

**MINUTES OF THE PLANNING COMMITTEE MEETING**  
**HELD ON MONDAY 12<sup>th</sup> October 2009 AT 7.05 pm**

**PRESENT:** Councillors Mrs. P. Desorgher  
P. Hirons  
G. Loftus  
A. Mahi  
M. Smith  
Mrs. P. Stevens  
R. Stuchbury  
M. Try  
W. Whyte (Chairman)  
For the Town Clerk Mrs K.W. McElligott

**491/09 Apologies for absence**

No Committee Members were absent.

**492/09 Declarations of Interest**

There were no declarations of interest for items on the agenda.

**493/09 Minutes of the previous meeting**

The Minutes of the meeting held on Monday 14<sup>th</sup> September, ratified at Full Council on October 5<sup>th</sup> 2009, were received.

**494/09 Action list**

494.1 The Action list had been circulated with the agenda. The Clerk explained that some items carried out – eg response to consultations – were left until acknowledgement of receipt had been received.

**215/09** Hallam Land appeal – set date was 20/10/09; removal from list to be reviewed next meeting

**369.2/09** Gypsy & Traveller consultation; **368.1/09** Transport consultation; **370/09** Electronic Planning - to be removed

**305.3** Meeting with Mr. Broadley: retain and send a reminder.

**ACTION THE CLERK**

*Cllr. Try arrived.*

494.2 (440.5) Information requested: the management structure of AVDC & BCC  
Details had been circulated with the agenda.

## 495/09 Planning Applications

The following planning applications were received and discussed. –

### 09/01683/APP

**SUPPORT**

The Garage, [Hillcrest Rise], Buckingham Industrial Estate  
Change of garage cladding to metal and alteration to garage doors

### 09/01684/APP

**SUPPORT**

Post Office, Market Hill  
Variation of Condition 5 [of 08/02725/APP] deleting requirement for tracker system

### 09/01740/ATP

**SUPPORT**

Glanwin House, Avenue Road  
Crown reduction of oak tree

## 496/09 Planning Control

The following planning decisions were received from Aylesbury Vale District Council;

### Approved

09/01310/APP 12-13 Market Hill Refit of shopfront with fascia & signs Support

### Withdrawn

09/00440/APP Chandos Gar. Ch/use garage → dental/GP surgery Support  
subj.HBO

Members noted the above information.

## 497/09 Buckingham Plan

An update on the Action Plan incorporating the IDB responsibilities and AVA discussion points had been circulated with the agenda; Members agreed that it be added to the web site.

### **ACTION CLLR. WHYTE/CLLR. TRY**

Item 7, Repair and reinstate town ford: Cllr. Stevens indicated that several local residents were willing to help. It was hoped that a Voluntary Organisation might lead on this as it was not high on the list of priorities of the stakeholder meeting.

## 498/09 Aylesbury Vale Advantage Funding Project

To note that this matter was passed to the Planning Committee at Full Council 5/10/09 and discuss the way forward.

Members agreed the following [*Members comments in italics*]:

498.1 Car Park transport study

1. Planned growth has now changed due to Hallam Land decision (and percentage growth incorrect – it is over 25% in population terms)

2. Car parking should make clear on-street and off-street, and maybe public and private
3. As well as growth, it is the desire to improve Buckingham as a tourism and shopping destination too
4. Park and Ride – *[while a consultant's comment might be useful, Buckingham is too small to make such a scheme feasible]*
5. Management – *[BCC and AVDC are currently taking a less than pro-active approach so their comments given to the consultants during the project should be treated as being very biased]*
6. *Time permitting, the consultants should meet the stakeholders, and then Councillors, to get the wider view.*
7. *It is worth including reviewing some pedestrian issues too which were in the plan such as the Post Office end of Market Hill as these will have an impact on parking.*
8. *The budget should not be included in the brief.*
9. *There are some general spelling/grammar errors.*

**ACTION THE CLERK**

#### 498.2 Vision & Design Statement

Members agreed to approach the Buckingham Society with the suggestion of co-opting a member of the Planning SIG to work on the upgrading and amendment of the Statement. Formal co-option, if acceptable, would be put to the next meeting.

**ACTION THE CLERK**

#### 498.3 Meetings

The following were agreed as BTC representatives for meetings with AVA & consultants: Cllr. Whyte, Cllr. Smith (or another available Councillor if one or both of these had other commitments) & Mr. Wayman.

### **499/09            Enforcement**

#### 499.1 Updated list of actions

Grand Junction: Members asked if any general conclusion had been reached.

Nail Bar: Information received since the agenda had been published indicated that the change of use had received approval, and the signage was within the window and did not require permission.

Orchard Dene: Progress to be checked.

Castle House: Progress to be checked.

**ACTION THE CLERK**

#### 499.2 (440.1) Bus café: responses from AVDC Enforcement, Environmental Health & Licensing & BCC

Members expressed concern that the District Council's powers to control street trading were limited to the town centre; nevertheless there were health concerns about the bus which may solve the problem. It was pointed out that the bus, as a business, should have a licence for the disposal of waste food and cooking oil, and valid tax and insurance as a vehicle parked on a highway.

Letters would be sent to the following, emphasising the blocking of the layby and the detriment to the visual amenity:

- a) Thames Valley Police re tax/insurance
- b) AVDC re starting the planning process

- c) BCC re signage & waste licence
- d) AVDC re health/hygiene

Members also noted that the bus appeared to lack toilet (and presumably therefore also handwashing) facilities, judging from the observed use of the adjacent hedge.

**ACTION THE CLERK**

499.3 (440.2) 27 Otters Brook – response from AVDC

Members were disappointed at the lack of enforcement action.

499.4 (440.4) various matters – response from AVDC

a) Market Hill - Members had asked for the Government guidance quoted which had not been sent. “if suspected breaches causes no harm it is unlikely to warrant investigation” – Members asked what Mr. Dales’ attitude to breaches in the Conservation Area might be if they were not deemed harmful until proved otherwise.

b) Connie’s Tea Rooms

Members pointed out that the premises had recently celebrated 1 year’s operation and clearly considered itself a Tea Room rather than a sandwich bar in the associated Advertiser article and advertisement. It was felt that the change of use should be established in case of a future change of ownership.

c) Barham Lodge

Members felt that dishes on a listed building in a Conservation Area set a bad precedent; besides there were three, when the guidance indicated up to 2 might be installed on any one property without permission, other conditions being satisfied.

d) White Hart site

The matters complained of are not within the site, so not the remit of the H&SE.

e) Kings Head.

Cllr. Hirons reported that there were no banners that day, although there were 2 A-boards. Discussion on the latter was resumed a little later.

**ACTION THE CLERK**

Members felt that the constant excuses for lack of any action were tiresome; the response letter would be copied to Mr. Byrne (who was not noted as having been copied in) asking for a more positive response.

**ACTION THE CLERK**

499.5 (Pizza-2-U) response from AVDC

Members agreed to leave this matter until the appeal was confirmed.

499.6 A-boards

The 3 very large boards in front of the White Hart were noted, and in combination with the porte-cochère, bouncers and smokers caused considerable obstruction. Though the hindrance was related to the width of footway available, Members complained of the number of A-boards now to be seen in the town, and felt they should be limited to one per business so positioned as not to be a hazard or obstacle. The matter could be put to the Traders’ Association at the next TC&E meeting.

**ACTION THE CLERK**

## **500/09 Transport**

### **500.1 Timetable changes**

Early information on changes to bus services 131/132, 133, 134 and 151 (received that day) was circulated at the meeting.

### **500.2 Bus Surgery (to replace Transport Users Group)**

Members felt that the bus parked briefly in the bus station on Tuesday 6<sup>th</sup> October had been of little use; there was no indication of or literature on the changes to services (above), and the timetables available on the bus were for Hertfordshire. Comment was also made on the fiasco of the current school bus timetable.

The recommendation re a local transport users group (441/09) had been agreed at Full Council on 5<sup>th</sup> October 2009; this would be on the next agenda.

### **ACTION NOVEMBER AGENDA**

## **501/09 Planning – other matters**

### **501.1 (369.2) To review and consider a response to the consultation on PPS15: Planning for the Historic Environment**

Cllrs. Smith & Whyte reported that no formal response was necessary apart from the comment that its efficiency would depend on how the Local Authority interpreted and enforced the clauses of the Statement.

### **501.2 (445.2) To receive a report from Cllr. Hirons on the LC PLG meeting held on 23<sup>rd</sup> September 2009**

Cllr. Hirons outlined the reasons given for the Hallam Land decision. The proposal for 700 houses was much less than the total allocated to Buckingham, and refusal was therefore not tenable.

The Chairman pointed out that, for only 200 houses, the developer of the Moreton Road site had had to comply with a planning brief and design guide; this much larger development had no such constraints. Also, Tier 2 status was not yet confirmed.

It was alleged by AVDC that the Town Council had supported development on this site in the Buckingham Plan; this was a selective quotation and ignored the associated premise that realignment of the bypass would include the site effectively within the town. Other sites were preferred before this.

## **502/09 Correspondence**

### **502.1 (363.1) AVDC response: Supplementary Planning Documents & Planning Policy Documents**

It was said that realignment of the bypass would require an additional 3000 houses before it would be considered; however the role of the A421 as an M1 – M40 link had not been considered in any schemes to date.

Mr. Byrne had suggested a private meeting to discuss various Core Strategy issues; he would be asked for a selection of dates, which would be circulated to the Committee to find Councillors available to attend.

### **ACTION THE CLERK**

502.2 (365) AVDC response: Tree Applications  
The response was noted.

502.3 (09/01048/APP) retention of shed to house disabled vehicle: AVDC's reasons for decision  
Members reported that the conditions placed on the permission had satisfied the concerns expressed.

502.4 (437) Hallam Land applications: responses from J. Bercow MP, Cllr. Edmonds; acknowledgement J. Stevens, BCC  
A full response from Anne James for Mr. Stevens was circulated at the meeting. Members noted the responses, and indicated a willingness to consult on priorities when BCC were ready to do this.

**ACTION THE CLERK**

502.5 (443) Fir Cottage – refuse collection; letter from Bob Bryant, Operations Manager AVDC  
Members were dismayed to find that there were no recycling collections for blocks of flats, but reassured that bins would be collected and returned to the bin store by the refuse collectors. It was suggested that the collection round be timed to avoid school times when Chandos Road was excessively congested.

502.6 (363.2) Waitrose Cycle Racks; response from AVDC  
The response was noted.

502.7 Copy of letter to *Buckingham Advertiser* from Buckingham Society  
The issue of retail usage in the industrial areas could be considered when updating the Vision & Design Guide.

**503/09 News releases**

It was agreed that a release about the AVA funding would be made at an appropriate juncture.

**504/09 Chairman's Items**

504.1 Members had been circulated at the meeting with Planning News from Bulletin 41/09 on changes in legislation from October 1st 2009 .

504.2 BCA Workshop on Community Led Planning (24/10/09 Hazlemere; 14/11/09 Quainton): any Member wishing to attend should contact the office.

**Date of the next meeting:** Monday 2<sup>nd</sup> November 2009 following the Interim Council meeting.

Meeting closed at: 8.55pm

CHAIRMAN ..... DATE .....