

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 5th June 2017 at 8.25pm following the Interim Council meeting in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

Present: Cllr. Mrs. J. Bates
 Cllr. M. Cole (Chairman)
 Cllr. J. Harvey (Mayor)
 Cllr. P. Hirons (Vice Chairman)
 Cllr. D. Isham
 Cllr. A. Mahi
 Cllr. M. Smith
 Cllr. Mrs. C. Strain-Clark
 Cllr. R. Stuchbury
 Cllr. M. Try

Also present: Mrs. C. Cumming (co-opted member)
 Mrs. N. Stockill (Committee Clerk)

For the Town Clerk: Mrs. K. McElligott

107/17 **Apologies for Absence**

Members received and accepted apologies from Cllrs, Whyte, Mills and O'Donoghue

108/17 **Declarations of Interest**

To receive declarations of any personal or prejudicial interest under consideration on this agenda in accordance with the Localism Act 2011 Sections 26-34 & Schedule 4.
 None.

109/17 **Minutes**

To receive the minutes of the Planning Committee Meeting held on Monday 15th May 2017 to be put before the Full Council meeting to be held on 26th June 2017.
 Amendment to minute 30/17 – *“Cllr. Cole thanked Cllr. Hirons for four years’ service as Chairman of the Planning Committee.”*

Members AGREED to take agenda item 6. ‘Motion Cllr- Bates’ next.

110/17 **Motion – Cllr. Bates**

The Town Council endorses the Building for Equality: Disability and the Built Environment report and requests that AVDC incorporate the finding of the report within the Vale of Aylesbury Plan.

Proposed by Cllr. Smith, seconded by Cllr. Strain-Clark and AGREED unanimously to amend the Motion as follows:

“The Town Council endorses the Building for Equality: Disability and the Built Environment report and, in recognition of previous agreements, AVDC shall incorporate the findings of the report within the Vale of Aylesbury Plan.”

111/17 **Terms of Reference**

To review and agree the Terms of Reference as agreed at Full Council (BTC/02/17)

Proposed by Cllr. Strain-Clark, seconded by Cllr. Mahi an AGREED unanimously to include the follow paragraph at section 12.8: *“To promote all elements of equality in the built environment”*

Cllr. Strain-Clark noted an amendment to duplicated text at Section 5.

Proposed by Cllr. Harvey, seconded by Cllr. Stuchbury and **RECOMMENDED** to Full Council to review and ratify the amend Terms of Reference.

112/17 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan

To receive any update from the Town Clerk.

Nothing to report.

113/17 Action Reports

113.1/17 To receive action reports as per the attached list.

Noted

113.2/17 (796/16) To receive a response from DCLG

Noted.

114/17 Planning Applications

For Member’s information the next scheduled Development Management Committee meetings are **Friday** 9th and Thursday 29th June 2017, with SDMC meetings on Wednesdays 7th and 28th June 2017.

To consider planning applications received from AVDC and other applications

17/01694/APP

OPPOSE & ATTEND

2 Butterfly Close

Insertion of front and rear roof lights [*with conversion of the loft to double bedroom and bathroom*]

Members noted that the red line curtilage was at variance with the original phase drawing boundary which showed only one parking space in front of the shared garage, the remainder of the area between the two houses being designated for the turning space required by the refuse lorry (and other large traffic). The Close was so narrow that any on-street parking rendered turning difficult for a car.

The Committee had no objections to the proposed roof lights, but the conversion of the loft added a fifth bedroom to the dwelling, which did not appear to have the guideline 3 spaces within the curtilage at present, and opposed the application on the grounds of inadequate parking and effect on highway safety – vehicles reversing out into the estate spine road because there was no room to turn and emerge forwards.

It was also recommended that adequate parking provision (and exclusion of on-street spaces on inadequate width roads) be incorporated into the revised Neighbourhood Plan on review.

17/01927/APP

NO OBJECTIONS

10 Bath Lane

Demolish existing conservatory/lean-to and replace with rear single storey extension.

The application also includes for replacing the existing mixture of single glazed timber and UPVC windows to the main property with double glazed timber units painted white, except on the first floor to the rear elevation of the property where these will be replaced with white UPVC

“Not for consultation”

17/01891/ACL

15 Badgers Way

Application for a Lawful Development Certificate for a proposed replacement of existing conservatory with single storey rear extension

17/01906/INTN

Site outside 12 Embleton Way

Notice of intention to install electronic communications apparatus pursuant to the town and country planning act (general permitted development) (England) Order 2015 and the electronic communications code (conditions and regulations) 2003

The following had been circulated by email and the responses collated

17/00803/ATP

NO OBJECTIONS

Strip of land on left side of entrance to Waglands Garden [opposite the side garden wall of No1]

Remove two small self set sycamores, growing through a cypress hedge.

[Clerk's note: it is the cypress hedge that is TPO'd]

17/01699/ATP

OPPOSE

"Dawn Rise", Avenue Road, MK18 1QA

Sympathetic crown lift on lower branches on two Horse Chestnuts

[consensus comment: no work without tree survey justification]

115/17 Planning Decisions

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

Approved

	BTC response	Officer recommⁿ
16/04279/APP Land@London Rd.[Lace Hill] Electrical substation	No objections	
17/00620/APP HSBC/Costa, Market Hill Pavement tables and chairs	Oppose&Attend	Approve
<i>Members may like to note that Conditions 2 & 3 of the approval are</i>		
2 No tables, chairs, pedestrian impact barriers or other street furniture shall be placed on the footway directly in front of the premises on market days.		
3 The tables, chairs and pedestrian impact barriers shown on Drawing No 3.0C shall be removed from the footway at the end of each trading day for Costa Coffee (i.e. by 20:00 Mondays to Fridays and 18:30 on Sundays, Bank and Public Holidays.)		
<i>Costa had given an undertaking not to put them out on Sundays and Bank Holidays.</i>		
17/00870/APP 16 Boswell Court	Single storey rear extension	No objections
17/01112/APP Waitrose, 14 Meadow Walk	Install 4 ram-raid bollards	No objections

Cllr. Hirons reported that Cllr. Fealey had stated that the Buckingham Town Council's Market Manager would be responsible for the enforcement of Costa's Planning Conditions 2 & 3. Members discussed and AGREED for the Planning Clerk to write a letter to the Chair of the Development Management Committee drawing their attention to the Buckingham Charter Fair and clarifying that the Market Manager would have authority to remove chairs belonging to Costa.

ACTION PLANNING CLERK

Refused

16/00847/APP West End Fm,Brackley Rd	72 bed care home	Oppose&Attend	Refuse
17/00602/APP Little Oaks, Brackley Rd.	Conv. of garage to bedsit	Oppose&Attend	

116/17 Planning Inspectorate/Secretary of State decision

Moreton Road Phase III – to receive and discuss a letter from DCLG on a delay to the decision caused by a recent Supreme Court judgement. A note from the Town Clerk was attached to the agenda.

Noted. Cllr. Cole expressed thanks to the Town Clerk for working on the report during his annual leave.

116/17 Development Management Committee

116.1/17 Strategic Development Management (7th June 2017)
Salden Chase – Planning Clerk to attend.

116.2/17 Development Management (9th June 2017) *Cancelled*

116.3/17 To receive written reports on the 18th May SDMC meeting and a verbal report from Cllr Hirons on the 19th May DMC meeting.

Noted

Proposed by Cllr. Stuchbury, seconded by Cllr. Smith and unanimously AGREED a **RECOMMENDATION** to Full Council to seek legal advice on whether Buckingham Town Council should seek a judicial review of planning application 16/03302/APP (Land behind 13 High Street).

117/17 Enforcement

117.1/17 To receive the April update

Cllr. Hirons reported abandoned shopping trolleys and precariously stacked trays in the lane adjacent to Domino's Pizza.

117.2/17 To report any new breaches

Mrs Cummings reported damaged to one of the original walls at the rear of the old Police Station.

ACTION PLANNING CLERK

Cllr. Try reported the construction of a large timber structure to the rear of a property in Hubbard Close.

ACTION PLANNING CLERK

118/17 s106 Quarterly update

To receive and discuss the updated list from AVDC; BCC update not yet received.

Addington Road – Members discussed and AGREED for the Planning Clerk to write a letter to Cllr. Mark Shaw (copy to Cllr. Whyte) requesting an update on the Addington Road issue.

ACTION PLANNING CLERK

119/17 Parking

119.1/17 Parking on pavements

Members to receive and discuss a document from the RICA at the request of Cllr. Newell

Cllr Harvey said the law only prevents people from driving on pavements and if they're parked on pavements (outside of London) then they're not breaking the law. This campaign is for a national law to make it illegal to park on pavements.

Members discussed and AGREED unanimously for the Planning Clerk to write to County Highways Department and seek their views on bringing current legislation applicable to parking on pavements within London into Bucks.

ACTION PLANNING CLERK

Proposed by Cllr. Harvey, seconded by Cllr. Smith and AGREED for the planning Clerk to write to Cllr. M. Shaw requesting an estimate of the cost from damage done

to pavements by vehicle parking and does Buckingham County Council have the legal authority to restrict parking on pavements within Buckingham.

ACTION PLANNING CLERK

119.2/17 Parking at Bourton Meadow Academy.

To discuss a letter circulated to local residents, and agree any response

Proposed by Cllr. Harvey, seconded by Cllr. Hirons and AGREED not to comment on the letter to residents. A vote was taken and the results were:

6 in favour

3 against

Motion carried

Proposed by Cllr Stuchbury to write to Bourton Meadow, acknowledging their letter to residents and requesting an update – the motion received no seconder.

Cllr. Bates reported a recent altercation at Lace Hill School over parking issues.

120/17 Lace Hill Employment/Health site

120.1/17 Care Home application considered at the preceding Interim Council meeting

Noted

120.2/17 Medical centre application expected in a week or so (Cllr. Mordue)

Noted

121/17 Transport

To report any damaged superfluous and redundant signage in the town.

Cllr. Smith reported the HGV signs on Bourton Road.

Cllr. Stuchbury expressed concern that the Franciscan Building may be up for sale and recommended that it be Listed. Planning Clerk to investigate and report back.

ACTION PLANNING CLERK

122/17 Access

To report any access-related issues.

Nothing to report.

123/17 Correspondence

123.1/17 (46.2: Clarence Park) To receive further emails from Mr. Finnis

Noted

124/17 News releases

Nothing to report

125/17 Chairman's items for information

Nothing to report

126/17 Date of the next meeting: Monday 3rd July 2017 at 7pm.

Meeting closed at 21.58

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