

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

13/02038/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			
13/01759/APP Tennis Courts, Chandos Park	Additional floodlighting	n/a	

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

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

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 Hiron, 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.*

430/13 News releases
None

431/13 Chairman's items for information
An email would be circulated to Members for representation to the next DCC meeting on 23rd October.

ACTION: PLANNING CLERK

432/13 Date of the next meeting:
Monday 28th October 2013 following the Interim Council meeting.

Meeting closed at 10.00PM

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