

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 14th January 2013 at 7.00pm in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

Present: Cllr. P. Collins
 Cllr. P. Hirons (Vice Chairman)
 Cllr. A. Mahi
 Cllr. M. Smith
 Cllr. W. Whyte (Chairman)

Also present: Mr. I. Orton (co-opted member)
 Ms. P. Parida (Town Plan Officer)
 Mrs C. Bolton (Committee Clerk)
 Mrs. K. McElligott (Planning Clerk)

644/12 Apologies for absence

Apologies were received and accepted from Cllrs. Harvey, Strain-Clark, Try and Stuchbury.

645/12 Declarations of interest

There were no declarations at this point.

646/12 Minutes

The minutes of the Planning Committee Meeting held on Monday 17th December 2012 were received and accepted. There were no matters arising.

647/12 Buckingham Neighbourhood Development Plan

647.1 The Town Plan Officer gave an update on the Neighbourhood Development Plan progress, and advised Members that the public consultation stage had been extended by two months, in order to allow time for sufficient contact and feedback. In addition to those organisations mentioned in Ms Parida's report, the following organisations had also been contacted for input:

Access for All, U3A, The Traders Association, AVCCG, Transition Buckingham, Youth Club, Hamilton House Nursing Home, Options, The Women's Institute, English Heritage and The Environment Agency.

Mr. Orton arrived

Councillors discussed the need for an Member workshop meeting to consider the Town Centre in more detail, Councillors **AGREED** to this should be before the end of the month.

Councillors continued to discuss the need for additional workshops to engage with groups such as the stakeholders, the Traders' Association and the University. There would be another public event at a later date. Members also discussed how the town centre retail area could be defined and **AGREED** that a street by street discussion would be required. The Planning Clerk would circulate suitable dates for the meeting (Chamber) and workshop (Community Centre).

ACTION: PLANNING CLERK

Councillors noted that the final date for the Neighbourhood Plan for AVDC's Referendum, would be September, but requested that the Town Plan Officer find out how long in advance of the cut-off date AVDC would need required the Town Council's final plan to be submitted, in order to be assessed before inclusion.

ACTION: TOWN PLAN OFFICER

647.2 (514/12) Response from the University received; the Chairman commented that it was unfortunate not to have included a copy of the University's master plan – an excerpt only had been included. It was **AGREED** to send a holding letter of thanks to Professor Alcock and request a copy of the master plan.

ACTION: PLANNING CLERK

647.3 (422.1) CIL: Response from Mr. Kirkham noted. Councillors noted that the VoA Infrastructure Plan covered a generic list of infrastructure relating mostly to Aylesbury – for example 'flooding' dealt with the Thames region and ignored the Ouse Valley - and **AGREED** that dates for a meeting should be requested from Mr Kirkham to discuss those matters directly affecting the town of Buckingham. The Town Clerk should be invited to attend.

ACTION: PLANNING CLERK

The Town Plan Officer advised Councillors that notification from DCLG had been received that all Parish Councils taking part in a Neighbourhood Plan would receive 25% of the CIL; those that did not would receive 15%. Councillors requested a copy of the official release from DCLG for consideration at the next meeting.

ACTION: 28TH JANUARY AGENDA

647.4 The revised programme was received and discussed as above in 647.1.

648/12 Action Reports

To receive action reports as per the attached list.

529.1/12) The Chairman requested the AMT benchmarking report be issued as soon as possible. Cllr. Smith remarked that it was critical of the toilets and parking but was otherwise positive.

ACTION: PLANNING CLERK

(530/12) Councillors discussed ongoing issues at Candleford Court and the condition of the river frontage following recent flooding. The Chairman stated he would raise these concerns at his meeting on 15th January with Roger Newall.

ACTION: CHAIRMAN

648.1 (504.1.1) Lockmeadow Farm: Carried forward to next meeting

JANUARY 28TH MEETING AGENDA

648.2 (536.2) Response from Cllr. Polhill noted. Councillors commented that they had thought a countywide programme would already have been issued and discussed particular issues with stone setts near Barclays Bank and in the Loading Bay, and requested an update from both Councillors . on what suggestions had been made

ACTION: PLANNING CLERK

648.3 (538.2) Noted.

649/12 Planning Applications

To consider planning applications received from AVDC and other applications

The first application was re-listed due to a request from the Planning Officer, Mr. Williams, (circulated by email before the meeting) to reconsider the response in light of new information

12/02609/APP

8 Holton Road

OPPOSE

Two storey side and single storey rear extensions

Members had opposed at the last meeting, expressing concern that the parking provision was impractical and that the proposal constituted an overdevelopment of the site. The officer had asked if the response would be revised with a more practical parking layout.

Members commented that the proposal still constituted an overdevelopment of the site and confirmed their original response.

A request had also been received from the Mr. Newall for reasons why the Committee had supported **12/02406/APP** – erection of detached two storey dwelling at Park Manor Farm

Members had no comments to add to their original response and decided that, in future, if there were no comments the NO OBJECTION box would be ticked on the response sheet. In addition, Members requested that the appropriate Case Officer should be asked to supply their reasons for approval/refusal of applications where no report to DCC was generated.

ACTION: PLANNING CLERK

12/02685/APP

NO OBJECTION

Phase 1L, Lace Hill

Substitution for Plots 242,243,267,268 and amendments to associated Parking - Amendment to 09/1035/AOP

12/02790/ATP

SUPPORT

42 Mallard Drive, MK18 1GJ

Crown lift by 3m from ground level one English Oak tree and partial reduction to clear branches by 4m from properties 42 & 44.

12/02823/APP

OPPOSE

19 Foxglove Close, MK18 1FU

Conversion of garage to form bedsitting room (retrospective)

Councillors expressed concern over the proposed parking layout which bore no relation to the photo supplied; bay 1 encroached on the sloping gravelled area shared with the neighbouring property and bay 3 involved the loss of a grassed area. The proposal, being a corner site, also had a detrimental effect on the street scene

12/2829/APP

NO OBJECTION

82 Moorhen Way, MK18 1GU

Single storey rear extension

The following application was listed for information only, as AVDC no longer consult on Certificates of Lawfulness (Min.653.3)

12/02815/ACL

53 Aris Way, MK18 1FW

Single storey rear extension

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

12/02231/APP Plot 10,Lace Hill Erection of detached dwelling, amendment to 11/01529/ADP

Amended red line as requested by Case Officer. Decision made, see below.

650/12 Planning Decisions

Approved

07/01787/APP Fleece Yard	Demol.units 8&9+erect 5 dwellings	Support
12/02069/APP 21 Hillcrest Way	Change of use from B1/B8 to MOT bay	Condit'l support
12/02117/APP 17 Willow Dr.	First floor side extension	Support
12/02231/APP Plot 10,Lace Hill	Erection of detached dwelling	Oppose
12/02324/APP 1 Portfield Close	Demol.garage+erect 2-st side extension	Support
12/02332/APP Community Hall, Embleton Way	S/st rear extn to pavilion	Support

12/02339/APP 55 Fishers Field Rear conservatory
Support 12/02516/APP 5 Overn Ave. S/st.side&rear ext'n Support

Refused

12/01058/ADP Lace Hill Revised internal road thro' Employment Area Oppose

651/12 Reports to Development Control

A Report had been received for the following application, and is available in the office

12/02231/APP Plot 10, Lace Hill Erection of det. dwelling, amendment to 11/01529/AOP

652/12 Budget

The Town Clerk had included a report with the agenda. Councillors noted the Town Clerk's comments and **AGREED** that these amounts should remain in Earmarked Reserves for the work of the Neighbourhood Plan. Other expenditure (hall hire, publications) fell within existing budget codes.

653/12 Enforcement

Councillor Smith declared an interest in the following item, as a near neighbour.

653.1 47 Deerfield Close - reasons for 'no breach' decision.

Noted.

653.2 63 Nelson Street – reasons for closure of file.

Noted. Members reluctantly accepted the officer's reasons for closing the file as the shop in question was outside the core of the town centre; but would expect a more robust response for shop units in the town centre proper.

653.3 Response from the Tree Officer on the London Road tree – noted. Councillors **AGREED** that a letter should be written to the Managing Agents to encourage the tree to be replaced.

ACTION: PLANNING CLERK

653.4 New breaches.

The Planning Clerk reported that Gilroy Steel had installed a second sign on the Meadow Row side of the arch. A photo had been sent to the Officer dealing with the original sign, and the Officer had responded that she had viewed the first sign and the the Historic Buildings Officer would be attending to form a view on the effect on the Conservation Area.

The Planning Clerk also advised that an application for the Belci signage and the old cinema site were expected to be received for the next agenda.

654/12 Transport

654.1 (536.2/12) Action list for the TfB meeting held on 27/11/12 – received. The Planning Clerk advised that no response from TfB had been received to date. The Chairman requested an update for the next meeting on 28th January.

ACTION: PLANNING CLERK

654.2 (536.3/12) Notes of the cycling meeting held on 12/12/12

Noted. The Chairman requested a date for the next meeting.

ACTION: PLANNING CLERK

655/12 Any other planning matters

655.1 Notification of changes to pre-application charges

Noted.

655.2 (538.3) Documents from Mr. Byrne issued subsequent to the cancellation of the LCPLG meeting in December:

- a) Planning Update
- b) Affordable Housing Consultation 2012 – summary
- c) Guidance Note on Planning Applications for Wind Energy Developments

Noted.

655.3 Planning News dated last September

Noted

655.4 Minutes of the NBPPC

Noted.

656/12 Correspondence

656.1 Proposals for the south west of Milton Keynes – Received. Councillors discussed the potential impact on the A421.

656.2 Request to address the Committee on plans for the site on Bourton Road from Mr. Jonathan Harbottle

Request granted. Maximum presentation of 15 minutes and further details of who Mr. Harbottle was representing would be requested so that Members would know whether to declare any interest.

ACTION: PLANNING CLERK.

657/12 News Releases

None Agreed.

658/12 Chairman's items for information

658.1 The Chairman informed Councillors that Ms Parida (Town Plan Officer) would unfortunately be leaving the Town Council on 29th January. Councillors thanked Ms Parida for her contribution

659/12 Date of the next meeting:

Monday 28th January 2013.

Meeting closed at 8.25pm

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