

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 5<sup>th</sup> March 2012 at 7pm 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. M. Try  
 Cllr. W. Whyte (Chairman)

**Also present:** Cllr. D. Isham  
 Mr. I. Orton (Buckingham Society)  
 Mr. S. Dix (Town Plan Officer)

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

Mr. Orton reported that his neighbour ex-Councillor Bert Whitehead was in hospital after a fall; Members decided he be sent an appropriate card.

#### **ACTION COMMITTEE CLERK**

#### **806/11 Apologies for absence**

Apologies were received and accepted from Cllr. D. Seabrook.

#### **807/11 Declarations of interest**

There were no declarations of interest at this point.

#### **808/11 Minutes**

The minutes of the Planning Committee Meeting held on Monday 6<sup>th</sup> February 2012 ratified at the Full Council meeting held on 27<sup>th</sup> February 2012 were received.

There were no matters arising.

#### **809/11 Vale of Aylesbury Plan**

Mr. Dix gave a verbal report; he had amended the Scoping Report according to the comments made at previous Committee meetings and some from meetings with AVDC; a log was being kept of all changes. The log has several entries where Member clarification will be sought at the next meeting. A suite of documents comprising the newly revised Scoping Report, the record of changes and a strategy/project plan would be presented to the next meeting. The project plan would map progress, and accord with AVDC's just published guidance. Members would be circulated with the link to the guidance document.

Members discussed whether the report should be in plain English throughout; it was agreed to have an Executive Summary written for general understanding, but the report was a technical document and needed to be definitive; a list of abbreviations and a glossary of terms could be provided for lay readers.

Mr. Dix would be meeting with AVDC officers again on Wednesday 7<sup>th</sup> March; AVDC were revising the SHLAA and aimed to have this completed by September 2012. It would be more site-specific.

DCLG had been in contact with the office, and a personal contact – Miranda Pearce – would be available should there be any problems with the Frontrunner status.

Members suggested this be added into the log. Members looked to have BTC's role in the formulation of Frontrunner strategy credited.

Asked about the time scale, Mr. Dix said that BTC would have to fit in with AVDC's schedule and have its documents ready for the Inspector's examination; it was likely to be about 18 months.

Members would like to see a matrix charting the relationships between the Neighbourhood Plan, the Vale of Aylesbury Plan and the Partnership's Masterplan.

*Cllr. Collins joined the meeting.*

Mr. Dix was looking to utilise Civic Day to hold a large consultation event; Cllr. Whyte suggested another in the national Love Architecture week, the third week in June.

#### **ACTION TOWN PLAN OFFICER**

#### **810/11 Co-opted Member**

The Buckingham Society had written requesting a change to the co-opted member of the Committee as Mrs. Cumming would be busy performing High Sheriff duties for the next year.

The Committee confirmed Mr. Orton as suggested.

#### **811/11 Action Reports**

Members agreed 299.4, 559.6 and 649.5 could now be deleted.

428.4: Mr. Orton would bring the camera to the office and download the photo.

811.1 (748.2) Stakeholder Forum 28<sup>th</sup> March 2012. The date coincided with the Annual Town Meeting, where a report from the Chairman was expected. The Mayor offered to read a written report from the Chairman; the Chairman to consider this, otherwise Cllr. Hirons would attend the Forum alone. Mr. Orton would be attending the one on 26<sup>th</sup> March in Buckingham (which coincides with Interim & Planning).

811.2 (656/11) Land at Market Hill. Cllr. Stuchbury had supplied a response from Cllr. Edmonds. Members reiterated their view that if the s106 Agreement could not be honoured by the developer, then the planning permission should be allowed to lapse, rather than concessions made. Members would prefer to see a shop development on this site, and suggested AVDC could investigate purchase of the land with this intention. A further meeting on the subject was planned, and Cllr. Stuchbury would attend if permitted (the site is not in his Ward); Cllr. Isham might be able to if not.

A letter would be sent to this effect.

#### **ACTION COMMITTEE CLERK**

811.3 (749/11;356.6) s106 schedules from AVDC

Referring back to a Full Council item from the meeting held on 27/2/12, Members felt that s106 monies were intended to extend facilities to cope with an increase in population, not maintain existing facilities. WREN funding would be more appropriate for maintenance/renewal works.

Members asked for an updated list of the Cultural and Leisure Facilities deficiencies in the town; some of the previous list still had not been addressed. It should also be emphasised that BTC must be included in s106 discussions as a provider of public facilities not covered by BCC or AVDC, such as the play areas and cemetery. Members noted that the Leisure provision was heavily biased towards provision for the young, and some balancing amenities for adults should be included.

811.4 (501.1/11: Houses in Multiple Occupation). To receive via Cllr. Stuchbury a written response to a question asked of the Cabinet Member.

It was pointed out that the student population is 10% of the town's population and rising; the reasons for seeking an Article 4 directive were not nuisance/ Environmental Health issues, they were loss of amenity to neighbours, parking

problems, and inaccurate data on occupancy which will carry through to the next census. Student occupancy also pushes up rents as landlords can make more by converting houses to student use, leaving local people unable to afford private rental housing.

Cllr. Stuchbury reported on a conversation with MK's Head of Planning, who had introduced an Article 4 directive, though their problem was migrant workers rather than students. It did not stop the use, but it was subjected to the planning process and therefore open to public comment. Members agreed that they did not want to stop student use of private housing, just regulate it.

The Committee would like to know what the student percentage of the population would have to be to trigger an Article 4 directive, and also asked that Chapter 1 and local estate agents be contacted for evidence of the problems. The Cabinet Member (Mrs. Polhill) would be invited to a meeting to hear Members concerns.

**ACTION COMMITTEE CLERK**

811.5 (547/11): BCC – various matters

Mr. Tim Bellamy is no longer with TfB; the letter is now being dealt with by Mr. Ian McGowan. A response was circulated at the meeting, and various documents had been received that day, including a better map of the cycling network improvements and the Buckingham Cycling Review of October 2002.

Members pointed out that this was now 10 years old, and produced before the Community Plan and Circular Walk.

The letter was very detailed, and the Clerk was asked to circulate the map to Members so that due consideration could be given to the plan.

**ACTION COMMITTEE CLERK**

## **812/11 Planning Applications**

### **12/00138/APP**

**OPPOSE**

Little Oaks, Brackley Road

Demolition of existing garage and erection of double garage

*Members noted that a car using the garage would have to park across the footway and well into the A422 while the doors were opened or closed; they agreed that if the building were moved further into the site so that a car was not in the roadway they would support the application.*

### **12/00160/ADP**

**OPPOSE**

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

Sub phase 1L (part) – creation of 26 dwellings for residential purposes with garages, roads, sewers and all ancillary matter

*Members noted that double- and triple-rank driveway parking, some outside garages, was prevalent, despite previous comment on this. The Green Corridor along the playing field fence, previously described as a pedestrian/cycle route, seemed to have become a verge which would rapidly become overgrown and unkempt, and the little gate into the playing field was offset on a cul-de-sac. If this was intended to be the access for public (non-school) use it was inadequate, as public access though school premises was generally problematical for child safety reasons.*

*The Energy Strategy document did not include a proper assessment; a draft at least should have a score sheet to justify the sustainability level quoted.*

*Cllr. Harvey left the meeting.*

**12/00229/APP**

**OPPOSE**

The Sett, 11 Badgers Way  
Single storey side extension

*With the effective loss of the garage, Members would have expected to see a parking layout; they also noted that the extension appeared to touch the boundary at the rear but the angled boundary on the large scale plan did not match the layout plan, and it was difficult to be certain. Members considered that, with the earlier extension, the present application constituted overdevelopment of the plot, and had a detrimental effect on the street scene and the adjacent footway; confirmation that parking provision was to Guidelines should be provided.*

*No yellow notice was yet posted, so neighbour comment could not be taken into consideration.*

**12/00329/APP**

**SUPPORT**

42 Whitehead Way  
Erection of conservatory

*No yellow notice was yet posted, so neighbour comment could not be taken into consideration; Members reserved the right to alter their response should adverse comment be received, as the conservatory was very close to the boundary fence.*

*Minor Amended plans had also been received, for Members' information*

11/01529/ADP Phase 1F & 1G, land at London Road  
*Minor Amendment - plots 72-76 (terrace of 5 houses) now Affordable Housing*

11/02476/APP 23 Western Avenue, two storey side extension, single storey rear extension, porch and loft conversion  
*Minor Amendment: parking layout amended [to a line of 3 spaces at right angles to the house, instead of two to one side, parallel to the house plus one at the other side at right angles. It looks as if some of the front hedge is to be lost, and the kerb drop extended, but this is not specified].  
Members wondered whether the kerb drop would be widened to accommodate three vehicles, with consequent loss of kerbside parking space.*

11/02724/APP Land to the north of Park Manor Farm; erection of 80 houses  
*Minor Amendments – footpath from Phase 1 to play area realigned behind hedge and further away from road; footpath along Moreton Road further north than play area deleted and hedge retained; zebra crossing across Moreton Road to play area; visibility splays at site entrance; change to orientation of house on plot 12 to face play area; 13 visitor parking spaces cut into verges; addition of (non-functional) chimneys to almost all houses and changes to porch and window styles; perimeter fences to have additional 300mm trellis; assorted labelling changes and corrections; and a desk-top study of the effect on Maids Moreton Conservation Area.  
Members felt that if fewer houses were proposed for this site, the houses on the frontage could be placed further back from the Moreton Road as in the previous phase, and then the footpath could be accommodated behind the hedge, and refuse vehicle access could be arranged for these houses instead of having a bin collection point each side of the access point, which was unaesthetic and a traffic blockage on bin days. The loss of green areas to visitor parking was also deplored.*

11/02766/ADP Phase 1J & 1N, land at London Road  
*Minor Amendment – plots 61-65 (5 houses = terrace of 3 + 2 detached) now private housing.*

12/00141/APP 10 Lenborough Rd. Two storey side extension  
*Minor Amendment – a porch (described as a subordinate link like arrangement) has been added over the front door*

### 813/11 Planning Decisions

The following decisions were noted:

#### Approved

11/01531/ADP Phase1H,London Rd.	56 dwellings+garages,roads etc.	Oppose
11/01961/ADP Land at London Rd.	Infrastructure works inc. detention basin	Oppose
11/02482/APP 5 Moorhen Way	Conversion of garage into residential use	Oppose
11/02644/ATN Outside the Old Gaol	Replace a telecommunications cabinet	Noted
11/02672/ATN Opp.5 Bostock Ct.	Replace a telecommunications cabinet	Support
11/02696/APP 14 Fox Way	Retention of garden outbuilding	No comment
11/02721/ATP Land rear 52 Western Ave.	Fell one ash tree	Support
11/02799/APP Royal Latin School	External stage+canopy & s/st.link block	Support

#### Planning Appeal lodged

11/02563/APP 8 Foxglove Close Two storey side extension with first floor balcony  
*Members **OPPOSED** on the grounds of the effect on the street scene to the rear of the house, as the extension projected beyond the general building line and the rear was clearly visible to the principal access road due to the height difference, and proximity to the neighbour's property (<1m). AVDC **REFUSED** permission 16/1/12.*

### 814/11 Reports to Development Control

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

#### 814.1 Reports to Strategic Development Control

11/01529/ADP Land S of A421/E of A413 Phase 1F & 1G  
Creation of 83 dwellings for residential purposes along with garages, roads, sewers and all ancillary matters; reserved matters of 09/01035/AOP  
11/02766/ADP Land S of A421/E of A413 Sub-phase 1J (part) and 1N  
Approval of reserved matters of appearance layout landscaping and scale pursuant to outline permission 09/01035/AOP for the erection of 47 dwellings with associated car ports, roads, sewers and all ancillary matters

#### 814.2 Reports to Development Control

11/02359/ATP 4 McKenzie Close  
20% reduction of lime tree

### 815/11 AVDC Economic Development Strategy consultation

It was felt that the consultation was more aimed at businesses, though Parish Councils were included in the listing.

A response would be made, referring them to the Buckingham Plan and noting that the land at Market Hill would be better employed for commercial use.

**ACTION THE CLERK**

### 816/11 Planning Statistics

Noted. The document would be emailed to the Chairman for his ATM report.

### 817/11 Enforcement

817.1 The BT cabinet installed, apparently without planning permission, beside the White Hart porch had been reported to AVDC. The cabinets at Page Hill and Tingewick Road which had been installed at the edge of the footway rather than

against the adjacent wall would be photographed and a letter sent to AVDC and BT complaining about the placement.

817.2 Any other Enforcement matters.

A response had been received re the satellite dish in the High Street; the officer was advocating no further action as the dish had been moved to beside the chimney. Members felt that the installation was tawdry, with loose cable over the roof, and the dish remained visible from the street frontage, contrary to policy. A reply would be sent.

*Cllr. Try left the meeting.*

### **818/11 Transport**

The proposed changes to the 32/32A bus service had been emailed to the office; these were to be implemented on 23<sup>rd</sup> April 2012.

The 32A service to housing areas had been deleted and alternative services would be one each way per weekday morning (151; Western Avenue), one each way on Tuesdays (Page Hill, Badgers and Bourtonville; 133/134); Maids Moreton and Linden Village would be served by a variation of the 32 route, two-hourly 9.00 – 15.00. These buses will travel from MK via Burleigh Piece and the bypass to Tesco, to the bus stand in the High Street, then via Maids Moreton Main Street, Church Street and Mill Lane to MK. Buses on even-numbered hours will go direct to MK via the Stratford Road. The 32 would no longer travel a circular route, but return from Bletchley bus station via the city centre and rail/bus station; the last bus leaving Bletchley will be 17.15, but a later service will run on weekdays from Buckingham to the City Centre shopping and back (leaving MK at 18.45).

Members were concerned that the diminished service would have an effect on social cohesion, particularly for the elderly section of the community, and wondered what the s106 public transport contribution from Moreton Road was being used for. The short notice of the changes was noted. Protest would be made to the Passenger Transport Contract Manager, the Cabinet Member for Transport, Cllr. Rowlands and the LAF via Mr. Grindall. Cllr. Cadd would also take up the matter as a County Council Member, part of the changes affecting his Ward.

**ACTION CLLR. CADD/COMMITTEE CLERK**

### **819/11 Any other planning matters**

819.1 (755.2) Minutes of the Planning Liaison Group meeting verbally reported on last meeting.

Noted.

819.2 To receive for information the new planning division map

Noted.

819.3 To receive an invitation to the Buckinghamshire Historic Towns Event on 29<sup>th</sup> March and decide on who should attend.

The Chairman, Vice Chairman and Mayor were not able to attend. If no other Councillor was available, the Clerk would attend. Members enquired if there was any documentation available yet.

**ACTION COMMITTEE CLERK**

### **820/11 Correspondence**

The AVDC Street Naming Officer had been approached to provide names for the London Road site. The names suggested by the developers were unsuitable for various reasons, including using the same name with different descriptors for culs-de-sac off larger streets. The Clerk had drawn up a list of Bucks-lace related words; choices were needed for the spine road and a selection for perhaps 24 or 25 side

roads, as the estate was to be name in one go, not phase by phase. The list would be circulated for Councillors' consideration.

**ACTION COMMITTEE CLERK**

**821/11 News releases**

The following were agreed:

- 821.1 Changes to the 32 & 32A bus service
- 821.2 Houses in Multiple Occupation

**822/11 Chairman's items for information**

There were none.

**823/11 Date of the next meeting:**

Monday 26<sup>th</sup> March 2012 following the Interim Council meeting.

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Meeting closed at 9.30pm.

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