

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 18th April 2011 at 7.00pm in room MB1, Masons Building, University of Buckingham.

Present: Cllr. P. Hirons (Vice Chairman)
 Cllr. A. Mahi
 Cllr. M. Smith (Mayor)
 Cllr. R. Stuchbury
 Cllr. W. Whyte (Chairman)
 Mrs. H. Hill (co-opted member)

Also present: Cllr. D. Isham

For the Town Clerk: Mrs. K. McElligott

911/10 Apologies for absence

Apologies were received and accepted from Cllrs. Mrs. Stevens & Try, and Cllr. Mordue.

912/10 Declarations of interest

Cllrs. Hirons & Smith declared a prejudicial interest in agenda item 4.2 as Trustees of the Almshouses.

Cllrs. Smith and Whyte declared an interest in agenda item 12.2 as Trustees of the Old Gaol.

913/10 Minutes

The minutes of the Planning Committee Meeting held on Monday 28th March 2011 to be put before the Full Council meeting on 9th May 2011 were received and accepted. There were no matters arising.

914/10 Action Reports

914.1 The following lines to be deleted from the Action list: 257; 636 (the Chairman noted that the 80:20 District:County split was confirmed and parishes would have to lobby hard for local spending); 886.2, 886.3, 886.5

The following to be retained: 195.2; 513.1; 516; 563; 695.2; 758/10 (to be chased); 817; 894.3;

757: It was disappointing that the final Parking Survey had not yet been received: AVA had promised to locate and send it on Tuesday 19th;

884: It was regrettable that there was no MKC or AVDC representative on SEM LEP which had 3 Northants. and 3 Beds. members; they should have an equal seat at the table. A letter would be sent to Mr Grant and MKC asking why, copied to SEM LEP.

914.2 (813) WRG Proposals at Calvert

Members discussed the information circulated before the meeting and decided on a response to the Planning Application as follows:

OPPOSE

1. Inadequate information on the fallout from the chimney further than 10km radius.
2. Given that little waste will be arriving from the west, where there are other facilities, the impact of additional traffic on routes from the east, north and south has not been properly investigated.
3. The compound effect of emissions from this site and others, such as Ardley, has not been taken into account.

4. Other large-volume traffic generators, such as the proposed Arla dairy, have not been considered in conjunction with the WRG traffic, with particular respect to roads around Aylesbury.

5. The incineration temperature is notoriously hard to monitor and could well drop allowing inadequate burning to take place. The filtration systems are not 100% effective. There is no indication that the cumulative effect of toxins such as organophosphates and dioxins on the food chain has been calculated; this has particular relevance to dairy herds and sheep, but the site is surrounded by prime farming land. Research on the compound effect over several generations should be reported.

6. Local streams feed into the Great Ouse and the Thames, both used as sources of drinking water; the effects of particulate fallout on the watercourses does not seem to have been considered.

Should permission be granted, a condition should be imposed that the burn temperatures and filter efficiency be published on a regular and timely basis by BCC.

A meeting of the LAF would also be requested.

914.3 (880) To receive a response from AVDC Refuse Collection re the Almshouses.

The response was noted.

915/10 Planning Applications

To reconsider the response in light of further information:

11/00299/APP

Buckingham Athletic Football Club

Single storey rear extension to create dressing room

Members noted that the Club was not intending to fell trees, but their concern was damage to the roots affecting the tree screen. The footpaths added to the sketch appeared too narrow for DDA compliance. The indecision over the finish indicated that the Club had not finalised their plans before application, and concerns were reiterated over the validation of the plans.

To receive for information the response from the Tree SubCommittee on the following application.

11/00534/ATC

NO OBJECTION

6 Castle Street

Fell No.2 sycamore trees

No objections had been received and the response has been passed to AVDC already.

To consider planning applications received from AVDC and other applications

11/00485/APP

OPPOSE

Land adjacent to 19 Squirrels Way

Erection of dwelling and demolition of existing garage and creation of single garage [Previous application 07/00487/APP was approved in May 2007]; *Members noted that, as before, no 'as existing' drawings were supplied and reiterated their earlier comments: the site is adjacent to an unlit meeting of four paths; it is an overdevelopment of the site and no gap is left between the new dwelling and the fence between old and new; it was felt that a two storey dwelling would add to the*

darkness and impression of enclosure and would be contrary to the principles of Section 17 of the Crime & Disorder Act. Members also felt that the leavening of the street scene of the estate with open spaces should be maintained; if this infill were permitted it could set a precedent.

11/00565/APP

SUPPORT

17 Wharf View

Conversion of garage into domestic use with front extension and creation of rear bay window

Support was given providing the new parking space was constructed according to the Engineering Officer's recommendations.

11/00613/APP

SUPPORT

8 Holton Road

Remove balcony and walls to front elevation and insertion of brick wall and four windows

11/00618/APP

SUPPORT

22 Lenborough Road

Rear single storey extension

11/00619/ACL

SUPPORT

43 Badgers Way

Single storey rear extension

Members expressed concern of the extension at the proximity to the boundary.

11/00656/APP

SUPPORT

10 Kingfisher Road

Single storey rear extension

11/00657/ATP

SUPPORT

1 Manor Gardens

Fell №1 Ash and Oak, dead wood Pine and Oak and 50% limb reduction to Horse Chestnut

11/00664/APP

OPPOSE

25 Westfields

Two storey side extension, single storey side and rear extension

Members noted there was no 'existing' drawing, and that the side extension had potential for overlooking the neighbouring property.

11/00752/ATC

OPPOSE

9 Bristle Hill

Felling of Silver Birch

Members felt that the tree was important in the street scene and opposed its felling, but would consider appropriate maintenance to restrict growth.

916/10 Planning Decisions

Approved

11/00153/AAD Kings Head	Replacement of existing signage	Support
11/00156/ALB Kings Head	Replacement of existing signage	Support
11/00252/APP 45 Meadway	Erection of porch	Support
11/00359/APP 7 Mitre Street	2-st rear ext ⁿ (amend ^t 10/01222/APP)	Support

Refused

10/01259/APP Land. adj.1Bath Lane Erection of №3 dwellings Support
10/01360/APP 28 Wittmills Oak Ch./use residential → office (retrosp) Oppose

917/10 Reports to Development Control

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

10/01259/APP land adj. 1 Bath Lane Erection of 3 dwellings [*Refused: see above*]
Members asked that the reasons for refusal be circulated.

918/10 Vale of Aylesbury Plan

Members were circulated with a copy of the Draft Fact Pack with the agenda, for checking for factual inaccuracy. Members were asked to feed all comments back to the Clerk in time for the next agenda.

918.1 The Chairman reported on a meeting held on 7th April 2011, attended by councillors from Stoke Mandeville & Gt. Horwood, and a member of a Civic Society from Bierton. What can/cannot be achieved with the resources available was discussed – for example a survey of all residents by going door-to-door with a questionnaire might be feasible in a village but not in a town the size of Buckingham. AVDC were working on a generic questionnaire.

Efforts should be made to get people interested in the process, by publicity in the *Advertiser* as well as the *Herald* and in other media.

The new Council would need to decide if the Buckingham Plan would be used as a basis for the new Plan or whether a fresh start should be made.

Members decided to take agenda 8.5 next.

918.2 To receive any update on the Master Plan from the Partnership meeting held on 14th April 2011.

The Town Clerk was asked to circulate Members with the paper submitted to the Partnership, together with notes on the discussion at the meeting.

ACTION TOWN CLERK

It was noted that while the Localism Bill was still proceeding through parliament, the Town Council would need to be careful to avoid abortive work, and to minimise confusion between the wide variety of plans being discussed in the district: Vale of Aylesbury Plan, Buckingham Plan, Neighbourhood Plan, Community Plan etc The scope of the Master Plan would need careful consideration so that it could be developed alongside the Vale of Aylesbury Plan.

918.3 (883.2) To receive a report on a meeting held with Andy Barton & David Broadley of Forward Plans on 11th April 2011 and the subsequently received 'tipping point' table, and further notes of the meeting prepared by Mr. Broadley (circulated at the meeting).

Noted.

The 'tipping point' table was felt to be useful, but the reference to Sainsbury's should be removed. Members also asked for the 'tipping point' for GP surgeries.

918.4 To receive a letter from Mr. Byrne on secondment of staff

Noted.

918.5 To note that a copy of the Neighbourhood Planning Consultation Toolkit is available in the office, and the Briefing Paper on Neighbourhood Plans.

Noted.

918.6 To receive for information (as it deals mainly with AVDC responsibilities) a letter from CLG about Local Plans
Noted.

919/10 (886.5) English Heritage consultation

It was agreed that the Buckingham Society submit their responses with Town Council support.

920/10 Enforcement

(820.1) To note that the enquiry about sun pipes has been acknowledged. Members noted that there were now more installed, and asked that a response be chased.

921/10 Transport

921.1 Area 14 speed limit consultation.
Members felt that speed on the bypass was self-regulating and that 40mph signs were an unnecessary expense. Making the bypass slower might dissuade firms from relocating.
There was insufficient mention of cross-border working.
The errors noted by the Clerk would be notified to BCC.

ACTION THE CLERK

921.2 (885.2) Responses from Members to the LTP3 Implementation Plan
The Clerk to check if this was still in the draft stage and bring to the next meeting.

ACTION THE CLERK

921.3 Report from Cllr. Hirons on the Business Breakfast (8th April 2011)
The attendees had mainly been consultants and interested organisations; Cllr. Hirons had been the only local government representative. The Clerk was asked to write and find out what resulting proposal had been made to the Government.

ACTION THE CLERK

921.4 To receive for information an email from BCC.
Members noted that this was sent on Friday 8th April for response by midday on Monday 11th April; a letter would be sent commenting on the impracticable timescale.

ACTION THE CLERK

922/10 Any other planning matters

922.1 To receive the Minutes of the 22nd March 2011 meeting of the North Bucks Planning Consortium.
Noted.

922.2 (887.1) To receive a report on a meeting with Central Networks held on 8th April 2011, and the response from Central Networks
Members disliked the choice of the end of Verney Close as it might hamper future development of the surgery area or footpath. The rear of the Telephone Exchange was preferred.

922.3 2011 AVDC Design Awards Scheme
No entries were suggested; the renovation of Prebend House was not yet complete and could be put forward next year.

922.4 To receive Planning News from Bulletin 14
The changes to the staffing structure at AVDC Planning were noted.

923/10 Correspondence

923.1 (812) To receive and discuss the letter from Taylor Wimpey
Members felt it was too early to consider prioritising the list submitted.

923.2 (813) To receive and discuss the response from Mr. Cannell
It was pointed out that some points in Mr. Cannell's letter were contrary to AVDC's
own Householder guide on what documents should be submitted.

923.3 To receive a response from Stagecoach on the rerouting of the X5
If Stagecoach were not willing to consider routing through the town centre, perhaps
additional bus stops on the bypass could be installed.

924/10 News releases

None were agreed.

925/10 Chairman's items for information

925.1 Members noted with concern that "13 High Street" (the Grand Junction) had
applied to vary their licence to include an exterior servery, and asked that the HBO
be alerted to possible alterations to a Listed Building.

ACTION THE CLERK

925.2 A request had been received from David Lock Associates for a meeting to
discuss the land between the bypass and Tingewick Road ("the Triangle").
Members agreed an invitation to the next meeting.

ACTION THE CLERK

925.3 As this was the last meeting of the municipal year, the Chairman thanked the
Committee and the Clerk for their hard work and support.

926/10 Date of the next meeting:

Monday 17th May 2011 at 7pm in AdRB1.

Meeting closed at 10.04pm.

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