

Minutes of the **PLANNING COMMITTEE** meeting held on 22nd August 2011 at 7.00 pm in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

Present: Cllr. H. Cadd
 Cllr. P. Collins
 Cllr. J. Harvey
 Cllr. P. Hirons (Vice Chairman)
 Cllr. A. Mahi
 Cllr. M. Smith (Mayor)
 Cllr. M. Try
 Cllr. W. Whyte (Chairman)

Also present: Mr. S. Dix Town Plan Officer

For the Town Clerk: Mrs. K. McElligott

292/11 Apologies for absence

Apologies were received and accepted from Cllr. R. Stuchbury and Mrs. H. Hill (co-opted member). The Chairman indicated that Mrs. Hill had resigned from the Committee due to pressure of other interests and Members discussed whether a replacement should be requested. It was agreed that the Clerk should write to the Society and ask them to nominate another member.

293/11 Declarations of interest

All Members: 11/01729/ATC as applicant; Cllr Hirons additionally as a Churchwarden.

Cllr. Whyte, personal interest in 11/01513/ATC and 11/01514/ATP as a resident of Fishers Field.

294/11 Minutes

To review the minutes of the Planning Committee Meeting held on Monday 25th July 2011 laid before the Full Council meeting held on 15th August 2011 but not ratified.

The Chairman queried whether it was the minutes of 4th July which had been rejected and sent back to the Committee by the Full Council, to revise the Recommendation on the AVA Parking Survey, rather than a concern raised by Cllr Stuchbury about the rugby club and the Moreton Road developer.

Both sets of minutes would be taken to the next meeting and the matter debated when Cllr. Stuchbury could be present.

ACTION – SEPTEMBER AGENDA

295/11 Action Reports

The following action reports could be removed from the list:

513.1/10 (referred to Mr. Dix for incorporation in the Plan)

894.3/10 as the X5 had been re-routed through town

228.4/11 as the Silverstone plans were to hand and would be debated at the next meeting.

Ref 234/11 – Members reported that the land behind the Grand Junction was for sale. Mr. Dix had noted it as a suggested site when walking the town with Forward Plans discussing available land.

4.1 (228.3) BTFC – Asbestos

Environmental Health Officer reported (2/8/11) that two contractors had visited the site that day and would be providing quotes for removal by Thursday, and removal

within 10 days. This had not happened and further reports from the EHO were circulated at the meeting. Members decided to leave the matter to the EHO.
4.2 (11/01483 & 01484: Hallam site) Response from the Environment Agency on the drainage plans for the site; Members were satisfied with the response.

296/11 Planning Applications

11/01476/ALB **SUPPORT**
58 Well Street
Replacement front and rear windows

Responses to applications 1510, 1513, 1514, 1535, 1553 & 1559 were required before the 10th August – Members who replied supported the works subject to usual standards

11/01510/ATC **SUPPORT**
Berties' Walk, Bath Lane
Removal of limb of hawthorn

11/01513/ATC **SUPPORT** *[actually 11/01514/ATP]*
Land at Fishers Field
Fell Elder and willow and crown lift Alder and Maple

11/01514/ATP **SUPPORT** *[actually 11/01513/ATC]*
Land at Fishers Field
Works to trees

11/01535/ATC **SUPPORT**
26 Nelson Street
Fell №1 Sycamore and №1 Plain

11/01539/APP **OPPOSE**
Unit 7, Hillcrest Way
Continued use for D1 purposes (Dispensing Opticians)
Members noted that this change of use application had arisen from a meeting with Enforcement Officers held on 6/12/10 at the Industrial Park. Members considered that retail activity on the Industrial Park, which does not have suitable access, parking space or signage, draws custom from the town centre and should not be endorsed. There is high demand for B1 space in this area, and there is A1 retail space available in the town centre.

11/01553/ATC **SUPPORT**
High Street/Market Hill/Castle Street
Works to trees

11/01559/ATP **SUPPORT**
Buckingham Primary School
Crown reduction of №2 Ash trees

11/01560/APP **SUPPORT**
38 Addington Road
Single storey front extension and two storey rear extension
Members expressed concern about parking on an already difficult road.

11/01597/APP**OPPOSE**

Phase 1A, Land at South of A421 and East of A413 London Rd.

Construction of s278 works – associated with the outline consent 09/01035/AOP

It was noted that no effort had been made to re-route or extinguish the existing Right-of-Way on the site; that the relationship to the approved works at Tesco had not been considered, nor landscaping; the new footway should be 3m wide to double as a cycleway to match the existing footway as upgraded; a 1.2m wide roundabout sign was unsuited to a rural area – 600mm would be more appropriate; the alignment of the new roundabout caused traffic to be thrown towards the centre, and could lead to accidents, and the layout was tight at the reduction from 40mph to 30mph; without detailed plans of the estate it was difficult to tell if the traffic would be equally distributed to the two roundabouts – modification would be needed if one were to take much more traffic than the other; there is no connectivity with the remainder of the town and the A421 is completely ignored.

Members wondered whether a road following the southern edge of the site from the A421 Bletchley Road roundabout had been considered for traffic to/from the A413 southbound, rather than causing all traffic to use the A421/A413 bypass roundabout with consequent congestion.

The vote to oppose was unanimous.

The following two applications were considered together:

11/01599/APP & 11/01600/ALB**SUPPORT**

International Management Centre, 13 Castle Street

Change of use from office to single dwelling and retail use

11/01609/APP**OPPOSE**

Garden House, Castle Street

Conversion of building into student accommodation and two storey extension

Members considered that to assume Buckingham students had no vehicles was disingenuous and readily disproved by reference to other blocks of flats in the town. Guideline parking for hostels or blocks of bedsits is one space per unit. Students can also be noisy neighbours and would affect the amenity of nearby residents and the occupants of the Villiers Hotel. Concern was also expressed that 12 units would generate considerably more refuse for collection than a single dwelling.

Members would have preferred to see conversion into fewer, larger units, no extension and the retention of the garden area for its amenity value; this was overdevelopment of an island site compounded by the use of land for the extension.

11/01615/APP**SUPPORT**

8 Overn Avenue

Single storey side extension

11/01686/APP**SUPPORT**

21 Highlands Road

Erection of rear extension

11/01728/APP**SUPPORT IN PRINCIPLE**

12 Bradfield Avenue

Erection of two storey infill extension

Support was given providing the window proportions were changed to match those of the neighbouring property.

11/01729/ATC

NO COMMENT

S^t. Peter & S^t. Paul's Church, Castle Street

Fell and remove cherry tree

Members made no comment as the Town Council was the applicant.

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

11/00467/APP Danube, Stratford Rd. Two storey side and rear extension

Minor amendments: alterations to garage deleted

11/00665/APP 31 Moreton Road Raising of roof to create first floor accommodation

Minor amendment – balcony removed from garage roof

Additional Plans

11/01045/APP 68 Waine Close Single storey rear extension and conversion of garage into residential use

Plans show new arrangements to make parking space accessible; see Min. 236.1 of 25/7/11 meeting.

Three Councillors had responded to the officer's request for a revised response as the parking area access had been suitably amended, and the Town Clerk has transmitted the response **No Objection**.

297/11 Planning Decisions

Approved

11/00665/APP 31 Moreton Road Raising of roof to create first floor accomm. Support

11/01042/ATC Buck.Hospital Works to trees Support

11/01043/ATC 22 Moreton Road Works to Birch, Cherry and Alder tree Support

11/01137/APP 82 Embleton Way Two storey rear extension Support

11/01167/APP 10 Lincoln Erection of conservatory Support

11/01168/APP 60 Moreton Road Repl. conservatory w. s/storey rear ext'n Support

11/01180/ATC Corner Ho., West St. Fell 1 Laburnum Support

11/01215/ATC The Barracks, West St. Fell Holly tree Oppose

Deferred

11/00730/ALB 1 St. Rumbold's Lane Insert internal stud walls & window (retrosp.)

Reason for deferral – site visit.

298/11 Reports to Development Control

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

11/00730/ALB 1 St. Rumbold's Lane Insert internal stud walls & window (retrosp.)

Report on site visit.

299/11 Vale of Aylesbury Plan

299.1 To receive for information a letter from AVDC re funding. The Town Clerk and Town Plan Officer had completed and sent off the application.

Mr. Dix explained the background and Members approved. If the application was successful, the money would be allocated to the Plan budget.

Cllr. Try asked if the SurveyMonkey licence permitted subsurveys. *[Clerk's note: yes]*

The Chairman asked for a budget update for the next meeting

ACTION THE CLERK

299.2 To receive an update from AVDC and decide whether a Councillor should attend the Stakeholder Forum, and if so, who.

Members felt that, unless there was new matter to discuss, attendance was best left to officers. If there was anything new, the Vice Chairman would attend.

ACTION THE CLERK

299.3 To receive the Local Development Scheme and timetable

Noted.

299.4 To receive for information the Sustainability Appraisal (Non-Technical Summary)

Members queried whether Silverstone should have been included in the Growth and Economy section as it implied that it had been included as a future employment area before being measured against the criteria, but were glad to see that Buckingham was included by name.

299.5 To receive for information the August 2011 Newsletter

Noted.

299.6 To receive for information the scoping questionnaire to be sent to residents with the Newsletter.

Mr. Dix indicated that so far as possible the questionnaire was to be answered on line, though paper copies would be available on request. Many of the questions were to elicit answers for AVDC.

Members felt the words used were too academic and there were also too many boxes to tick for some answers, which might put people off answering. It was also felt that if a quid pro quo could be demonstrated – a direct relationship between housing numbers and infrastructure improvements – responses were more likely to generate a number > 0.

Q2 should include a category for residents born here.

Q4: concern was expressed that this might lead to infill development, but Mr. Dix assured Members that this was a scoping question to get residents thinking about land use. The Chairman noted that while AVDC may be in touch with major landholders, they would not necessarily know of smaller pockets of developable land.

Q6 (p2) should include numbers of the unemployed/part-time employed members of a household.

Q6 (p4) should consider retirement complexes. The town was also short of large expensive houses, leading to prospective purchasers buying houses in the villages or rural areas and not in town.

Mr. Dix would revise the questionnaire on his return from leave and circulate Members by email with the amended version.

ACTION TOWN PLAN OFFICER

Mr. Dix would also attend future Committee meetings to give an update on progress.

ACTION SEPTEMBER AGENDA

Mr. Dix left the meeting.

300/11 Enforcement

300.1 To receive the updated list

300.1.1 To receive for information the response from Mr. Dales summarised in the updated list

Members asked the Clerk to:

- Remove Mill House from the list as the resident was no longer putting the dish outside the window;
- Chase up the Nelson Street matter, as the remedial action should now be completed;
- Ask about the decision on whether the car wash was a material change of use;

- Point out that satellite dishes on the street elevation were not permitted in the Conservation Area, and ask that action be taken.

300.2 To report any new concerns

None were reported. It was noted that the land behind the Grand Junction carried a For Sale notice.

301/11 Any other planning matters

301.1 (233) BCC Consultation on the proposed lists of local requirements for the validation of planning applications.

The report from the Clerical Assistant was accepted; It was asked whether CIL applied to BCC planning applications.

ACTION THE CLERK

301.2 To receive for information Planning News from Bulletin 31/11

AVALC/BALC would be asked whether, and if so how, they are responding to the National Planning Framework proposal.

ACTION THE CLERK

Cllr. Try volunteered to review the document for the next meeting. The link would be sent to all Committee Members so they could look over the document.

ACTION CLLR. TRY/THE CLERK

301.3 To receive for information a copy of the leaflet available at the exhibition in the Community Centre on "Thornborough Park" (revised marketing name not yet advised).

The Clerk was asked to find out when it was intended to start work on the employment area and when it would be finished, whether the 'sold' number of houses (which triggers certain parts of the s106 works) included the affordable housing, and if the developers could assure the Council that the additional pedestrian crossings would not lead to traffic jams.

302/11 Correspondence

(237.2) To receive and discuss an email from Mr. Geoff Shaw on the traffic survey. Mr. Shaw had since sent the email in letter form.

Members felt that carrying out a study now when there was no money to implement the findings was pointless; when the money for implementation became available was the time to do the study so that the findings had currency.

The Clerk was asked to find out the details of the s106 agreement, and send a holding letter to Mr. Shaw.

ACTION THE CLERK

303/11 News releases

A news release was agreed on the reasons for the Town Council's response to application 11/01597/APP.

304/11 Chairman's items for information

The Silverstone planning application had been received and would be available to view in the Chamber by appointment.

305/11 Date of the next meeting:

Monday 12th September 2011 following the Interim Council meeting.
Cllrs. Smith & Hirons apologised for not attending the next meeting.

Meeting closed at 9.40pm

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