

Minutes of the **PLANNING COMMITTEE** meeting held on 6th February 2012 at 7.45pm following the informal Council meeting 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. R. Stuchbury
 Cllr. W. Whyte (Chairman)

Also present: Mr. I. Orton (co-opted member)

For the Town Clerk: Mrs. K. McElligott

745/11 Apologies for absence

Apologies were received and accepted from Cllr. M. Try

746/11 Declarations of interest

Cllrs. Smith and Whyte declared an interest in application 11/02644 as Trustees of the Old Gaol.

747/11 Minutes

The minutes of the Planning Committee Meeting held on Monday on Wednesday 4th January 2012 to be put before the Full Council meeting to be held on 27th February 2012 were received and accepted. There were no matters arising.

748/11 Vale of Aylesbury Plan

748.1 Mr. Dix had reported in writing: *As the Sustainability Appraisal audit meeting was arranged for 30th January, it has not been possible to edit the Scoping Report into a third draft in time for the committee meeting. The preliminary notes of AVDC and Ms. Therivel have been circulated to Members by email and [only the] changes to the original are attached for information. I have now written a plain-English version and a draft project plan too, these can be discussed at the next meeting and/or circulated via email again. Members may also wish to note the recent publication of Thame Town Council's Scoping Report for the purpose of comparison.* http://www.thametowncouncil.gov.uk/images/stories/pdfdownloads/sa_scopingreport10.01.12.pdf

Members suggested that possible uses of New Homes Bonus money be discussed with AVDC as affecting the Plan and it be made part of the Sustainability Appraisal, on the grounds that it was better to have subjects included which could be taken out at a later date, rather than omit subjects which were inserted later.

It was decided that the Plan should cover the entire Parish and not a defined area within it.

P4: 'NPPF' could be removed, as no other national policy is referenced.

The Neighbourhood Plan should reflect what the townspeople, and not AVDC, want for their area.

Fig. 1 Changes already discussed with SD.

p31: 3.22 There are no 'town-wide issues of car parking' except for those created by AVDC & BCC. Nevertheless discussions should be held with the two

Councils, and their schemes taken into consideration for the Plan, especially with reference to new development.

p32: 4.2 The fuller paragraph on flooding was preferred; 'mitigated' should be substituted for 'not worsened'.

In general, all comments should be checked for agreement with the comments made last meeting, and with Buckingham's interests as a priority.

Cllr. Harvey reported that, from what he had seen, Mr. Dix was making a good job of turning the document into 'Plain English'.

ACTION TOWN PLAN OFFICER

748.2 Stakeholder Forums to be held in March

The initial date for the Buckingham Forum had clashed with the LAF meeting; the revised date clashed with Interim & Planning.

Both Cllr. Whyte and Cllr. Hirons were, however, able to attend the 28th March meeting at The Oculus and the places would be booked.

ACTION THE CLERK

749/11 Action Reports

The following could be deleted from the list

563 & 817 as these were covered by the letter to BCC re the Hallam site (547/11)

922.2 Central Networks & 299.4 Sustainability Appraisal, as a response was not be expected after this time

559.6 No further communication from BCC

695.2 CIL: it was reported at the SEMLEP meeting that CIL may be considered as a regional levy for strategic district- or county-wide application, eg transport upgrades. It may follow NHB with no local benefit. A timetable for the introduction of CIL would be requested.

ACTION THE CLERK

356.6 Moreton Road s106; a s106 review would be carried out to see what various site's s106 agreements had stipulated and what remained to be implemented.

NEXT MEETING

363.1 the matter had been adequately covered in the press, but clarification would be sought on the definition of Minor Amendments.

ACTION THE CLERK

428.4 Mr. Orton now had a picture and would send it over.

ACTION MR. ORTON

499.2, 554.5 An update would be requested.

656 Market Hill; an update would be requested. The Civic Trust study should be obtained in digital form and passed to AVDC as it had contained promising ideas for the area's use.

Responses had been received as follows:

(501.1/11) Houses in Multiple Occupation: email from Mr. Byrne in answer to a question from Cllr. Stuchbury. Members felt that AVDC had not comprehended the problem in Buckingham, which was that the majority of the students at the University were not local, unlike college students elsewhere in the District, who could live at home. The University's housing requirements skewed the rental market in the town. The Clerk was asked to find out (1) the number of students not from Buckingham and (2) how other places, such as Cranfield, managed. An Article 4 Direction would enable local residents to be made aware if a house was to be converted into flats for students, and MK had not found it difficult to arrange one.

ACTION THE CLERK

(547/11) To note that the request has been passed to Tim Bellamy, TfB, for response

750/11 Planning Applications

11/02476/APP

OPPOSE

23 Western Avenue

Two storey side and single storey rear extension porch and loft conversion

Members opposed on the grounds of overdevelopment of the site, impact on the street scene (giving the appearance of a terrace) and the difficult parking layout.

11/02644/ATN

NOTED

Outside the Old Gaol, Market Square

Notification of intent to replace a telecommunications cabinet

11/02672/ATN

SUPPORT

Land opposite 5 Bostock Court, West Street

Notification of intent to replace a telecommunications cabinet

11/02696/APP

NO COMMENT

14 Fox Way

Retention of garden outbuilding

11/02799/APP

SUPPORT

The Royal Latin School, Chandos Road

Erection of external stage area with canopy and single storey link block

12/00039/AAD

NO COMMENT

Land off London Road

Erection of No2 sign boards

Members noted this application was retrospective, and that the other two developers had erected signs without seeking permission.

12/00058/ALB

SUPPORT

20 Church Street

Alteration to create shower room

12/00096/ATP

SUPPORT

4 Bostock Court

Fell No1 Weeping Willow

12/00141/APP

10 Lenborough Road

Two storey side extension

No 'existing' plan was supplied and the application should not therefore have been validated. Members consequently declined to comment.

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

11/01529/ADP Land S of bypass & E of A413 Phase 1H

Amendment: alternative car parking arrangements for plots where 'triple tandem parking' had been proposed (which would have meant moving two cars to get the innermost one out)

11/01531/ADP Land S of bypass & E of A413 Phase 1H

Amendment: alternative car parking arrangements for plots where 'triple tandem parking' had been proposed

11/02310/APP Meadow Row Tea Rooms; installation of extractor unit
Amendment: Addition of exact position of extractor unit to scale plan

11/02563/APP 8 Foxglove Close; Two storey side extension with first floor balcony
Amendment: Gable & window on extension changed on officer's recommendation. The distance from the boundary is still less than 1m. Members had opposed the application and the decision had been made (Refused, below).

11/02636/APP 5 Overn Avenue; Single storey side and rear extension
Amendment: length of extension reduced from 4m to 3.6m in accordance with AVDC guidance. Members had supported the original application, and the decision had been made (below).

Members noted the information.

751/11 Planning Decisions

To receive for information details of planning decisions made by AVDC as per 'Bulletin' and other decisions.

Approved

11/01632/APP 10 Lenborough Rd.	Retention of 1 st floor balcony + patio doors	Oppose*
11/01851/AAD Cornwalls Centre	Repl.6 signs,erect canopy & totem	Partial Support
11/01852/APP Freeman PH,Gawcott rd.	Conv. of pub to 5 residential units	Support
11/02215/APP Avenue Lodge	2st side extn & demol. existing garage	Support
11/02217/ALB The Old Surgery	Infill doorway & insert window	Support
11/02297/ALB Lloyds TSB	Install cable as existing	Support
11/02312/ATN 13 High Street	1 DSLAM Cabinet	Support
11/02329/AAD Swan Bus. Centre	Erection of free standing signage	Support
11/02330/ATN The Kings Head	1 DSLAM Cabinet	Support
11/02332/ATN 10A West Street	1 DSLAM Cabinet	Support
11/02334/ATN Flat 1 Barham L ^{ge}	1 DSLAM Cabinet	Support
11/02345/APP 10-11 Swan Bus.Cen.	Creation of overflow car park	Support
11/02360/APP 12 Swan Bus.Centre	Ch/use industrial unit to Police Stn.	Support
11/02481/ACL 19 houses, Addington Rd.	External cladding	Support
11/02537/ALB 56 Nelson Street	Two storey rear extension	Support
11/02568/ATC Chandos Park	Work to trees	No comment
11/02603/APP 56 Nelson Street	Two storey rear extension	Support
11/02636/APP 5 Overn Avenue	Single storey side and rear extension	Support
11/02714/ATC WillowBank,HunterSt.	Fell Willow, Holly, 2 Prunus & stem	Support

*Members opposed because of overlooking the neighbouring property from the balcony. The conditions of the approval detail the obscure glazing to the balcony and stipulate its retention. See 756.2 below.

Refused

11/02563/APP 8 Foxglove Close	2 st. side ext'n with first floor balcony	Oppose
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Referred back to Applicant

11/02331/ATN The Old Town Hall	1 DSLAM Cabinet	Oppose
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To provide justification for its siting and appearance beside a Grade II Listed Building.

Withdrawn

11/02402/ATP 52 Western Ave. Crown reduction of Ash tree Support
This application was replaced by 11/02721/ATP, to fell the tree, considered at the last meeting.

11/02565/APP 24 Lenborough Rd. Two storey rear extension Support

Planning Inspectorate

10/01360/APP 28 Wittmills Oak Change of use from residential to B1 office use
AVDC refused; an enforcement notice was issued; the applicant appealed.
The Inspector has allowed the appeal, but restricted the use to B1; no vehicles, equipment or materials are to be stored at the premises. He has also rejected the requested time restriction on the change of use.

The information was noted.

752/11 AVDC Officer reports

Reports have been received for the following and are available in the office:

752.1 Reports to Development Control

11/01632/APP 10 Lenborough Rd. Retention of first floor balcony and patio doors

11/02482/APP 5 Moorhen Way Conversion of garage to residential use

752.2 Reports to Strategic Development Control

Land to the South of A421 and East of A413 London Road

11/01961/ADP Approval of reserved matters for the site infrastructure including the creation of detention basin, pumping station, roads, sewer routes, landscaping and all ancillary works

11/01531/ADP Erection of 56 dwellings for residential purposes along with garages, roads, sewers and all ancillary details (Phase 1H) – Reserved matters

09/01035/AOP

11/01529/ADP Creation of 83 dwellings for residential purposes along with garages, roads, sewers and all ancillary details (Phase 1F & 1G) – Reserved matters

09/01035/AOP

The information was noted.

753/11 Enforcement

753.1 To receive the updated Enforcement report

The Quarterly Report received via Cllr. Stuchbury had been incorporated. Members felt that the Committee should ask to be circulated with Quarterly Reports so that the progress of enforcement action could be monitored.

ACTION THE CLERK

753.2 (638/10) Signage, Industrial Parks. To receive two letters from AVDC, and note that the letters requested on the second have been sent out and replies are awaited.

753.2.1 Signage at Industrial Park (Great Slade entrance). The signs were on land part-owned by AVDC and Enforcement were hoping to have a composite sign with all the businesses on installed, rendering individual signs unnecessary.

It was noted that the Buckingham Economic Group had sought backing from companies and AVE for the installation of such a sign and failed. Support was offered to the Enforcement Team for their efforts to carry this through.

ACTION THE CLERK

753.2.2 Signage at the Osier Way entrance; Members were informed that letters had been sent to the various companies under devolved powers by the E&P officer, but as yet no replies had been received.

ACTION GREENSPACES MANAGER

753.3 The Enforcement notice on 28 Wittmills Oak has been withdrawn [*Bulletin 02/12; 11/1/12; the appeal was allowed 15/12/11, see above, 751/11*]

Noted.

754/11 Travel Bucks Strategy consultation

Members discussed public transport generally, noting that if bus services ran at key times they would get used more; that the X5 was a good service but return/season tickets were not interchangeable with the 32; that there was no co-ordination with rail services.

The consultation document contained no measures of success or aims for implementation. Some indication of the service envisaged for 5 or 10 years time would be welcome. Some surveying had been done to elicit lists of the top five matters for improvement, but more than half were not followed through.

Sharing transport – eg hospital transport could also be used by hospital workers, or school transport by other residents, especially during the day when school buses are often parked up, unused.

A Transport Hub is not the same as a Transport Information Hub; a Transport Hub – where bus and other modes of transport meet at co-ordinated times – is not addressed, nor is an improvement of rural services.

Concern was expressed at the disparity between Table 1 “Home to School Transport - £14.69m” etc. and Appendix 2 which gives the gross BCC expenditure on public transport for 2011-2012 as £4.3m. The Clerk was asked to seek clarification.

The questionnaire was described as ‘terrible’ and ‘vapid, vacuous and visionless’.

Proposed by Cllr. Harvey, seconded by Cllr. Smith, and **AGREED** (Cllr. Cadd abstaining; no dissenting vote) that the response to the questionnaire be strongly oppose or disagree for all sections.

ACTION THE CLERK

755/11 Any other planning matters

755.1 Greatmoor EfW application: to receive further information and confirmation of our request for soil sampling.

Noted.

755.2 Verbal report from the Chairman on the Planning Liaison Group meeting held on 26th January 2012

The meeting had been attended by over 20 parishes, a good variety from small to large.

The new division of the Vale into East and West Areas (from North, Central and South), and the appointment of Susan Kitchen as Planning Manager, were publicised.

There was a discussion of s106/CIL/NHB matters, covering the ground Buckingham and Winslow TCs had already gone over; Cabinet had yet to decide on a mechanism to implement the scheme.

Mr. Byrne confirmed that parishes would no longer be involved in s106 obligation negotiations; these would be AVDC and BCC only. Members agreed that a letter be sent to Mr. Byrne pointing out that the Town Council provides services not covered by AVDC or BCC, such as the cemetery, and should be party to such negotiations.

ACTION THE CLERK

The Town Clerk was asked to update Members with the situation of the Wish List.

ACTION TOWN CLERK

Members also pointed out that the Town Council could provide local knowledge; the correspondence with BCC over their proposed cycleway provision (see Min.500/11) proved that local input would have been of use.

AVDC would not be making a decision on the use of the CIL until 2014 when the VoA Plan was in place. Other authorities had already made this decision; the letter (695.2, above) should quote a couple of examples.

ACTION THE CLERK

A large wind farm was proposed for Stoke Hammond, close to several villages. MK had a draft policy on wind farms; AVDC was not proposing to introduce one.

Opposition to HS2 and support for the E-W Rail Link was reiterated.

756/11 Correspondence

756.1 Email correspondence via the website re 53-54 Nelson Street, and Town Council response, for information

Noted. Members commented that it looked as though the premises would be a restaurant, rather than a café or takeaway. The Mayor reported that Licensing had placed restrictions – no music outside, minors to be accompanied by an adult after 6pm.

756.2 (11/01632/APP: 10 Lenborough Road) AVDC reasons for contrary decision
Noted.

756.3 Circular letter from AVDC re New Homes Bonus
Noted.

756.4 To receive an update from the developers of the London Road site, and to discuss their choice of 'Windsor Gardens' for the marketing name for the estate. Members asked the developers to reconsider: 'Gardens' was an inappropriate description of such a large estate, and 'Windsor' had no local relevance.

ACTION THE CLERK

757/11 News releases

None were agreed.

758/11 Chairman's items for information

(235/11) Buckingham Hospital – Listing.

The Chairman reported that English Heritage had decided not to list the Hospital building, although approving the interesting local history associated with the building. The Clerk was thanked for the work put into the bid, and asked to circulate the email from EH to Members and Mr. Grimsdale of the Buckingham Society.

ACTION THE CLERK

759/11 Date of the next meeting: Monday 5th March 2012 at 7pm.

Meeting closed at 9.36pm.

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