

Minutes of the Buckingham Town Council **PLANNING COMMITTEE** meeting held on 16th May 2011 at 7.00pm in room AdRB1, Anthony de Rothschild Building, University of Buckingham.

Present: Cllr. H. Cadd
 Cllr. P. Hirons (Vice Chairman)
 Cllr. D. Isham
 Cllr. A. Mahi
 Cllr. M. Smith (Mayor)
 Cllr. R. Stuchbury
 Cllr. M. Try
 Cllr. W. Whyte (Chairman)

Also present: Mrs. H. Hill (co-opted member)
 Mr. N. Freer (David Lock Associates)
 Mr. P. Swann (for New College)

For the Town Clerk: Mrs. K. McElligott

The Mayor took the Chair for the first item.

32/11 Election of Chairman of the Committee for 2011 – 2012

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

Cllr. Whyte took the chair for the remainder of the meeting.

33/11 Election of Vice Chairman for 2011 – 2012

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

Proposed by Cllr. Whyte, seconded by Cllr. Smith, and **AGREED** that items 9 and 8 be taken next.

34/11 Co-opted Member

Proposed by Cllr. Whyte and **AGREED** unanimously that a co-opted member of the Buckingham Society remain a member of the Committee.

Proposed by Cllr. Stuchbury, seconded by Cllr. Isham, and **AGREED** that Standing Orders be suspended to allow Mr. Freer to address the Committee.

35/11 Land at Tingewick Road (bounded by the bypass, Gawcott Road and the field containing St. Rumbold's Well)

Mr. Freer stated that David Lock Ass. had been appointed by New College, Oxford, the owners of the land, to look at development options. It was felt important to meet the Town Council in the first instance to sound out what the local community might want, and then the findings would be worked up into an outline with further meetings in the coming months, public consultation events etc.

He was aware of the Vision & Design Statement and Buckingham Plan and would like to know how the Town Council saw the town developing, and how this site would relate to existing and projected facilities and housing. Sustainability was important. He would also appreciate contact details of other organisations who should be included in the consultation.

In answer to questions, Mr Freer said that he was aware of the AVDLP Inspector's views on using this site; that he would like pointers from the Council on types/sizes of housing needed in the town; that they were proposing a detailed outline plan with associated environmental assessments, etc. which the builder would work to.

Members commented that the major development of 700 houses at London Road would influence the balance of housing types available, and detailed plans for this site were not yet available. This site was also separated from the main body of the town, making integration of its residents difficult and the Tingewick Road site could suffer from the same detachment. Mr. Freer should note that the western part of the town lacked play provision and the nearest primary school was a considerable distance away, which would encourage parents to transport pupils by car to any of the schools, exacerbating already unmanageable parking problems. The route into town was narrow and difficult and public transport almost non-existent. The bypass end of Tingewick Road had no roundabout as other road junctions had.

The University was expanding, requiring more accommodation; currently students were housed all over town and beyond and the Tingewick Road area was convenient to the campus. Houses would be preferred to flats; a retirement housing complex was suggested: Buckingham has none, though other towns nearby do. Attention was also drawn to the lack of capacity in the sewerage system, and suitable attenuation would have to be ensured for surface and spring water disposal from the site; additional water flowing into the river above the town could create flooding problems. Mr. Freer assured Members that attenuation at least equal to a greenfield site would be deployed, though whether this would be ponds or linear features had yet to be decided.

Concern was also expressed at the effect on wildlife of building close to the adjacent Scenic Walk, and the site of St. Rumbold's Well; this could be developed into an amenity area. An archaeological investigation of the field was advocated as little was known about this end of town.

Employment areas were being lost to housing development and not replaced elsewhere in the town; Members do not want to see the town become a dormitory area for commuters.

Other organisations to contact were: University of Buckingham; the Buckingham Society; the Buckingham Partnership; Buckingham Business Club; GP practices; the utilities and Drainage Board. The Clerk would supply details.

ACTION THE CLERK

Mr. Freer was aware of separate discussions the Town Council were having with New College over the possible provision of cemetery and allotment land, and the continuation of the Circular Walk. There was no intention at present to develop College land to the north of the Tingewick Road.

Members thanked Mr. Freer for attending.

Mr. Freer and Mr. Swann left the meeting and Standing Orders were reinstated.

36/11 Apologies for absence

None.

37/11 Declarations of interest

All Members declared a prejudicial interest in application 11/00668/APP as the Bowls Club Pavilion is a Town Council property.

38/11 Minutes

The minutes of the Planning Committee Meeting held on Monday 18th April 2011 (**PL/15/10**) ratified at the Full Council meeting held on 9th May 2011 were received and accepted. There were no matters arising.

39/11 Action Reports

39.1 (914.1) SEMLEP – response from MKC

Noted.

39.2 (918.3) Tipping point. Response from AVDC

The question about the number of GPs had not been addressed and would be asked again. **ACTION THE CLERK**

39.3 (921.2) LTP3 Implementation Plan

The plan is to be published shortly; Members' responses have been sent to BCC, receipt acknowledged.

39.4 (921.3) TfB Business Breakfast

The Clerk would summarise the findings from the link provided for the next meeting.

39.5 (921.4) TfB Short timescale to respond

Noted.

40/11 Planning Applications

11/00668/APP

NO COMMENT

Bowling Green [*sic*], Chandos Park

Front extension to clubhouse

Members asked the E&P Committee to report on the ownership issue.

11/00728/APP

OPPOSE

6 Overn Close

Change of use from open space to residential garden

Members agreed unanimously to oppose; the piece of land abutted the neighbouring front garden and also to change the use could set a precedent.

11/00754/APP

SUPPORT

11 Swan Business Centre, Osier Way

Installation of No7 windows and creation of mezzanine floor

Members noted that the number of parking spaces was appropriate to warehouse usage, and that more would be needed for office use.

Members noted the response of the Tree SubCommittee to the following application (response date was 29/4/11)

11/00768/ATC

NO OBJECTION

Part of Car Park, Cornwalls Meadow

Fell No1 Willow and crown lift and clean No1 Willow

11/00769/ATP

SUPPORT

Land adjacent Page Hill Avenue

Repollard No1 Sycamore, Fell No1 Sycamore and crown reduction of No1 Birch

11/00816/APP

SUPPORT

55 Western Avenue

Single storey rear extension

11/00882/APP **SUPPORT**
33 Grenville Road
Single storey rear extension

11/00883/APP **SUPPORT**
2 Lark Close
First floor side extension

11/00730/ALB **SUPPORT**
Old Chapel, 1 St. Rumbolds Lane
Insertion of internal stud walls and insertion of ground floor front metal window (retrospective)
Members expressed concern that this was retrospective application on a listed building.

11/00880/APP **SUPPORT**
8 Fox Way
Demolition of existing conservatory and erection of new single storey rear extension and single storey side extension

11/00924/APP **OPPOSE**
57 Waine Close
Use of part of garage to create microbrewery
Members felt the use inappropriate to a cul-de-sac in a residential area; should the District Council be minded to approve the application, a condition limiting the number of vehicle movements was requested.

The following Minor Amendments had been received, for information only:

10/02579/APP Former Toch building, West St. Ch/use office to residential dwelling
Amendment: omitted ground floor window added

11/00370/APP 20 Kestrel Way Demol existing garage/erect 2-st.side extension
Amendment: replacement of single dormer on front elevation of extension with two smaller dormers, as on rear elevation

41/11 Planning Decisions

Approved

11/00299/APP	Buck'm Athletic FC S/st.rear extension for dressingroom	Oppose
11/00342/APP	12 Foxglove Cl. Conversion of garage into residential use	Support
11/00373/APP	12 Teeswater Erection of front porch	Oppose
11/00392/APP	46 Burleigh Piece Single storey front extension	Support
11/0534/ATC	6 Castle Street Fell 2Nº Sycamore Trees	No objection

Members were also advised that the following application had been listed in the Bulletin as approved, although no documentation had been received:

10/00360/APP Tesco Stores, London Rd. Extension to Tesco Stores & car park Oppose

42/11 Reports to Development Control

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

11/00299/APP	Buck.Athletic FC	Single storey rear extension to form dressing rooms
11/00373/APP	12 Teeswater	Erection of front porch

43/11 AVA projects: Parking and Access Survey

To consider the Survey results and discuss the way forward.
The missing pages for the Church area had been supplied to Members by email.
All Committee Members were requested to read the document and consider matters arising for the July 4th meeting.

JULY 4TH AGENDA

44/11 Enforcement

44.1. Updated list of Enforcement reports
Members noted that several items were long-standing and asked that the Clerk chase a progress report.
44.1 (920) Sunpipes: response from AVDC officer
Noted.
44.2 (925.1) 13 High Street
No further response had been received.
44.3 Members agreed that the change of use of the building on Nelson Street which had become "Cash for Gold" after being a hairdressers and painted orange, and the satellite dish on the front of Mooch be reported.

45/11 Transport

Local Transport Plan 3 (2011-2016), Local Area Strategies and Appendices.
Cllr. Hirons took the documents to review for the master plan.
ACTION CLLR. HIRONS.

46/11 Any other planning matters

(914.2) Proposed Greatmoor Incinerator
Members reiterated concerns about the compound effect of Ardley + Greatmoor on Buckingham, and the lack of involvement of Buckingham people in the consultation. A public meeting was suggested.
In view of the seriousness of the matter, the Mayor agreed with Members that it should be a Full Council item. He had some additional documentation that could be circulated, though many of the items were now very specialised and difficult to understand.

ACTION FULL COUNCIL

47/11 Correspondence

Verbal request from Barratt Homes to attend a meeting to discuss the detailed application for the London Road site.
Members decided that this would be advantageous and the Clerk should arrange an invitation when the letter arrived.

ACTION THE CLERK

48/11 News releases

As 46/11.

49/11 Chairman's items for information

An exhibition on the Silverstone Masterplan was being held on Friday & Saturday 20th & 21st May; the Mayor would be able to attend.

50/11 Date of the next meeting:

Monday 6th June 2011 following the Interim Council meeting.

Meeting closed at 8.35pm.

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