with two additional pedestrian-controlled crossings proposed, would cause worse traffic hold-ups than the single crossing currently causes, even with co-ordinated traffic-light phasing. Would an over- or under-pass be a solution? Mr. Bellamy was asked whether the developer contribution from the Hallam site (outline permission only granted) and Tesco expansion (decision deferred pending s106 negotiations) could be expanded to cover this. He undertook to ask the Development Control Officer to consider how the junction could be improved, with particular reference to pedestrians and cyclists, and any other mitigation measures.

The A413 also runs north of the town, and a further 200 houses are mooted for the Moreton Road development. Traffic from these houses will either have to come through the town or use the unsuitable narrow lanes through Maids Moreton. Mr. Bellamy said that however large the % increase in housing is (currently 20-25% of the existing town), it would be too small to merit any large scale improvements, unless all the current and future schemes were considered together. The proposed E-W rail link would benefit the north of the county, but could generate even more traffic as it became possible to commute by rail from Winslow.

LTP3 would be put out for a 12-week consultation in December; even if financial constraints prevented its immediate implementation, the agreed plan would be available ready for deployment.

Tesco – parking for bus users: the car park was Tesco's own land to do as they wished with. Members had been circulated at the meeting with a reply received to the letter generated by Min.453.3 – a copy would be sent to Mr. Bellamy. Members pointed out that the X5 service was used as a substitute for a train service especially at weekends, and bus use should be encouraged as more sustainable than car transport. It was likely that those who parked at the store would shop there before leaving, so it was commercially sensible for the store to allow it.

Pedestrians & cyclists: Cllr. Hirons pointed out that the centre of town was green and eminently suitable for cycle tracks; Mr. Bellamy said that TfB could supply expertise for such work to be done locally. There was some funding for this.

Discussion moved to bus services: could the X5 be moved to stop in the town, or other places such as Deanshanger, as it did in Bedfordshire? It was thought that Beds. CC subsidized their village stopping service. Bus services ceased too early in the evening for out-of-area workers to use them to get home. Various schools owned a bus and there were private ones such as the Red Cross transport to

Verney Close Day Centre which could be used to provide transport services for the villages if there was co-ordination of all available possibilities. A late bus from Milton Keynes would encourage attendance at the theatre, cinemas, clubs and restaurants.

Mr. Bellamy and Mr. Laird were thanked for attending and left the meeting.

*Proposed by Cllr. Hiron, seconded by Cllr. Try, and **AGREED** to resume agenda order and reinstate Standing Orders.*

564/10 Action Reports

(511; Tesco) The Case Officer had reported that "AVDC had been undertaking further consultations/negotiations in terms of S106 agreements and requirements, in respect of off-site highway improvements, improved pedestrian/cycle links with the town centre and a contribution towards policing, but had not actually instructed either AVDC or BCC to commence preparing the documents so drafts were not yet available. Final comments from the applicant's agent were awaited in respect of the legal agreements and upon receipt of these the necessary legal instructions could be proceeded with. "

565/10 Planning Applications

10/01912/ACL

SUPPORT

Grand Union Canal – Buckingham Arm
Certificate of lawfulness for proposed restoration of canal
Members noted that the majority of this proposal was not within the parish

10/02060/ACL

NOTED

41 Waine Close
Erection of orangery
The application was retrospective

10/02115/ALB

SUPPORT

11 Church Street
Replace No2 roof lights with conservation roof lights
Members noted that the advice of the HBO had already been sought

Members had all declared an interest in the following application.

10/02251/ATC

NO COMMENT

Chandos Park
Pollarding of No4 Willow trees and every 4 years until 2022

10/02265/APP

OPPOSE

Bourton Mill House Annexe, Bourton Road
Erection of garage and store
Members noted the lack of any detail of the access (which does not look to be in use currently) or permeability of the driveway; the drawing containing levels gave no indication of the proposal, important as this was in the flood plain. Though the building was open-fronted it would still impede the flow of floodwater. Members felt the increased use of the existing access on a blind bend in a 40mph limit should not be supported and a vehicle parked while the gates were opened would be a danger.

10/02301/APP
66 Western Avenue
Single storey front extension

SUPPORT

Additional Plans

10/02086/APP

Land to rear of 23 Church Street
Variation of condition of 08/01681/APP to No2 Material and No8 Windows
Additional plans: proposed floor plans & red edge plan

Minor Amended plans had also been received, for Members' information

10/01765/APP Red Chilli Gold, High St.

Conversion of kitchen area to restaurant and extension to rear to create new kitchen area

Amendment: Coping to hide flat roof; render to match rear wall

10/01973/ALB Castle House

Removal of internal partition, construction of stud walls and internal finishes

Amendment: move stud wall slightly to avoid original cornice

Noted.

566/10 Planning Decisions

Approved

10/01318/ATP Buck.Primary Sch. Works to trees	Oppose
10/01489/APP 6 Orchard Dene Erection of conservatory	
Oppose; revised to Support 25/10/10 after receipt of requested additional information	
10/01530/APP land rear 25 Nelson St. Extension of time limit 06/02145/APP: alterations to roof of garage to provide loft room	Oppose
10/01641/ALB Lloyds TSB Internal alts., new ATM signage, decoration	Oppose
10/01731/APP 28 Woodlands Cresc. Remove hedge/wall & repl. with 1.8m fence	Oppose
10/01801/APP Whiteleaf Bus.Cen.Ch/use from B1→D1 (physio) retrospective	Oppose
10/01870/APP 5 Glynswood Rd. First floor front extension	Oppose
10/01871/APP 13 Busby Close Installation of external flue to side	Support
10/01878/APP 4 Wharf Hill Terr. Two storey rear extension	Support

Split Decision

10/01792/AAD Waitrose, 14 Meadow Walk Oppose except for projecting sign
Approved: 2 internally illuminated fascia panels, 1 internally illuminated projecting sign
Refused: 2 lamp-post banners, 3 wall mounted panels

Refused

10/01491/AAD 13 Market Sq. } Illuminated projecting sign & non-illuminated	Support
10/01493/ALB (opticians) } fascia sign and illuminated lozenge	Support

Withdrawn

10/01660/APP 17 Wharf View Conversion of garage to create additional residential accommodation and erection of single storey extensions
BTC response: Support if parking conditions met; conditions had not been met so response had been changed to Oppose

567/10 Reports to Development Control

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

10/01792/AAD Waitrose 2 Lamppost banners, 3 Wallmounted panels, 2 internally illuminated fascia panels & 1 internally illuminated projecting sign
10/01801/APP 11 Little Balmer Retrospective Change of Use B1→D1 (physiotherapist)
10/01870/APP 5 Glynswood Rd. First floor front extension

568/10 Buckingham Plan

(517) To receive the updated Action Plan

Proposed by Cllr. Stuchbury, seconded by Cllr. Hiron, and **RECOMMENDED** that the Council adopt the revised Action Plan with the priority items as listed and, with addition of a cover sheet containing the credit details as previously with the date and edition, to publish it on the website.

569/10 (513.2) AVA projects

The response to the letter sent after the last meeting had been circulated; no change to the schedule could be made. Members agreed that the draft report should be circulated as soon as possible (expected c 17th December); that it should be discussed at Full Council on 4th January to get the tenor of Member's views; and that Arups should be invited to the 10th January Planning meeting.

ACTION THE CLERK

570/10 Enforcement

570.1 To receive the current list of reports and responses

Members noted the updated list.

570.2 (514) Visit to the industrial park

Mr. Dales and Ms. Hack would represent AVDC at the meeting; Members noted the available dates (6th, 10th, 14th, 15th & 16th December) and agreed that the Mayor would be best placed to make the Council's points, and Mrs. Cumming of the Buckingham Society had already expressed a wish to be present. The Clerk would circulate the dates and arrange the meeting.

ACTION THE CLERK

571/10 To receive news and information from AVDC on the future of planning

571.1 Cabinet meeting 9th November 2010 – supporting paper Appendix B

571.2 Press release of 11/11/10

571.3 Planning & building – updated planning policy changes

Members noted the information; the Mayor, Chairman, Vice Chairman and Town Clerk would be attending briefing sessions on the subject in November and December.

572/10(515) Budget

To finalise budget requests following the AVDC Cabinet meeting.

In light of the recommendation at 562.1, Members asked the Town Clerk to contact BALC for legal background on how to approach the funding of the appraisal etc. for precept as there was little detail currently available on how the quote broke down.

ACTION TOWN CLERK

573/10 Any other planning matters

573.1 To receive for information AVDC’s quarterly list of Major Applications Determined and Workload and Performance Review for July – September 2010 received with Bulletin 45/10

Members noted the information.

573.2 To receive notice of a training event “Manual for Streets” on 25th January 2011 in Oxford and decide whether a Councillor should attend.

The Chairman had volunteered to attend. Members agreed he was the most appropriate person.

ACTION THE CLERK

573.3 To receive a report on the NBPPC meeting held on 11th November 2010

573.4 To receive for information the results of the 2010 AVDC Design Awards

Members noted the above information.

574/10 Correspondence

AVDC had sent the reasons for their contrary decisions on the following applications:

10/01378/APP: 20 Kestrel Way (Approved)

10/01417/APP: 4 Burleigh Court (Approved)

10/01431/AAD:13 Market Square (Refused)

10/01530/APP: land to rear 25 Nelson Street (Approved)

10/01641/ALB: Lloyds Bank (Approved)

Members felt that AVDC should be thanked for taking the trouble, noting that the letters helped understanding of the planning process.

ACTION THE CLERK

575/10 News releases

None were agreed.

576/10 Chairman’s items for information

Members had received information that the yellow notices for application 10/01970/APP (put before the 25th October meeting with response date 29th October) had not been put up until 18th November; many neighbours had complained.

Members agreed unanimously that their previous response should be withdrawn and the application, with neighbours’ comments, should be reconsidered at the next meeting.

ACTION THE CLERK

577/10 Date of the next meeting:

Monday 13th December 2010 following the Interim Council meeting.

Meeting closed at 9.08pm.

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