

THORNBOROUGH PARISH COUNCIL

MINUTES OF PLANNING MEETING

Monday 6th August 2018 at 7.00p.m.

Present: Cllr Melanie Staff, (Chair), Cllr Ray Goodger, Cllr Charlotte Moore, Cllr Deborah Hosein, Cllr Andy Spurr, Cllr Mary Taylor, Cllr Steve Tribe, Maggie Beach (Clerk), AVDC Cllr Billy Stanier

Public: None

Item	Minute	Action
1.	Apologies: BCC Cllr Warren Whyte	
2	Declaration of interest in items on the agenda: - none	
3	Planning Ref 18/02492/APP Single storey rear extension, front porch and removal of rear chimney - 6 Bridge Street, Thornborough, MK18 2D – No Comment	Clerk to make response
4	<p>Buckingham Neighbourhood Development Plan Ms Sheena McMurtrie, Town Plan Officer for Buckingham Town Council, and Buckingham Town Cllr Mark Cole, Chair of the Buckingham TC Planning Committee attended. Cllr MC gave a brief background:</p> <ul style="list-style-type: none"> • After the initial failed Aylesbury Vale Plan, the Vale of Aylesbury Local Plan (VALP) is currently being submitted for approval. • Buckingham Neighbourhood Plan was one of the earliest NPs to be 'made'. It has already proved very useful in stopping unwanted development. • If a new Buckingham Local Plan was agreed after the VALP, it would take precedence with regards to local planning decisions as the latest agreed plan is what counts. <p>Sheena MacMurtie then covered a number of issues and explained what Buckingham TC are proposing:</p> <ul style="list-style-type: none"> • Currently at a crossroads and aware of a number of issues coming up in the next decades. • There are several imponderables: <ul style="list-style-type: none"> - the VALP, - the creation of a new Unitary Authority, - the East West Rail link, - the East West Expressway, - "Partnering for Prosperity – a new deal for the Oxford Milton Keynes Cambridge Arc" with plans for a 1,000.000 new homes and the creation of a 'world-class infrastructure providing good housing and a good quality of life. • There are plans for: <ul style="list-style-type: none"> - Setting or capping land values - Affordable housing - A regional planning authority • There is piecemeal planning for infrastructure at present and Section 106 is restricted to a set limit of developments • There are recommendations from the National Policy Commission in consultation with Iain Stewart, MP for Milton Keynes South to lead in this area. • Currently there are concerns about speculative development and local councils are vulnerable without strong local plans. The VALP is not considered a strong plan by many developers but it would still be valid if 	

	<p>the new Unitary Authority for Buckinghamshire was a county wide authority.</p> <ul style="list-style-type: none"> • One of the issues about local plans in Buckinghamshire is the level of housing density. The District Councils in the south of the county are stating in their local plans that the Green Belt needs to be protected, so Aylesbury Vale needs to take their unmet housing need, but they have a much lower housing density in the south and if this was increased they could take more houses, reducing the unmet need that Aylesbury Vale would have to take. • Affordable housing is another issue. The national recommended level of affordable housing in any development is 35% and many local authorities have a higher percentage of required affordable housing, but Aylesbury Vale requirement in the VALP is less than the recommended level at 25%. 'Affordable' means 80% of market rent, so still not affordable for everyone. • Buckingham TC has funded the post of Planning Officer to work on a new Local Plan for Buckingham and are currently consulting with all neighbouring councils to ascertain the level of interest in being part of the local planned area. • There would probably be no cost to local parishes, but inclusion would offer protection and reduce the need for separate costly Neighbourhood Plans. • One definite principle of the new Local Plan is that there would be no coalescence of communities. • The level of involvement might vary for each community and could include regular meetings and updates from the Planning Officer • Thornborough Parish Council agreed that this should be discussed further at the next regular meeting on 20th August, but are initially interested in the proposal. It would be useful to have some topic headings for the plan to discuss. • Cllr RG brought up the issue of the local pumping station and its recent problems with pumping from the Buckingham end. The Planning Officer was aware of the situation and work is being done on this issue. 	<p>Clerk to put this on the next agenda</p> <p>Sheena MacMurtie to send information about the topic areas in the proposed local plan</p>
<p>5</p>	<p>Consultation: Bye Laws on Sites of Special Scientific Interest (SSSI's)</p> <p>Natural England is inviting views on its proposed approach to considering the use of its existing SSSI byelaw-making powers provided by Section 28R of the 1981 Wildlife and Countryside Act (as amended by the Countryside and Rights of Way Act 2000). These byelaw-making powers are to be used specifically for the protection of Sites of Special Scientific Interest ('SSSIs') in England. Sites of Special Scientific Interest (SSSIs) are notified by Natural England as part of its statutory functions and are specially protected by law in order to conserve their wildlife or geology. As part of its ongoing work to further its Conservation Strategy and deliver better and proportionate regulation to benefit the natural environment, Natural England is seeking to improve its capability to exercise its existing SSSI byelaw-making powers, where this might be considered an appropriate and necessary action. This will maximize the flexibility Natural England has to protect the special wildlife of these special and important places.</p> <p>There is one SSSI in the parish of Thornborough at Pilch Fields, in Pilch Lane, owned by BBOWT.</p> <p>After discussion it was agreed to submit an approval response with regards to both the principles and the draft proposed byelaws.</p>	<p>Clerk to make response.</p>
	<p>The meeting closed at 8.15.</p>	