

Minutes of the **PLANNING COMMITTEE** meeting held on 16th April 2012 at 7.05pm 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. I. Orton (co-opted member)

For the Town Clerk: Mrs. K. McElligott

Cllr. Try was busy with a maintenance task at the beginning of the meeting.

931/11 Apologies for absence

Apologies were received and accepted from Cllr. R. Stuchbury.

932/11 Declarations of interest

Cllr. Whyte noted that he knew the architect for application 12/00644/APP via the RIBA.

933/11 Minutes

The minutes of the Planning Committee Meeting held on Monday 26th March 2012 to be put before the Full Council on 8th May 2012 (PL/13/11) were received and accepted. There were no matters arising.

Cllr. Try joined the meeting during the following item.

934/11 Vale of Aylesbury/Neighbourhood Plan

Mr. Dix had reported that all amendments suggested at the previous committee meeting had been implemented and a 'final' draft circulated separately to Members. It was agreed that this was a live document and so there would always be some detail out of date, but the following comments were made:

- The PCT was to be superseded by the Clinical Commissioning Group, so a broader phrase was needed to cover both
- the March date should be changed
- the cover should have the town crest on
- "Super output area" should be defined in the glossary
- the public transport section needed to be updated re the changes to the 32/32A service (although these are not yet finalised)
- "and support" should be added after Health and Fitness facilities

ACTION TOWN PLAN OFFICER

Proposed by Cllr. Whyte, seconded by Cllr. Hirons, and agreed unanimously that the document with these changes be **RECOMMENDED** to Full Council with a view to publishing it for formal consultation thereafter.

The non-technical summary had been circulated, and it was agreed that this formed part of the document above and should have the same style of presentation. Mr. Dix was thanked for his work.

935/11 Action Reports

Many of the items featured on the agenda. The Clerk would have time to action 749/11 before the next meeting.

936/11 Planning Applications

11/02419/APP

CONDITIONAL SUPPORT

Grand Junction PH, 13 High Street

Change of use of car park for hand car wash – retrospective

Members would have liked to see evidence from Anglian Water that the disposal of used water is satisfactory; the statement that there is no visible signage is untrue – there is a large wooden sign on the verge outside the entrance to the car park, and Members would like to see a signage application as this is in the Conservation Area and formed part of the original report to Enforcement (11/00323/CON3); Members would also like conditions imposed, should the Authority be minded to approve, on the length of time the change of use can operate (3 years maximum was suggested), and on the nature of the temporary building remaining as in the application.

12/00081/APP

SUPPORT

The Royal Latin School, Chandos Road

Creation of car park

Support was given subject to the provision on the school site of disabled parking spaces according to statutory obligations.

12/00497/APP

SUPPORT

Plot 6, Phase 1F & 1G, land off London Road

Amendment of Plot 6 of 11/01529/APP – erection of dwelling with a conservatory

The following applications were considered together:

12/00521/ALB & 12/00522/APP

SUPPORT

Rose Cottage, Bourton Road

Erection of detached garage with room above

Demolition of existing garage and erection of detached garage with room above

The Committee had been canvassed before the meeting due to the short response time allowed, and a majority had agreed to support

12/00608/AGN

SUPPORT

Home Farm, Bourton Road

Portal framed steel to provide general storage for implements and fertilizer

12/00614/ATC

SUPPORT

Manor Cottage, Mill Lane

Fell №1 Holly, Willow. Reduction of height of Leylandii to 3.5metres

12/00628/ATC

SUPPORT

University of Buckingham, Hunter Street

Pollard two Horse Chestnut and reduce branches by 25% of one Horse Chestnut

12/00638/APP

SUPPORT

4 Sandmartin Close

Erection of conservatory

12/00644/APP **SUPPORT**
6 Fleet Close
Single storey side extension and retention of conservatory

12/00663/APP **SUPPORT**
30 Willow Drive
First floor side and ground floor rear extension

12/00694/APP **SUPPORT**
3 Fleet Close
Installation of window on side of house

12/00703/ATC **SUPPORT**
Nelson Court, Nelson Street
Fell №1 Willow

12/00706/ATP **SUPPORT**
Holloway Spinney, Holloway Drive
Fell two ash trees

12/00707/ATP **SUPPORT**
Maids Moreton Avenue, Land to rear of 4 Woodlands Close
Remove epicormic growth to 3metres and remove deadwood on Lime tree

12/00708/ATC **SUPPORT**
Western verge at the south end of Western Avenue and adjacent to the Barracks,
West Street
Crown lift to 5.4metres over road two Thorn trees, and fell one Chestnut tree and
one Thorn tree
*Members asked that replacement trees of a suitable species and size be planted to
retain the character of the entrance to the Avenue.*

12/00725/APP **OPPOSE**
19 Gifford Place, MK18 1XA
Two storey front extension
*Members noted that the extension would have a considerable effect on the street
scene of six identical houses.*

Minor Amended plans had also been received, for Members' information only
12/00416/APP 8 Foxglove Close Two storey side and rear extension
No additional comment

937/11 Planning Decisions

Approved

11/02746/APP 23 Western Ave. 2-storey side ext., s/st ext.,loft conv.,porch Oppose
11/02766/ADP London Road Sub-phase 1J (part) and 1N
47 dwellings with carports,roads,sewers etc Support
12/00229/APP 11 Badgers Way Single storey side extension Oppose*
12/00329/APP 42 Whitehead Way Erection of conservatory Support

**Members were advised that the decision was made before the Town Council's response
was received.*

Refused

11/02724/APP Land to. N. of Manor Park Farm, Moreton Road
Erection of 80 dwellings, parking, open space Oppose

Withdrawn

11/02480/APP 30 Willow Drive 1st fl. side + ground floor rear extension Support
12/00138/APP Little Oaks, Brackley Rd. Demolish existing, erect double garage Oppose

938/11 Enforcement

938.1 To receive the updated list

Cllr. Whyte reported that two new dishes have been fitted on Bridgewater House, on the road elevation.

The Clerk to report this and ask AVDC for

- a progress report on their attitude to satellite dishes.
- an update on the monitoring of 13 High Street's external server
- (11/00302/CON3) the result of the investigation into change of use
- (11/00417/CON3) update, given that the signs have not been removed or an application received; the green bins and regular parked car would also be notified
- (11/00611/CON3) a response to our letter of 13/3/12
- (Lock Meadow Farm) responses from AVDC and Maids Moreton Parish – the rubbish dump by the river is increasing in size
- (11/00378/CON3) update on progress since July 2011
- (10/00516/CON3) update on progress since September 2010

The Chairman also reported that he had contacted AVDC, with photographs, on various concerns about the Bridge Street site, notably the treatment of the junction between the buildings and the garden; the timber terraces would have allowed residents to oversee the spaces under the ends of the buildings which looked eminently suitable for gatherings of youths especially when the water level was low. Members would also like to know if there is a maintenance plan for the water feature, whether there is any restrictive covenant on hanging washing from the windows, and when the link to Market Square is to be opened. The design of the external pipework and gas meter housing was criticised, as was the poor quality of the details to the riverside path and site entrance kerbing and the lack of ramped access to the bin shed at the entrance.

938.2 11/00301/CON3: AVDC had confirmed that the dish on 3 West Street has been removed and the file closed.

938.3 Reports of any alleged breaches

938.3.1 Mr. Orton relayed information from the Buckingham Society meeting that vehicles were being parked on the green space at March Edge, damaging the grass. Members pointed out that this was in the hands of the receivers and had been maintained as a courtesy to residents by AVDC. It was not something the Town Council was in a position to do anything about without evidence of the covenant that prohibited this. AVDC would be contacted.

Members also noted that parking on verges in the town was becoming an issue, particularly in residential areas, on the corner of Mary MacManus Drive, and, as noted above, beside the Red Chilli.

938.3.2 Cllr. Hirons reported that, in addition to the new signage already reported, a white signboard had been fitted between the windows of the Belci store.

938.3.3 Cllr. Try asked for the BT box correspondence to be added to the action list.

ACTION THE CLERK

939/11 Transport

A report of the meeting held at County Hall on 3rd April 2012 was circulated with the agenda. The Chairman ran over the main points, the lack of communication between and within authorities being the main cause of concern. Planning responses involving BCC departments would be sent direct in future, for their information. Members briefly discussed whether Planning could be taken on by the Town Council under the Localism Act.

A meeting would be set up with the single topic of cycling provision and improvement; a theme for a second meeting was not agreed. A letter of concern would be sent to the MP and Leaders and Chief Executives about the lack of communication between AVDC and BCC.

ACTION THE CLERK

940/11 Any other planning matters

940.1 (811.1) Verbal reports from Mr. Orton and Cllr. Hirons on the Stakeholder Forums held on 26th and 28th March 2012.

The NPPF was issued between the two events.

Infrastructure delivery, particularly broadband access for the rural areas, was seen as important. On the amount of development to be considered, Landowners and developers had chosen the upper end of the scale, parish and town councils the lower. The development at Silverstone had not been mentioned. The grey area between old and new Plans had been discussed, and it was felt there should be a document to cover this. There had been a post-it note session at the end; the Clerk was asked to find out if a summary of these comments was available. The timetable seemed to fit with the BNDP.

ACTION THE CLERK

940.2 (892.5) Report on the Historic Towns seminar held at the Oculus on 29th March 2012

Members noted the report, and agreed that Mr. Green of the County Archaeological Service should be invited to give a lecture on the Buckingham section of the historic Towns Survey. The contributors to the Conservation Area survey (a complete file of the results had been received) and any other interested persons. It was recommended that it be arranged in the early summer as a precursor to the major consultation for the Neighbourhood Plan.

ACTION THE CLERK/TOWN PLAN OFFICER

940.3 (655.1) Street Naming – Land at London Road

AVDC had returned the list of suggested names, edited after consultation with the Royal Mail etc. and asked that Members make a selection, dividing the list for the spine road, secondary roads (4), tertiary roads (5), and others (mainly culs-de-sac around the periphery), to a total of about 30.

Members voted on each individual suggestion and chose a name for the spine road, leaving the Clerk to distribute the remaining choices between the road types. The list would be circulated to the Committee for agreement and suggestions for Road/Court designations. The circulated list is appended to these minutes.

ACTION THE CLERK

It was reported that the developers were calling the estate Windsor Park.

Proposed by Cllr. Harvey, seconded by Cllr. Smith, and **RECOMMENDED** that this Council use the informal name Lace Hill to refer to the estate, on the analogy of

Page Hill and Mount Pleasant; the name would not be a part of the postal address, but a convenient way to refer to the area.

941/11 Correspondence
655.2) BCC Minerals & Waste Core Strategy
Noted.

942/11 News releases
None agreed.

943/11 Chairman's items for information
As this was the last meeting of the municipal year, the Chairman thanked the Committee for their support.

944/11 Date of the next meeting:
Monday 14th May 2012 at 7pm.

Meeting closed at 9.45pm.

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

Appendix

Street Name suggestions for the London Road site; for the information of Members not on the Committee, these words are related to lacemaking equipment or stitches/patterns. A drawing was supplied with the Supplementary Agenda for this meeting.

Spine road (brown on drawing)

Honeycomb Ring

4 Secondary roads (red on drawing)

preferred:

Headside (west)
Running River (north)
Spangles (school access)
Turnside (east)

spare:

Serpentine

5 Tertiary roads (orange on drawing)

preferred:

Catchpin
End pin
Hairpin
Needlepin
Nook Pin

spare:

Bobbin
Pillow
Spindle
Thimble

others (mainly round the edge)

Braid
Butterfly
Constance
Edging
Flounce
Joy
Linen
Mayflower
Muriel
Parchment
Point Lace
Purl

Quills
Rosemary
Turnpins
Weaver