

Minutes of the **PLANNING COMMITTEE** meeting held on 28<sup>th</sup> November 2011 at 7.00pm in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

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

**Also present:** Mrs. C. Cumming (co-opted member)  
 Mr. S. Dix (Town Plan Officer)

**Guests:** Mr. J. Leonard Woods Hardwick  
 Mr. M. Charnock Bovis Homes

**For the Town Clerk:** Mrs. K. McElligott

#### 544/11 **Apologies for absence**

Apologies were received and accepted from Cllr. P. Collins and Cllr. J. Harvey.

#### 545/11 **Declarations of interest**

There were no declarations of interest.

#### 546/11 **Minutes**

The minutes of the Planning Committee Meeting held on Monday 31<sup>st</sup> October 2011 ratified at the Full Council meeting held on 21<sup>st</sup> November 2011 were received and accepted. There were no matters arising.

Proposed by Cllr. Whyte, seconded by Cllr. Stuchbury, and **AGREED** that Standing Orders be suspended to allow the guests to speak.

#### 547/11 **(493) London Road site**

547.1 A further brochure responding to points raised at the last meeting had been circulate to Members. New and amended drawings had also been received, and some of the documents requested.

Mr. Leonard went through the new information supplied, with Mr. Charnock intervening as necessary and answering questions from Members.

- work would start shortly on roads within the site boundary, moving into the London Road in the New Year at the small Tesco roundabout; the second roundabout would be started about a year on;
- Work on housing would be started in the New Year with the show suites and aiming for approx.. 150 completions in the year.
- Applications for phases 1J, 1L, 1M/N would be made in 2012;
- Phase 2 would be started late 2012;
- There would be 35% affordable housing in each phase, taken as a whole, but not necessarily in each sub-phase; those in the first Bovis sub-phase would be available next year. Cllr. Stuchbury asked to be kept informed via the office of discussions with the relevant AVDC officer;
- The landscaping had been revised to include more native species;
- The open space areas were still evolving, and the school conceptual, awaiting a specification from BCC Education. It was likely that plans would be available in 2012 with a view to opening September 2013.

Members would like information on the number of houses in each phase and a time frame; MC said this would depend on rate of occupation.

Phase 2 was a long way from the accesses onto London Road, traffic would have to negotiate the pinch points on the spine road and it had no links to the bypass. The proposed bus route did not enter it, although roads existed on the plans that could be used.

There was still no connectivity with the town; no safe cycle or pedestrian routes across the bypass. The route from the access road involved crossing the wide splay of the petrol station entrance.

Bridleway 13: a TRO to stop up the bridleway temporarily had been applied for until the roadway was completed, BCC having rejected the alternative routes put forward. Cllr. Cadd pointed out that a bridleway cannot legally be stopped up, only temporarily diverted. The Chairman pointed out that this should have been arranged at the same time as the road plans, as a known problem. The narrowing of the road was not a good solution to a bridleway crossing, and there was no indication of the treatment proposed for where the bridleway reached the site boundary on the bypass. A copy of the suggested alternative routes was requested, together with the names of the BCC officers concerned.

The developers were thanked for investigating the drainage problems across the bypass, visiting the residents who had been affected and amending plans accordingly.

The footpath off London road could not be widened to cycletrack width; BCC were not intending at this juncture to provide a cycle path along the London Road. Members felt this was a short-sighted attitude and another instance of BCC not giving consideration to local knowledge; additionally some of the road features requested by BCC were no longer current practice and could make circulation more difficult than necessary: a meeting would be requested. Mr. Leonard indicated he would be happy to attend.

#### **ACTION COMMITTEE CLERK**

The term 'Almshouses' had been deleted.

Refuse vehicle tracking had been amended; bins would be stored in rear gardens and taken to designated collection points. There was rear garden access for all. Members checked that the projected number of bins had been considered.

Parking: the new drawing showed (a) parking to AVDC standard in red, (b) parking additional to standard in pink, both of these on plot in garages or driveways, plus (c) visitor parking in blue. Members expressed concern that garages were generally too small for modern cars, and that residents would park on the amenity spaces.

MC: Allocated spaces will be marked on house deeds and visitor spaces would be marked with a V. They would look into further road side parking spaces.

Discussion then passed to the management of the estate; there would be two entities, one to look after the maintenance of the green spaces preparatory to adoption, and one which the residents would be shareholders of, and pay an annual fee to, for the residential areas in perpetuity. The roads and sewers would be adopted by the appropriate authorities. Either company would be able to appoint agents. The companies selected would be reputable.

Cllr. Stuchbury suggested that the Town Council might be interested in maintaining the parks, pitches and green spaces. A meeting would be arranged with the Town Clerk and Green Spaces Manager.

#### **ACTION TOWN CLERK/GREEN SPACES MANAGER**

The Clerk was asked to find out from AVDC their position on the s106 commitments.

#### **ACTION COMMITTEE CLERK**

The developers apologised for not providing the s106 document requested.

The house elevations had been amended so the windows were in better proportion for a Georgian/Edwardian style.

The Transport section appeared to be unchanged – this was being worked on.

The surface of the green corridor was important; MC was unsure about the bridleway, others may be gravel between kerbing.

Pedestrian routes needed to be direct and desirable, or they wouldn't be used: MC said they were safe and overlooked, and fairly direct.

The trees at the entrance would be mature 6m – 7m tall, and ash or silver birch. There would also be limes.

*Cllr. Stuchbury left the meeting briefly.*

Councillors criticised the piecemeal presentation of the plans; it was impossible to (for example) to discern how residents were going to walk into Buckingham or take their children to schools before the one on-site was ready. A drawing was needed of communication routes and walk times.

The developers were open to suggestions for a name for the estate; this could be linked to the eventually selected road names. Members' ideas would be canvassed.

**ACTION THE COMMITTEE CLERK**

The developers summed up, and expressed a wish to attend the 4<sup>th</sup> January meeting with an update and response to matters raised. This was granted.

*Mr. Leonard and Mr. Charnock left the meeting.*

Proposed by Cllr. Try, seconded by Cllr. Stuchbury, and **AGREED** to reinstate Standing Orders.

547.2 A response from Barratt Homes on management arrangements for amenity spaces etc. was circulated with the agenda.

Noted.

#### **548/11 Vale of Aylesbury Plan**

548.1 Update.

Mr. Dix informed the Committee that he had been working on the Sustainability Appraisal Scoping Report; he would bring an annotated version to the next meeting. AVDC had offered the services of Riki Therivel to audit the report.

The analysis of the questionnaire results needed to be submitted by 31<sup>st</sup> December; these would be circulated to Members and paper copy supplied for the meeting. The responses were much as expected.

He had been approached by two developers seeking suitable sites; these had been directed to the Buckingham Plan.

548.2 Notes of a meeting with Forward Plans held on 2<sup>nd</sup> November 2011

Members asked if the 77 sites were purely for housing, or included leisure and other uses, and when Town Council input would be possible. Mr. Dix said that the 77 were the result of a tour of the town conducted with AVDC officers, and included land in Maids Moreton parish. He would find out the other answer.

Concern was expressed that the University were being dilatory in providing information on their development plans.

**ACTION TOWN PLAN OFFICER**

Members also discussed the land behind Market Hill and Silverstone.

548.3 (494) Request from Forward Plans for £5000 funding towards the Transport Model.

Mr. Dix reported that the formal request for a modelling contribution is now unlikely to be forthcoming and the reasons why. It would be more economical for the Town council to buy access for parts of the model deemed necessary. Members agreed this course of action.

*Mr. Dix left the meeting.*

#### **549/11 Action Reports**

549.1 To receive action reports as per the attached list.  
Noted.

549.2 (495.2) Silverstone

549.2.1 - response from Mr. Byrne - noted.

549.2.2 - response from Mrs. Paternoster - Members were disappointed that the Cabinet Member had deemed a meeting inappropriate and asked the Clerk to send the Core Strategy responses on the proposed Silverstone EDA to her, in case she was not aware of the Council's views.

#### **550/11 Planning Applications**

##### **11/02217/ALB**

The Old Surgery, 16 West Street  
Infilling of doorway and insertion of new window

**SUPPORT**

##### **11/02297/ALB**

Lloyds TSB, 19 Market Square  
Installation of cable following existing cable from outside to internal cabinet

**SUPPORT**

##### **11/02310/APP**

Blackhams China and Coffee Shop, 5 Meadow Row  
Installation of extractor unit

**SUPPORT**

##### **11/02329/AAD**

Swan Business Centre, Osier Way  
Erection of free standing signage

**SUPPORT**

##### **11/02402/ATP**

52 Western Avenue  
Crown reduction of ash tree

**SUPPORT**

##### **11/02480/APP**

30 Willow Drive  
First floor side and ground floor rear extension

**SUPPORT**

##### **11/02482/APP**

5 Moorhen Way  
Conversion of garage into residential use  
*Members were unable to tell from the drawing whether suitable access to the three proposed parking spaces was available, and where the boundary was.*

**OPPOSE**

The following application is in Gawcott-with-Lenborough parish but close to our boundary:

**11/02416/APP**

**NO COMMENT**

Oakhaven Park, Radclive Road, Gawcott

Continued use of land as a gypsy caravan site and retention of all buildings (including day rooms and stables) and roadway, walls, fences, gates, hardstanding and services

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

**11/01851/AAD** Cornwalls Centre Replacement of Nø6 signs, new canopy sign, free-standing totem

*Amendment: mock-up of High Street canopy signs now includes directory on wall*

**11/01852/APP** The Freeman PH Conversion of Public House into 5 residential units

*Amendment: change to red line to reflect actual ownership*

**11/02215/APP** Avenue Lodge, Stratford Road Two storey side extension for additional office use and demolition of existing garage

*Amendment: (previously omitted) side elevations of dormers added, and explanation of blank east gable (to not overlook front garden of No.28)*

## **551/11 Planning Decisions**

### **Approved**

11/00467/APP	Danube, Stratford Rd.	Two storey side and rear extension	Support
11/01539/APP	Unit 7, Hillcrest Way	Continued use as D1 (opticians)	Oppose
11/01599/APP	} Int'l. Managemt. Cen. } 13 Castle Street	Ch. use office to dwelling and office	{ Support { Support
11/01600/ALB			
11/01609/APP	Garden House, Castle St.	Ch. use to HiMO (12 student flats) & extn.	Oppose
11/01734/APP	53-54 Nelson St.	Ch. use A1 → A1 & A3, and alterations	Support
11/01913/APP	Unit 1, Cornwalls Meadow	Ch. use art classes to B1 office use	Support
11/01949/ATC	The Whale	Crown reduce 1 walnut	Support
11/01974/ALB	6 Bourton Road	Relocate toilet & inc. bannister height	Support
11/02044/ATC	Car park, Nelson Ct.	Fell Nø7 Poplar Trees	Oppose

### **Refused**

11/01366/APP	Land adj. 1 Bath Lane	Erection of Nø3 terraced dwellings	Support
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### **Tree Preservation Order confirmed**

TPO 2011 Nø3: W1 and W2 mixed broadleaf and conifer woodland

Land between Western Avenue and Castle Fields Farm

## **552/11 Reports to Development Control**

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

11/01366/APP Land. adj. 1 Bath Lane Erection of 3 dwellings

## **553/11 AVA Parking Survey**

To receive a report from the Town Clerk on a meeting held on Monday 14<sup>th</sup> November and discuss the individual recommendations of the Parking Survey.

Members felt this was not a Committee matter as the decision to reject had been made by the Full Council and referred the issue back to it.

**ACTION TOWN CLERK**

## **554/11 Enforcement**

554.1 To receive the updated list

Noted.

554.2 Local Council Planning Communications Group – to receive for information the Powerpoint slides from the 20<sup>th</sup> October meeting

The Chairman and Vice Chairman regretted that they had been unable to attend, but felt the Group was worth supporting as a useful forum.

554.3 (499.1) Car wash at 13 High Street; response – see updated list; the Mayor reported that an application had been submitted but returned as incomplete, so the matter was in hand.

554.4 (497/11) 28 Wittmills Oak: to note that the Enforcement Notice is being appealed.

554.5 Mrs. Cumming asked if the mess of sheds, caravans and vehicles at Lockmeadow Farm could be reported. As the Farm is in Maids Moreton, a letter would be sent to the Parish council, copied to Enforcement, asking for action.

**ACTION COMMITTEE CLERK**

#### **555/11 Precept Request**

A meeting would be arranged for the Chairman to discuss budgets with the Town Clerk and Mr. Dix, and the results brought to the next meeting.

**ACTION TOWN CLERK/JANUARY AGENDA**

*Cllr. Cadd left the meeting; Cllr Stuchbury left briefly, returning for 556.2.*

#### **556/11 Any other planning matters**

556.1 To discuss and agree a response to the Community Infrastructure Levy Policy Consultation and whether to respond separately to NALC (by 13/12/11) .The response is required by 5<sup>th</sup> January 2012.

Members declined to respond.

556.2 To discuss and agree a response to the Neighbourhood Planning Regulations Consultation and whether to respond separately to NALC (by 12/12/11) The response is required by 30<sup>th</sup> December 2011.

Members agreed that Mr. Dix draw up a response and circulate the major points to the Committee.

**ACTION TOWN PLAN OFFICER**

12.3 To receive the Vale of Aylesbury Plan Newsletter issue 7  
Noted.

#### **557/11 BCC – 11/20000/AWD Greatmoor Farm Energy from Waste – new documents**

It was agreed to leave the nearer parishes to respond.

Cllr. Stuchbury suggested that soil testing around Buckingham should be carried out, so that baseline figures were established before the plant became operational.

**ACTION THE COMMITTEE CLERK**

#### **558/11 BCC – Buckinghamshire Minerals and Waste Core Strategy Development Plan Submission Document**

Receipt of the DVD was noted.

#### **559/11 Correspondence**

559.1 To discuss and agree whether to invite Mr. Kitchener of Bacchus Designs to the 4<sup>th</sup> January 2012 meeting per his request.

Members agreed to allow him a 15-minute presentation.

559.2 To receive further information on the Silverstone Masterplan from Terence O'Rourke Ltd.

Noted.

559.3 (11/01292/APP; land adj. 1 Mallard Drive) Reasons for AVDC contrary decision.

Noted.

559.4 (501.2) Moreton Road Phase 1a; to receive clarification from Mr. Byrne.

Noted.

559.5 (301.2) National Planning Framework: response from BALC

A copy of Cllr. Try's response had been circulated at the meeting.

559.6 To receive, discuss and make a decision on the request from BCC re the road past the skatepark.

Members debated the request, setting the loss of parking spaces against the safety of children and other pedestrians and cyclists.

Proposed by Cllr. Hirons, seconded by Cllr Stuchbury, and **AGREED** by a majority (3:2, Cllr. Mahi abstaining) that bollards not be installed and the status quo maintained.

**560/11 News releases**

As Minute 431.

**561/11 Chairman's items for information**

561.1 The Vale of Aylesbury Plan Public Consultation would start on 1<sup>st</sup> December and run until 26<sup>th</sup> January. The Clerk would circulate the link.

**ACTION CHAIRMAN/COMMITTEE CLERK**

561.2 Buckingham Society AGM

Mrs. Cumming announced that Tony Burton would be speaking on "Bringing Localism to Life – the role of the Civic Movement". An invitation would be issued to Members.

**ACTION MRS. CUMMING**

**562/11 Date of the next meeting:**

Wednesday 4<sup>th</sup> January 2012 at 7pm.

Meeting closed at 10.07pm.

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