

THORNBOROUGH PARISH COUNCIL

MINUTES OF PLANNING MEETING

Monday 5th November 2018 at 7.00p.m.

Present: Cllr Melanie Staff, (Chair), Cllr Charlotte Moore, Cllr Andy Spurr, Cllr Steve Tribe, Maggie Beach (Clerk),

Public: None

Item	Minute	Action
1.	Apologies: Cllr Ray Goodger, Cllr Mary Taylor, Cllr Deborah Hosein, BCC Cllr Warren Whyte, AVDC Cllr Billy Stanier	
2	Declaration of interest in items on the agenda: - none	
3	<p>Planning</p> <ul style="list-style-type: none"> i. <u>Ref 18/03585/APP</u> -Brightmoor Farm, Adstock Road, Thornborough, (although really Coombs but that's what AVDC planning says is the address) MK18 2EA -Single storey rear extension – No Comment ii. <u>Ref 18/03610/APP</u> – Indaba, Bridge Street, Thornborough, MK18 2DN - Two storey side extension – No Comment iii. <u>Ref 18/03460/COUAR</u> - Middleton Farm, Nash Road, Thornborough, MK18 2DU -Determination as to whether prior approval is required in respect of transport & highway impact, noise, contamination risk, flooding and locational considerations for the change of use of agricultural barn into 5 dwelling with associated parking (Class Q(a)) and in relation to design and external appearance of the building (Class Q(b)). – SUPPORTED. The statement Thornborough Parish Council made in response to the previous application in July 2017 <u>Ref. 17/01939/COUAR</u> still applies. This will add to housing stock in the parish possibly for first time and younger buyers. The access is very easy and won't put any vehicular strain on village roads. TPC are pleased to see that this further application increases houses to 5 adding to the number of the first time buyers' houses. TPC ask that all builders' traffic be directed to the site via Nash Breaks, avoiding going through the village.. 	Clerk to make responses
4	<p>Report from NBPPC – Expressway and VALP update. The Clerk attended the meeting of NBPPC and reported back. Report attached as Appendix 1</p> <p>The VALP Interim findings from the Inspectorate are not complimentary. The Inspector is asking for a significant increase in the number of houses with the target housing delivery figure increased by more than 2,500 (new target being 31,500 new homes to 2033) and that most of these additional homes should be located 'adjacent to Milton Keynes' There has not been sufficient account of the implications of the Expressway, nor has the plan taken sufficient account of the influence of Milton Keynes. (However, MK say they have no unmet need and also most of their planning is for extension into Bedfordshire, not Bucks.) Modifications will result in a 6 week period of consultation and a significant amount of work to prepare the revised Plan. It is therefore likely that the VALP will be adopted in summer 2019 or later. Alternatively, AVDC could start the plan again. No plan for another three years or so which will allow developers a field day. So it might be considered easier to bite the bullet, allow a couple of developments (such as 1,600 homes at Bottle House Farm, between the A421 and</p>	

	<p>Newton Longville) to take up the extra housing and get the plan approved.</p> <p>East-West Expressway.</p> <p>An e-mail has been circulated publicising a drop-in consultation at the Bell, Winslow, between 3.00 and 6.30 pm on 14th November. Thornborough PC was left off the list The Clerk has e-mailed Highways England asking why TPC was left off the list in the first place and asking that we be put in any future mail-out list. She has had a response explaining that this invitation to the first consultation was for parishes that the expressway could be going through. There will be a second consultation in January for nearby parishes that will be impacted by the expressway to which TPC will be invited. The Clerk will circulate the response.</p>	<p>Clerk to circulate e-mail</p>
5	<p>Thornborough Parish Councillors expressed sadness at the death of Bill Hare, a former Councillor.</p>	
	<p>The meeting closed at 7.25.</p>	

Appendix 1

North Bucks Parishes Planning Consortium - Wednesday 24 October 2018

Preferred corridor for Oxford to Cambridge Expressway announcement

The middle option is the preferred route (we already know this), however, exactly where the expressway will go is still up for debate, the idea is that it will follow the railway but it could be either north or south of the railway. North if the railway will have a possible impact on Thornborough, the route could possibly be very close to Coombs.

An e-mail has been circulated publicising a drop-in consultation at the Bell, Winslow, between 3.00 and 6.30 pm on 14th November. Thornborough PC was left off the list so I never received this e-mail, but have now had it forwarded by an NBPPC member. I am concerned that the e-mail also says the consultation is at the Bell in Buckingham so I have little confidence with the current management (Highways England) of this issue. I have e-mailed asking why we were left off the list in the first place and asking that we be put in any future mail-out list.

NBPPC will write to ask that a representative from this group be invited to the Stakeholders Group.

It is pretty obvious that Highways England are not properly aware of environmentally sensitive areas (a news item on Saturday morning's today programme on Radio 4 confirmed this). **Agreed that parishes should submit lists of environmentally sensitive areas . (NB I assume that for us that would be the SSSI in Pilch Lane and Thornborough and Coombs Woodlands)**

Pending Unitary Authority decision

It was generally agreed that when this happens it will be a new unitary authority across Buckinghamshire, so an upgraded Buckinghamshire County Council and the district authorities disappearing. If this happens sooner rather than later, council elections will be postponed till 2020 (Local council elections including parish councils are due next year, 2019)

Vale of Aylesbury Local Plan – current position

Interim findings from the Inspectorate are not complimentary. The Inspector is asking for a significant increase in the number of houses (currently approx. 28,000 in plan, Inspector wants 33,000). The report was sent to AVDC on 28th August but was not published on the AVDC website until 1st October, with a response from AVDC saying they didn't agree with the Inspector's conclusions. The Inspector felt that the extra houses were needed because:

1. It is not acceptable for VALP to have been prepared with the intention of then updating it in terms of additional housing numbers as soon as it's adopted nor to make any allowance for the implications of the Expressway. The Vale of Aylesbury Local Plan is from 2013-2033, the Expressway is due to be opened in 2030.
2. AVDC hadn't taken sufficient account of the influence of Milton Keynes. However, MK say they have no unmet need and also most of their planning is for extension into Bedfordshire, not Bucks.
3. This results in him stipulating that the target housing delivery figure should be increased by more than 2,500 (new target being 31,500 new homes to 2033) and that most of these additional homes should be located 'adjacent to Milton Keynes'
4. Such modifications will result in the need for a 6 week period of consultation and, with the revised VALP requiring so many modifications, AVDC will have a significant amount of work to undertake to prepare the revised Plan. The best estimate is that VALP will be adopted in summer 2019 but many expect it will be later. Either AVDC work with the Inspector to meet these targets or start the plan AGAIN!!! With the additional cost and no plan for another three years or so which will allow developers a field day. So it might be considered easier to bite the bullet, allow a couple of developments (such as 1,600 homes at Bottle House Farm, between the A421 and Newton Longville) to take up the extra housing and get the plan approved.

This could be discussed at the meeting in two weeks' time with Cllr Peter Strachan, the new AVDC Cabinet Member for Planning & Enforcement (who asked to meet with NBPPC).

Wycombe District Local Plan – current position

Modifications are needed with this plan too. Currently planned that it will be published in January 2019 for consultation

Cllr Blake's lack of response to NBPPC 28 April 2018 letter regarding Section 106 agreements

Still no reply.

This too could be discussed at the meeting in two weeks' time with Cllr Peter Strachan.

Town and Parish updates

Winslow

Gladman has put in planning applications for either 215 or 235 homes (dependent on the required land take for East West Rail by Network Rail) on their 13 hectares of the 20 hectare site allocated in VALP to deliver 585 homes. The applications are in significant conflict with a number of key Policies in the Winslow Neighbourhood Plan, so the Town Council will be objecting.

Buckingham

Buckingham has been targeted again by developers taking advantage of the lack of a current adopted Local Plan. The Town Council recently had a presentation from Wates Developments, which is looking to build 420 houses on land between the A421 and Gawcott, land allocated in the VALP but not in the Buckingham Neighbourhood Development Plan (BNDP).

The Town Council's default position is to object if the application is submitted before VALP is adopted but it recognises this development is inevitable.

The planning application for a new health centre at Lace Hill has yet to be determined and is currently the subject of an Appeal for non-determination. AVDC validated the application in June 2017.

The Crown Care Home off Cornwalls Meadow in Buckingham, behind what used to be the Navigation Pub, which BTC has vigorously opposed as it would be in a flood plain on land allocated in the BNDP for parking was given planning permission by AVDC in June. BTC requested that the decision be called in because it was contrary to the made BNDP but the Secretary of State chose not to. But permission has since been quashed because of planning process irregularities. AVDC is considering it again at the Strategic Development Management Committee (SDMC) meeting on Friday 26th October. BTC is not allowed to speak although one of Buckingham's District Councillors plans to do so. BTC's case continues to be that Mrs Kitchen misadvised the SDMC on the weight which must be afforded to a made Neighbourhood Plan in the planning balance and her interpretation of BNDP Policy EE5 regarding land zoned for town centre car parking was incorrect. If planning permission is given for a second time, BTC will continue to seek a junior barrister's advice on the possibility of launching a Judicial Review.

Maggie Beach
28th October 2018

NB When a planning application is "called-in", it is determined by the Secretary of State rather than by the local planning authority