

Minutes of the **PLANNING COMMITTEE** meeting held on 23rd July 2012 at 7.40pm following the Interim Council meeting 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. R. Newell (Mayor)
 Mr. I. Orton (co-opted member)
 Mr. S. Dix (Town Plan Officer)

For the Town Clerk: Mrs. K. McElligott

229/12 Apologies for absence

All Members of the Committee were present.

230/12 Declarations of interest

Cllr. Collins declared a personal interest as being associated with the applicant on another body.

231/12 Minutes

The minutes of the Planning Committee Meeting held on Monday on Monday 2nd July 2012 to be put before the Full Council meeting to be held on 13th August 2012 were received and accepted. There were no matters arising.

232/12 Vale of Aylesbury Plan & Neighbourhood Plan

232.1 Members discussed a representation made to the Neighbourhood Area consultation on behalf of All Souls College advocating the inclusion of the whole of Maids Morton [*sic*] parish in the Plan as Maids Moreton was too small to do its own. The Chairman noted that this statement was untrue as Great Horwood parish was undertaking a plan, and also the company seemed unaware that the Planning Authority was Aylesbury Vale and not the Town Council, and it was the District that had the responsibility for cross-district co-ordination.

It was regretted that Maids Moreton PC had made no response to the Scoping Report consultation, and Members would prefer the elected body's views. The Town Council had always been supportive of the village's desire to retain its identity, but as Buckingham was the service centre for a number of other settlements their needs had to be considered.

The letter would be copied to Maids Moreton PC.

ACTION TOWN PLAN OFFICER

232.2 To receive all comments received during the SA Scoping Report consultation and agree appropriate changes to the report.

Members went through the changes page by page, discussing how the stakeholder comments were to be balanced against the Council's views: SD to sift and refine, and propose a basis for discussion at the next meeting. **AUGUST AGENDA**

B77: SD to check the wording of the statute and use it

B130: Members were pleased that planning gain funding had been acknowledged.

B134 & B140: SD to check whether AVE had been included on the mailing list supplied by AVDC and to add the Transition Town Group. The various social housing providers should also be contacted.

B139: It was noted that the MM Conservation Group is unrelated to the Parish Council.

B150: Information should be sought from Community Impact Bucks as an unbiased source for housing need and other data.

B159: The University is also an employer.

There had been no means of checking whether respondents were residents; this would be necessary in the next part of the process

Mr. Dix assured Members that all respondents had been thanked, and added that Thornborough PC had replied after the cut-off date, but had no comment at this juncture. This made the total of comments received 178.

Mr. Dix is to complete the edits and have the document ready for ratification by Full Council on 13th August. Once agreed, the timetable for the rest of the process would be circulated to the Committee, with the aim of a referendum next Spring (possibly saving costs if coincident with the elections). Members were asked to consider details such as specific policies and site allocation and bring their ideas to the August 20th meeting. A meeting could be arranged in the Autumn to meet developers privately to discuss such commercially sensitive matters.

ACTION ALL MEMBERS

Mr. Dix was also recommended to check through Council minutes since the publication of the Buckingham Plan (2008) for any policies – health, housing, parking – adopted since.

ACTION TOWN PLAN OFFICER

Proposed by Cllr. Whyte, seconded by Cllr. Stuchbury and agreed unanimously by the Committee that it be **RECOMMENDED** to the Full Council that the revised Scoping Report incorporating all responses and Members' comments be adopted as the basis for the remainder of the Neighbourhood Plan.

233/12 Action Reports

It was agreed that Agenda item 5.2 be brought forward for the convenience of Mr. Dix.

233.1 Response from the DCLG on 'Duty to co-operate'; Members noted that it did not apply to parish councils. The planning authority had a duty to support local groups preparing neighbourhood plans.

Mr. Dix left the meeting

233.2 Action reports

Noted.

169.2 Historic Town lecture: a post-it board could be organised for Neighbourhood Plan comments – to be discussed at the next meeting.

AUGUST AGENDA

169.1 Windsor Park road signs: s278 signage drawing to be checked. Members felt that naming a section of town in this way should not be an officer decision, and would like to know on what statutory basis it was made. Cllr. Smith thought there might be a restriction of the use of 'Windsor' in such a context.

ACTION COMMITTEE CLERK

233.3 To note that the VoA Plan Housing figures may be on the AVDC agenda for 14th August 2012 and discuss representatives to attend.

Mr. Byrne had since confirmed the date; Cllr. Whyte was available to attend.

ACTION CHAIRMAN (to attend)/COMMITTEE CLERK (to book place)

Cllr. Newell left the meeting

234/12 Planning Applications

12/00794/APP

SUPPORT

1 Portfield Close

Demolition existing garage and erection of two storey side extension

12/01260/ATN

SUPPORT

Land off Gawcott Road

Installation of №1 Equipment Cabinet

12/01328/APP

SUPPORT

10 Hilltop Avenue

Two storey side and front extension with new gable extended over new front extension and garage

The Chairman commented that the plans lacked North point and scale bar, and that the proposed extension window layout led to a compromised aesthetic to the front elevation. He pointed out that design was now considered a material consideration, and larger sites could be sent for design review. He would send out guidance on this for Members' information.

ACTION CHAIRMAN

The following two applications were considered together:

12/001420/ALB & 12/001423/APP

QUALIFIED SUPPORT

10 Market Square

Conversion of first and second floor Class B1 (office use) to residential flat

Members were concerned about refuse and recycling arrangements and parking provision.

12/01485/ATC

SUPPORT

Heartlands, Bourton Road

Fell №3 Sycamore

12/01480/APP

SUPPORT

19 Willow Drive

Single storey rear extension

12/01481/APP

OPPOSE

Land adj. Little Oaks, Brackley Road, MK18 1JD

Demolition and erection of single storey detached garage

As before, Members opposed on traffic grounds, but would have been minded to support if the building had been moved back as far as possible to enable the vehicle to pull off the road while the doors were opened/closed.

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

12/00994/APP 45 Well Street

Minor Amendments to dormer as requested by HBO

12/00994/APP 45 Well Street

Bay window to front replaced with flush window with slightly larger opening than existing.

Consultation on materials details for The Buckingham School's application

CC/07/12 considered at the 14th May meeting.

Noted.

235/12 Planning Decisions

11/02419/APP Land rear 13 High St.	Ch/use carpark to carwash (retrosp) Cond ^l .Support
12/00691/APP Land off Fleece Yard	Extend time limit 08/02572/APP Oppose
12/00693/ALB Unit 2,2A Fleece Yard	Extend time limit 08/02571/ALB Oppose
12/00725/APP 19 Gifford Place	Two storey floor extension Oppose
12/00797/APP 63 Western Avenue	Var. to use annexe as separate dwelling Oppose
12/00834/APP Ivy Cott.Tingewick Rd.	Conv. outbuilding to accommodation Support
12/00939/AAD 4 Cornwalls Cen.	Replacement projecting & 2 fascia signs Support
12/00940/APP 4 Cornwalls Cen.	Ch/use Class A1(shop) to A3(café)Support in principle
12/01122/APP 32 Aris Way	Conv.garage to accommodation (retrosp) Noted

236/12 Enforcement

- 236.1 (101.1/12) 3-month report on unresolved cases
To receive a copy of the written reply requested by Cllr. Stuchbury
Noted.
- 236.2 (173.4) Costa Coffee sign
Members felt that such matters were important in the Conservation Area, especially if affecting a Listed Building. The photos would also be sent to Freya Morris.
- 236.3 To report any alleged breaches.
 - 236.3.1 New sign advertising the café above the Post Office: to be reported.
 - 236.3.2 Yellow lining in the Conservation Area. The Chairman reported that it had been agreed that yellow lines be narrower in the Conservation Area so as to be less obtrusive. The new ones were DfT standard width. BCC would be asked why, when this also wasted paint unnecessarily.
 - 236.3.3 (103.2) Cllr. Hirons reported that the river aspect of Candleford Court was looking very tatty, including a dumped supermarket trolley.
Roger Newall would be contacted for an update on the planting and the improvement of the path.

ACTION COMMITTEE CLERK

237/12 Any other planning matters

To receive for information the postcodes for Phase 1H of Lace Hill.
Noted. Cllr. Stuchbury reported that he would be attending the Local Member briefing before the SDDC meeting where Lace Hill applications were to be considered.

238/12 Correspondence

To receive information from a former owner of the Ford Meadow Football Club.
Noted.

239/12 News releases

None agreed.

240/12 Chairman’s items for information

None.

241/12 Date of the next meeting:

Monday 20th August 2012 at 7pm.

Meeting closed at 9.27pm

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