Minutes of the **PLANNING COMMITTEE** meeting held on 7th October 2013 at 7pm in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

Present: Cllr. J. Harvey

Cllr. P. Hirons (Chairman)

Cllr. A. Mahi Cllr. M. Smith

Cllr. Mrs. C. Strain-Clark (Vice Chairman)

Cllr. R. Stuchbury Cllr. W. Whyte

Also present: Cllr. D. Isham

Mr. I. Orton (co-opted member)
Mrs. C. Bolton (Committee Clerk)
Mrs. K. McElligott (Planning Clerk)
Ms .S. McMurtrie (Town Plan Officer)
Mr. C. Robson (Deputy Town Clerk)

Mr. C. Wayman (Town Clerk)

417/13 Apologies for absence

None.

418/13 Declarations of interest

Cllr Strain-Clark declared both a personal and prejudicial interest in Planning Application 13/02433/APP.

419/13 Minutes

The minutes of the Planning Committee Meeting held on Monday 9th September 2013, ratified at Full Council on 30th September 2013 were received and accepted. There were no matters arising.

Copy previously circulated **PL/06/13**

Cllr Isham left the meeting during the following item

420/13 Buckingham Neighbourhood Development Plan

420.1 A written report from the Town Clerk was received. The Town Clerk reported that the Buckingham Neighbourhood Development Plan was on target to be presented for adoption at Full Council on Monday 18th November. Councillors debated whether there should be a number of dwellings submitted for the reserve allocation, and the numbers that made up the main required 700 new homes as allocated by the Vale of Aylesbury Plan in the BNDP. The Town Clerk reported to Members that he had received advice that the VAP would likely be under great pressure to increase housing numbers. It was also discussed that the final reserve allocation number for Buckingham would be very much dependant on the validation of the Vale of Aylesbury Plan.

Councillors went on to discuss the proposed future expansion plans of the University; following a meeting that the Town Clerk had had with University representatives on Friday 4th October. At the meeting The University had advised they may increase student accommodation on 2 sites; by up to 300 on the Innov8 site and 100 at Verney Park. Members **AGREED** that for the purposes of allocation in the BNDP, the University's requirements should be kept entirely separate.

Proposed by Cllr Smith, seconded by Cllr Stuchbury and **AGREED** that wherever Buckingham University's increase their planned development of teaching facilities, that sufficient student accommodation is also provided; and that the student accommodation should catch up and then equal any future development of academic facilities.

Proposed by Cllr Harvey, seconded by Cllr Stuchbury and **AGREED** that the Town Council should plan for a contingency reserve allocation based on the Vale of Aylesbury Plan.

Proposed by Cllr Whyte, seconded by Cllr Smith, **AGREED** and **RECOMMENDED** to Full Council that the main allocation number in the BNDP be the lowest possible; in accordance with the validation of the VAP.

Proposed by Cllr Harvey, seconded by Cllr Stuchbury that in the event of non-adoption of the Vale of Aylesbury Plan, a contingency of 400 homes be submitted as a reserve allocation in the BNDP.

An amendment to the motion proposed by Cllr Smith, seconded by Cllr Strain-Clark that up to 300 homes be submitted as reserve allocation was carried.

Councillors moved on to discuss Town Centre Development. Members agreed that this part of the report required more in-depth investigation and discussion, and **AGREED** to schedule a separate meeting to discuss. The Town Clerk was asked to draw up schemes for discussion at the meeting.

ACTION: TOWN CLERK

Members then discussed the Protected Green Sites section of the Town Clerk's report and **AGREED** the four key areas should be Mount Pleasant, Overn Avenue Recreation Ground, Ford Meadow and March Edge. Members also **AGREED** the Buckingham Athletic Club at Stratford Fields be included.

420.2 The Town Plan Officer updated Members on the feedback from 14th September Road show event, and advised a very good attendance at the event of approximately 150 people.

420.3 A letter from GVA was received, and the contents noted.

420.4 The Planning Committee received a request from representatives of a WEBUILTIT scheme to attend a Committee meeting and declined the request.

Members had spoken to a representative from the scheme at the recent road show event, quite extensively.

Members deviated from agenda order and agreed to skip to Planning Applications, item 6. Ms McMurtrie left the meeting.

421/13 Planning Applications

Members were advised that the next three scheduled Development Control meetings would be on 24th October, 14th November and 12th December, with SDCC meetings (which deal with e.g. Lace Hill applications) on 23rd October, 13th November and 11th December.

13/02378/APP

1 Gawcott Fields, MK18 1TL

NO OBJECTIONS

13/02402/APP The Whale PH, 14 Market Hill, MK18 1JX **OPPOSE**

Members opposed as the proposal was mis-described – a pergola does not have a solid roof and is more of a garden feature – and the installation of outdoor heaters is unsustainable. They felt that it was an extension – albeit detached – of the public house, and its use could create noise and disturbance for residents of the adjacent flats and houses.

13/02433/APP	Holland House, 11 Church Street	NO OBJECTIONS
13/02449/APP OBJECTIONS	5 Boswell Court, MK18 1UU	NO
13/02530/APP OBJECTIONS	4 Bostock Court, MK18 1HP	NO

AMENDED PLANS OPPOSE

13/01465/AOP Sainsbury's, Lace Hill

Members noted that some of their previous concerns had been addressed but there remained the question of the mundane design of a building on a significant corner site, especially the very visible elevations towards the A421 & A413, contrary to AVDC's desire for interesting designs on such sites; the Health Centre/office block is also of exceptionally plain design and occupies an important elevated position adjacent to a principal entrance to the town.

Concern was expressed that the Health Centre remained linked to the supermarket application, though it was part of the s106 requirements for the housing site, and should it not be taken for health purposes, Members would like reassurance that the s106 monies would be transferred for health usage elsewhere within the town. The Response to GL Hearn's Retail Planning Critique drawn up by Turley Associates was still quoting the 92% (of those who responded) in favour of an additional supermarket, when this survey response was clearly compromised by the inclusion of the Health Centre in the material supplied to residents.

It was also felt that the bridleway should not be so insulated from the supermarket, health centre and housing areas, and more points of connectivity could be provided so that it could be used as a safe and pleasant pedestrian access for residents to all adjacent parts of the two sites.

423/13 Planning Decisions

To receive for information details of planning decisions made by AVDC as per 'Bulletin' and other decisions.

		BTC	Officer
Approved		response	recomm ^{n.}
13/01402/ADP Lace Hill Phase 2	Infrastructure	No objections	-
13/01415/APP Royal Latin School	Erection of Science Buildings	Support	Approval
13/01472/APP 4 Homeground	Ch/use: commercial to hot food prep.	No objections	-
13/01549/ADP Lace Hill, Phase 2	Reserved matters inc landscaping	No objections	-
13/01816/APP 3 Waglands Garden	Erection of timber wall & gate	No objections	-
13/01896/AAD Tesco London Rd	Erection of signs	No objections	-
13/01902/APP 64 Overn Crescent	S/st. rear & side extension	No objections	-
13/01917/APP Benthill Farm	Amendments to 12/02468/APP	No objections	-
13/01919/AAD Sainsbury's, Chandos Ro	d Signage	Oppose	Approval
13/01986/APP Manor Farm, Bourton Rd	Extension to agricultural building	No objections	
13/01987/APP 85 Constance Street	Amendment 11/01529:conservatory	No objections	-
13/01994/APP 4 Woodlands Crescent	S/st.rear side ext'n/pitched roof to gara	ageNo objections	-
13/01997/ATP 16A West St	Crown Reduction 2 Acacia	Oppose	Approval

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13/02038/AEL Sewage works	Rebuild 0.9km existing overhead line	No objections	-
13/02039/AEL Sewage works	Rebuild 2.1km existing overhead line	No objections	-
13/02084/APP Gate House, Western Av	Single storey rear infill extension	No objections	-
13/02088/APP 6B Bourton Rd	Erection front porch	No objections	-
13/02109/HPDE 38 Highlands Road	Rear extension	Not consulted on	
13/02246/ATC 45 Well Street	Fell 2 conifers	No objections	
13/02327/HPDE 55 Fishers Field	Rear extension	Not consulted on	
Refused			

Members deviated from agenda order and agreed to move to item 11.1 Transport

422/13 Transport

422.1 (370.2) s278 works - Lace Hill

13/01759/APP Tennis Courts, Chandos Park Additional floodlighting

Members considered the proposed works and commented that the quality of proposed re-planting was not satisfactory. The re-planting should be provided as per the existing scheme. Councillors also felt that the 2 pedestrian crossings proposed should be as far away from the roundabout as possible, and that the timing of the crossings be synchronised; to avoid interruption to the intended flow of traffic.

Cllr Stuchbury commented that integral works to the drainage underneath the roundabout had not been shown on the drawings and it was important that potential flooding be addressed. The Planning Clerk would feed back comments to the County officer involved in setting up a meeting to discuss the issues.

ACTION: PLANNING CLERK

n/a

Members deviated from agenda order to return to further discussion of item 4.1 Town Centre Boundary within BNDP item.

423/13 Buckingham Neighbourhood Development Plan

Councillors considered the proposed town centre and retail boundaries given in the Town Clerk's report.

Proposed by Cllr Hirons, seconded by Cllr Whyte and **AGREED** that the Town Centre Boundary line be re-drawn to include Elm St and down to Bristle Hill.

Councillors **AGREED** the recommended changes to the Primary and Secondary Retail areas as per the report.

Councillors also discussed and **AGREED** the recommendation of the combination of the church and community building be inserted into the Plan. In addition Members **AGREED** that a separate cultural and arts centre also be identified.

Members **AGREED** the recommendation that a minimum of 10ha of employment land is allocated for employment land within the Plan.

The Town Clerk was asked to clarify how land reserved for educational use was classified.

ACTION: TOWN CLERK

Members returned to item 5, Action Reports

424/13 Action Reports

The Action reports were received.

424.1 (364.3; Lace Hill sewerage) A response from Building Control was received. Members noted that the responsibility for issue should be addressed to the NHBC. The Planning Clerk would write to NHBC to progress.

424.2 (364.1/13,111.2/13 & 877/12) A reply from I Hopcraft ref TPO's at Hunter St Churchyard was received. Members noted the content but considered the matter should be progressed further and requested be taken up at AVDC by Councillors Isham and Mills.

ACTION: PLANNING CLERK ACTION: CLLRS ISHAM AND MILLS

425/13 Case Officer Reports (& Recommendations)

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

425.1 **13/01415/APP** Royal Latin School Erection of new science block 425.1.2 A report from Cllrs. Harvey and Stuchbury on the 12th September DCC meeting was received. Cllr Harvey reported that he had not been permitted to give a prepared presentation to the Committee. Members discussed the difficulties encountered with attending Development Control Committee meetings, including the amount of notice given of a relevant item for Buckingham on a forthcoming agenda (often less than 3 working days' notice); time spent in travel and waiting. Members agreed that further debate on the system was required and requested to know when the Town Council could expect to receive the Parish Consultation document following the 6 month introductory trial of the system.

ACTION: PLANNING CLERK

425.2 **13/01760/APP** Tesco London Road Installation of pod with canopy Officer is recommending Approval

13/02083/ATP Waglands Garden Reduce walnut by 1m; reduce oak 2m; lift crown lime to 5.2m

Officer is recommending Approval

Members then moved to item 12 on the agenda, Any Other Planning Matters

426/13 Any other planning matters

426.1 Planning News from AVDC Bulletins 36/13 & 39/13 were received.

426.2 Members received the information that an appeal had been lodged against the refusal of permission for a first floor side extension at The Field, Mount Pleasant Close, and **AGREED** that no further response from the Town Council was necessary, the original comments stood.

426.3 Cllr. Hiron's report on the meeting at the University on 19th September re the new Medical School was deferred.

426.4 Details of the VoAP Strategy Examination were noted.

Members then moved to item 11.2 on the agenda, Transport

427/13 Transport

427.2 Members received an email from a resident about path provision on Moreton Road and commented the item should be referred to officers at AVDC.

ACTION: PLANNING CLERK

Due to the late hour and discussions surrounding the Buckingham Neighbourhood Development plan which had overrun, Members **AGREED** to defer item 9, Enforcement, 10 HiMOs, and Correspondence to the next Planning Committee meeting.

	one		
431/1	Chairman's items for information a email would be circulated to Members for representation to the next DCC beeting on 23 rd October. ACTION: PLANNING		
432/13 Date of the next meeting: Monday 28 th October 2013 following the Interim Council meeting.			
Meeti	closed at 10.00PM		
Chain	n Date		

430/13

News releases