

Minutes of the **PLANNING COMMITTEE** meeting held on 14th May 2012 at 7.00pm in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

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

Also present: Cllr. D. Isham
 Mr. I. Orton (co-opted member)
 Mr. S. Dix (Town Plan Officer)

For the Town Clerk: Mrs. K. McElligott

Cllr. Isham took the chair at the start of the meeting.

31/12 Election of Chairman for 2012 – 2013

Proposed by Cllr. Hirons, seconded by Cllr. Mahi, and **AGREED** that Cllr. Whyte be Chairman for the forthcoming year.

Cllr. Whyte took the chair for the remainder of the meeting.

32/12 Election of Vice Chairman for 2012 – 2013

Proposed by Cllr. Mahi, seconded by Cllr. Stuchbury, and **AGREED** that Cllr. Hirons be Vice Chairman for the forthcoming year.

33/12 Apologies for absence

All Members who had chosen to be on the Committee were present.

34/12 Declarations of interest

There were no declarations of interest.

35/12 Minutes

The minutes of the Planning Committee Meeting held on Monday 16th April 2012 ratified at the Full Council meeting held on 8th May 2012. (PL/14/11) were received and accepted. There were no matters arising.

36/12 Vale of Aylesbury Plan

36.1 To receive an update from Mr. Dix.

The Scoping Report had been accepted by Full Council and it was now on the website. The official consultation would run from 16th May to 11th July (8 weeks).

He had also been invited to speak at an event by the Buckingham Society on the 28th May; the Society had offered assistance with the consultation. The presentation to be given was effectively a launch for the work of the plan.

The *Advertiser* had run a short paragraph the previous week, and a full article was expected in the 18th May edition.

Cllr. Stuchbury reported that much interest had been expressed in the Plan at his recent surgery.

Cllr. Try arrived.

Mr. Dix also reported that the DCLG had been in contact again and he had invited a representative to the event.

Councillors discussed other suitable events when the consultation with the public could take place, such as the music events in the market place, which would be a useful venue to engage younger people. Cards or flyers could be handed out with brief details and the web address on and the Youth Council could be involved; it was important to get responses from a range of ages. It was also suggested that the *Advertiser* could designate the subject for its letters page in one issue. Facebook, and Twitter (courtesy of Cllr. Harvey) were also good ways of reaching a wider resident base.

Members then discussed whether a Steering Group was necessary, and decided not; the Committee would be the guiding body, with other Councillors if interested and co-optees as appropriate. If additional meetings were required, these could be arranged, and Mr. Dix would keep Members informed.

ACTION TOWN PLAN OFFICER

36.2 To receive a report to Cabinet for AVDC's 15/5/12 meeting and discuss the implications for Buckingham.

Members discussed the implications of the report, feeling that it would have been more courteous, if they were planning to disregard the Council's desired figure for additional housing, for AVDC to have discussed it with the Council first. There was no indication of additional employment areas in the paper. Mr. Dix pointed out that the 1000 (the Council's figure had been 700) was on top of the 1000+ already with permission, but the figure was $\pm 10\%$ and technically included Maids Moreton as well. The Neighbourhood Plan had primacy over site allocations.

Members asked that a letter be sent to all Cabinet Members, Mr. Byrne and Mr. Barton, on the following day so that it was received before the meeting, expressing this Council's disappointment at the enlarged figure for housing proposed, the lack of any plans for employment areas, or additional infrastructure provision. The Clerk would send a draft to the Chairman for agreement. Members would also like to be advised of the Cabinet response.

ACTION CLERK/CHAIRMAN

37/12 Action Reports

37.1 To receive action reports as per the attached list.

(749/11) Members asked the Clerk to check if the town centre study documents had been received, and the current situation re Market Hill.

HiMOs: were also to be discussed at the 15/5/12 AVDC Cabinet meeting. The report to Cabinet stated that the Town Council had been offered a meeting but had not responded; the Clerk answered that a meeting had been requested on 16th April, but a reminder had had to be sent on 2nd May. A response had been received on 8th May setting 28th May for the meeting. Cllrs. Whyte, Smith and Stuchbury would attend.

Cllr. Harvey reported that Oxford had introduced a self-financing registration scheme for landlords of such properties. Planning permission was not involved. The Chairman pointed out that it was not the multiple occupation that was the problem, it was the suitability of the premises and the effect on the neighbours. The Clerk was asked to find more details of the scheme, and one that S. Northants had also brought in

ACTION THE CLERK

37.2 (892.3) To receive a response re Sport and Leisure facilities

Members felt that little note had been taken of the Council's desires expressed in the Buckingham Plan and the Parks Policy; copies of both would be sent.

ACTION CLERK

Other objectives suggested could be considered as part of the BNDP process over the summer.

38/12 Planning Applications

CC/07/12

SUPPORT

The Buckingham School, London Road

Internal remodelling, extensions and external landscaping as follows; Internal alterations to the Sixth Form area including the construction of a new mezzanine floor contained within the current building envelope. Insertion of a new window into the South West elevation of the common room and new rooflights. Addition of a new window into the South East elevation to provide natural light for the office. Internal remodelling of the Art department to include the removal of existing north light and rooflights, construction of a new lightwell and addition of new rooflights. Removal of existing dance changing rooms that are currently housed in a temporary container in an external courtyard and construction of new changing rooms in two small extensions in a nearby external courtyard. Refurbishment of toilets including the addition of new sunpipes and suncatchers to aid natural light and ventilation. Remodelling of existing external spaces around the school to create more aesthetically pleasing spaces, as well as providing much needed shaded seating areas for the pupils.

Comment was made that art rooms were better served by north light.

12/00660/APP

OPPOSE

78 Moorhen Way

Raising of ridge level with No2 rear dormers and front dormer to create living accommodation

Members felt extending this large house upwards was overdevelopment, and would have a detrimental effect on the street scene.

The following two applications were considered together:

12/00691/APP

OPPOSE

Land off Fleece Yard

Application to extend the time limit of application 08/02572/APP – Alteration to commercial unit and residential units to create 3No flats and 5 No houses

12/00693/ALB

OPPOSE

Unit 2 and 2A Fleece Yard

Application to extend the time limit of application 08/02571/ALB – Alteration from residential unit and commercial use to residential units

Members felt that circumstances had changed since 2008 (when the previous applications were opposed by the Committee); with the development of 103 dwellings at Bridge Street and permission for 62 dwellings on an adjacent site, conversions to residential use were less necessary. This site was eminently suitable for development as shops/small offices.

Members voted 3 for, 3 against, with 1 abstention; the Chairman's vote was to Oppose.

12/00786/ATC

NO COMMENT

21A Well Street

1m crown reduction of one apple tree, 1m height reduction and lift side branches of three plum trees

12/00797/APP **OPPOSE**
 63 Western Avenue
 Variation of condition no 4. of 96/01375/APP – to use unit as a separate unit of accommodation
Members felt the condition should stand; it had been imposed for good reason, and permission to vary could set an unwanted precedent.

12/00799/ATC **NO COMMENT**
 46 Nelson Street
 Works to ash

12/00818/APP **SUPPORT**
 8 Mitre Street
 Two storey rear extension

12/00821/ATP **SUPPORT IN PRINCIPLE**
 Maids Moreton Avenue and Holloway Spinney
 Works to trees – proposed 5 year management plan
Members looked to have individual applications for protected trees in the usual way

12/00842/APP **SUPPORT**
 15 Squirrels Way
 First floor extension on existing garage

1200848/APP **SUPPORT**
 66 Moorhen Way
 Single storey rear extension
Members criticised the poor design of the extension.

12/00853/AAD **SUPPORT**
 Buckingham Filling Station, Stratford Road
 Insertion of new panel in standing sign. Erection of No2 food box sign

12/00857/APP **NOTED**
 1 de Clare Court
 Side cantilevered roof extension – retrospective
As is their custom, Members ‘noted’ the retrospective application, but added that if the application had been made in the proper manner they would have been minded to support.

Minor Amended plans had also been received, for Members’ information

12/00450/APP Ashleigh, Avenue Road; rear extension
Clarification of existing chimneys and rear rooflights; removal of dormers and accessible flat roof balcony; flush fitting velux windows
 Members noted that the decision had been made (below)

11/02419/APP Land to rear of 13 High Street; Change of use of car park for hand car wash
Amended red line on plan

39/12 Planning Decisions

Approved

12/00358/ALB 10A West St.	Installation of satellite dish	Support
12/00419/APP 10 Willow Dr.	Single storey rear extension	Support
12/00449/ATP Manor House	Works to No6 Leylandii, fell No1 Holly & Willow	Support

12/00450/APP Ashleigh, Avenue Rd. First floor rear extension		Support
12/00452/ATP 3 Bostock Ct.	Re-pollard 1 Willow, 25-30% crown red. 2 Ash	Support
12/00457/ALB 24 Castle St.	Removal & replacement of 6 windows	Support
12/00499/ATP 21 Beech Cl.	Crown reduction of №1 Ash	Support
12/00586/ATC 22 Chandos Rd.	Reduce height Leylandii & thin canopy of cherry	Support
12/00608/AGN Home Farm	Portal framed steel building for storage	Support
12/00614/ATC Manor Cott.	Fell №1 Holly, Willow. Reduce Leylandii to 3.5m	Support

40/12 Enforcement

40.1 To receive the updated list

No response had been received to the letter sent after the last meeting, and Members asked for a reminder to be sent about the satellite dishes in High Street and School Lane; Lockmeadow Farm, which was getting worse, an unknown number of people were now living on the site and the pile of rubbish by the river was growing.

40.2 To report any alleged breaches

Cllr. Stuchbury reported the work going on on the site between the substation and the Cricket Club on Bourton Road, which had been levelled and stone was now being tipped. Cllr. Smith would see if the plant carried a contractor's name.

Cllr. Isham left the meeting.

40.3 To receive a response to a query raised by Cllr. Smith

Members noted the information: since the publication of the agenda notice had been received of the file number allocated.

41/12 Transport

To receive for information the briefing note prepared for the meeting called by Cllr. Hardy, Cabinet Member for Transport, about Public Transport (to be held at County Hall on 18th May).

Noted.

42/12 Any other planning matters

42.1 ((938.1) To receive correspondence concerning Candleford Court and to discuss matters of concern arising from it, at the request of Cllr. Smith.

Members' opinion was that many Minor Amendments made a significant amendment to the plans as approved, and asked that AVDC provide a list of original conditions and what was actually discharged. The southern elevation in particular was criticised, especially the cascade to the river, as well as the roofline on the Bridge Street elevation, the hard landscaping and use of cheap materials. Members were dismayed that the emergency services were not consulted on large housing developments (both access and evacuation routes) and letters would be sent on both these subjects.

The state of the old entrance had already been questioned and was the subject of a s278 agreement – it would be made into a footway with granite kerbing similar to the existing by the end of June. Members hoped it would also be drained, as it sloped towards the new wall.

ACTION THE CLERK

42.2 (898.1) Localism & Neighbourhood Planning event: to receive a report from Cllr. Newell.

The Power of Competency was a Full Council matter, and if Cllr. Harvey wished to pursue this, he was recommended to submit a motion. **ACTION CLLR. HARVEY**

42.3 (940.3) Lace Hill : Street Naming

42.3.1 To receive, discuss and agree the street names for Lace Hill

Members particularly disliked Armstrong Way for the spine road, and agreed that their list should stand. **ACTION THE CLERK**

42.3.2 To receive for information a map showing the locations of AA yellow signs for the Lace Hill site

Members felt that there were far too many signs proposed, and that old signs, some for completed and occupied developments, should be removed first.

ACTION THE CLERK

42.4 To receive for information Planning News from Bulletin 17/12
Noted.

42.5 (940.1) To receive the summary of the Stakeholder Forum post-it notes
Cllr. Hirons took issue with the response to the question *If we are having a jobs led plan, then why is the ratio for houses far greater than jobs? The proposed ranges [sic] is approximately 0.4 jobs per home* which stated that 'The need for housing is far greater than jobs due to an aging population and more single household occupier.' The number of single households bore no relationship to the number of jobs required.

There was an impression of questions having been planted to elicit responses amenable to AVDC's agenda, and that on the whole the document was unhelpful.

42.6 To receive for information the BCC press release on the EfW facility
Noted.

43/12 Correspondence

43.1 DSLAM cabinet complaint; in response to Cllr. Try's request at the last meeting
Noted. The faster broadband had not been supplied to the Business Park, and the Economic Group would take this up.

ACTION CLLR. SMITH

43.2 Letter sent by Winslow Town Council on the New Homes Bonus
Noted.

43.3 (11/02476/APP 23 Western Avenue) The reasons for AVDC's decision
Noted.

43.4 Receipt of CPRE *Fieldwork* Spring 2012
Noted.

44/12 News releases

44.1 Mr. Dix – Neighbourhood Plan. As minuted above.

44.2 Increase in housing numbers, without consultation, and no matching employment areas. (Minute 36.2)

45/12 Chairman's items for information

The Chairman asked for matters he should raise at the Planning Liaison Group meeting on 21/5/12. Members suggested what housing & employment other settlements had been designated, and also enforcement action on satellite dishes.

46/12 Date of the next meeting:

Wednesday 6th June 2012 following the Interim Council meeting.

Meeting closed at 9.57pm.

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