

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 21st August 2017 at 7.00pm in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

Present: Cllr. Mrs. J. Bates
 Cllr. M. Cole (Chairman)
 Cllr. P. Hirons (Vice Chairman)
 Cllr. D. Isham
 Cllr. A. Mahi
 Cllr. M. Smith
 Cllr. R. Stuchbury
 Cllr. M. Try

Also present: Mrs. C. Cumming (co-opted member)
 Mrs. N. Stockill (Committee Clerk)
 Cllr. W. Whyte (County Councillor)

For the Town Clerk: Mrs. K. McElligott

302/17 Apologies for Absence

Members received and accepted apologies from Cllrs. Strain-Clark, O' Donoghue and Harvey.

303/17 Declarations of Interest

There were no declarations of interest.

304/17 Minutes

To receive the minutes of the Planning Committee Meeting held on Monday 24th July 2017 ratified at the Full Council meeting to be held on 14th August 2017.

Proposed by Cllr. Smith, seconded by Cllr. Hirons and unanimously **AGREED** to amend minute 249/17 to read 'Members attended Development Management Committee'.
ACTION COMMITTEE CLERK

305/17 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan

Cllrs. Cole and Hirons would be attending the Parishes Briefing on 4th October 2017 at AVDC.

306/17 Action Reports

306.1/17 To receive action reports as per the attached list.

Roundabouts – Mrs. Cumming reported damaged planting on the Stratford Road roundabout. Cllr. Stuchbury suggested referring the matter to the Greenspaces Team to recover costs from Highways.

ACTION PLANNING CLERK

*Members **AGREED** to take agenda item 6.7 (Planning Application 17/02705/APP 37 Catchpin St.) next for the benefit of members of the public present.*

307/17 17/02705/APP

NO OBJECTIONS (REVISED RESPONSE)

37 Catchpin Street, MK18 7RR
 Erection of boundary fencing and gates

Additional plan: Dimensioned drawing of double gates, pedestrian gate and fencing each side, and email giving widths of fire engines, dustcarts and delivery trucks. Highways' response is also available on the website. Members agreed that their concerns had been addressed, and revised their previous response (oppose and attend) to No Objections.

Members of the public left the Chamber at 19.23 and the original agenda order was resumed.

308/17 (660.3; AVDC IT Problems)

To receive a response from Mr. Allmand to the March letter to Mrs. Paternoster. Members expressed disappointment that the letter did not address the original question of why Members had been asked to reconsider their planning decision. Cllr. Isham suggested forwarding a catalogue on non-responses to District Councillors. Members **AGREED** for the Planning Clerk, Chair and Cllr Stuchbury to arrange a meeting with AVDC Planning Officers and Planning Enforcement. The Planning Clerk is to arrange an agreeable date and outline agenda.

ACTION PLANNING CLERK

Cllr Bates suggested writing to AVDC inviting the new Parish Liaison Officer to a future Planning Committee meeting. **AGREED.** **ACTION PLANNING CLERK**

309/17 (976/16; Enforcement)

To receive a response from Lindsey Vallis; on behalf of Cllr. Paternoster. Members noted the response and suggested the Planning Clerk, Chair and Cllr Stuchbury meet with the enforcement Team to discuss the ongoing issues – see *minute 308/17*.

310/17 (249.1/17; late documents →DMC meetings)

Response from S. Kitchen
Members discussed the allocation of AVDC's resources into planning applications and Cllr. Stuchbury expressed disappointment that an enforcement action within the Conservation Area was not considered 'economically viable' to pursue as it could be seen as an open gate for others to flout planning law.

311/17 Planning Applications

For Member's information the next scheduled Development Management Committee meetings are Wednesday 30th August and Thursday 20th September 2017, with SDMC meetings on Fridays 1st and 22nd September 2017.

To consider planning applications received from AVDC and other applications

17/02605/APP

NO OBJECTIONS

Tesco Store, London Road
Replacement of external doors, installation of roller shutter and installation of car park barrier
Members asked that the barriers be very well lit when closed, for safety reasons.

17/02924/APP

NO OBJECTIONS

22 Chandos Close
Erection of two- and single-storey side extensions
Members noted the absence of the chimney in the proposed elevations, and wondered whether this was an accidental omission.

17/02939/APP**NO COMMENT AT THIS TIME**

Royal Latin School, Chandos Road

Provision of new all-weather pitch and sports building with associated flood lighting
Members declined to make a formal response as insufficient information was available; in particular the absence of the SUDs strategy document, for a site acknowledged to be readily floodable. They have concerns for the effect of the new building and pitch on the brook at the far end of The Buckingham School's field, and the Railway Walk.

Other matters for which documentation was not available, though listed in the D&A Statement, were the Ecological Survey and External Lighting Report, both of which affect the adjacent Railway Walk, in the Town Council's ownership.

The loss of 12 trees and 2 groups of trees was very much regretted and Members would like details of the siting, age and species of the proposed replacements.

Though 'Dedicated cycle storage is provided....to encourage the use of alternative transport to cars' and the Travel Plan 'hopes to inspire more students to cycle to school', the provision of parking for 6 cycles, uncovered, is derisory. Well over 100 individuals surveyed for the School Travel Plan indicated cycling as their 'preferred' mode of travel, and the opening of the new cycle route along the A413 to Winslow might well encourage more. However without covered secure storage, this is unlikely to occur, and the School should propose better car parking provision as an alternative.

Details of availability for public use of the sports hall and pitch would be appreciated.

Members look forward to the supply of the missing documents so that they can formulate a full response to the application.

AMENDED PLANS**17/02414/APP****NO OBJECTIONS**

8 de Clare Court, MK18 1XD

Two storey rear extension and replacement fence to the rear

Minor amendment: deletion of the replacement fence from the application.

As the fence had been the reason for Members' previous opposition, they were content to change their response.

The following **Minor Amendments /Additional Information** had been received

S/2017/1444/EIA

Silverstone Circuit, NN12 8TN

Outline application for mixed use development comprising education including on site student accommodation (Use class D1 and C2), one hotel (C1), brand centre facilities supporting motorsport activities (sui generis), sports and leisure/adrenaline facility and family entertainment centre (D1), other motorsport related activity (sui generis). Parking and access arrangement, infrastructure including highways and utilities improvements. Associated landscaping and other ancillary works. (Application accompanied by an Environmental Statement)

111 amended documents had been filed.

Members noted the revised shift patterns avoiding peak times, but noted that without any public transport from the Buckingham & Winslow direction, staff would still be obliged to drive to work. The roads in this direction were not suitable for

cycling, being narrow and subject to a 60mph speed limit. The UTC bus did not run at convenient times for staff, and not at weekends or during college holidays. No improvement of the Dadford Road south of the circuit access was included in the proposal. It was suggested that a bus service for staff be provided at shift start and end times, to facilitate economic transport for staff from the North Bucks area. Members had no further comment on the remaining changes to the application.

Members were advised that the decision had been taken on this application

17/01428/APP

NO COMMENT

4 Honeycomb Way, MK18 7RL

Two storey rear extension and loft conversion with dormer

a) *Minor amendment: section through house added to drawing*

b) *Dimensioned drawing of ground floor including car port and patio; car port is 2.6m wide, with two bays 4.6m long and one 4.3m long*

Not for consultation:

Members were advised that the decision has been taken on this application

17/02681/ATC

NO OBJECTIONS

58 Nelson Street

T1: 1Nº Leylandii: height 6m; crown spread 6m. Fell to ground level

T2: 1Nº Cherry: height 5m; crown spread 3m. Fell to ground level.

The majority opinion to the email consultation was that the trees were of little worth and could be felled. This response had been filed before the decision was made.

17/02727/HPDE

3 Gawcott Fields, MK18 1TL

The erection of a single storey extension which would extend beyond the rear wall of the original house by 5.5m, for which the maximum height would be 3.6m and for which the height of the eaves would be 2.5m

Prior approval not required

311.1/17 Planning Decisions

311.1.1/17 To receive for information details of planning decisions made by AVDC as per 'Bulletin' and other decisions.

		BTC response	Officer recommⁿ.
Approved			
17/01003/APP Lace Hill	Construction new bridleway 13 (part)	Oppose	
17/01428/APP 4 Honeycomb Way	2-st rear extn and loft conv.+dormer	No objections*	
17/01985/APP NatWest Bank	Remove NW brand signage & ATM	No objections	
17/02103/APP 32 Moorhen Way	Extension to front porch	No objections	
17/02178/APP 131 Needlepin Way	Window to side elevation	No objections	
17/02266/ALB 4 Nelson Street	Restoration work to bricks & render	No objections	
17/02416/APP 7 Chandos Close	2-st rear ext'n, + 2& 1-st.side ext'n	No objections	
17/02418/APP 35 Moreton Road	Single storey side extension	No objections	
*revised from Oppose & Attend on receipt of satisfactory new information			
Refused			
17/01968/APP The Villas, Stratford Rd.	Infill flat betw. existing dwellings	Oppose & Attend	

Not Consulted on:

Approved

17/01176/ATP Holloway Spinney Work to trees & 2-year forward plan No objections

17/02010/ATP Land off Chandos Rd. Additional works to trees Oppose

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EQUALITIES ACT 2010/CRIME AND DISORDER ACT, 1988: the decisions made during the course of the meeting were duly considered and it was decided that there were no resulting direct or indirect implications in respect of crime and disorder, racial equality or diversity.

Initial.....

311.2/17 Planning Inspectorate

311.2.1/17 14/02601/AOP Moreton Road Phase III: Outline application with access to be considered at this stage for the erection of up to 130 dwellings and full planning permission for the change of use from agricultural land to sports pitches/recreational open space and informal open space. To note that the Secretary of State on 19th July 2017 overturned the Inspector's recommendation that permission be granted and refused it, primarily because the application is contrary to the BNDP.

Members held a discussion on the Secretary of State's conclusions and **AGREED** that it was time to revisit and update the Buckingham Neighbourhood Development Plan.

Proposed by Cllr, Smith, seconded by Cllr. Isham and **RECOMMENDED** to Full Council that the Town Council form a working group to consider revisions to the Buckingham Neighbourhood Development Plan

311.2.2/17 16/02320/AOP Land East of Page Hill: 170 dwellings and ancillary works *The applicants have appealed against non-determination, with start date 12th July 2017; BTC were not informed either by letter or via the Track system. Alerted by an enquiry from a Maids Moreton resident, the Clerk asked why we had not been contacted and received the statutory letter on 11th August 2017.*

Mrs Cumming reported that the entry in the AVDC HELAA document (v4 January 2017) for this site stated:

"Unsuitable - The site is beyond a strong defensible town boundary that is well related to landform. The eastern part of the site is particularly sensitive to development and has a weak relationship to the existing settlement. There are long distance views to the south and development would also adversely affect the setting of the Maids Moreton church to the north."

Members restated their previous objections that Maids Moreton village held few facilities and only one infants school. Therefore, future residents would rely on the infrastructure of Buckingham to provide services such as doctors, dentists and shopping. Members **AGREED** that attention should be drawn to the (as yet unapproved) Healthcare Centre at Lace Hill (17/02112/AOP) and its intention to amalgamate all of the town centre Doctor surgeries into one location, increasing the distance future residents would have to travel.

Proposed by Cllr. Hirons, seconded by Cllr. Bates and unanimously **AGREED** for the Planning Clerk to respond to the Planning Inspectorate referencing the HELAA document and planning application (17/02112/AOP). **ACTION PLANNING CLERK**

311.3/17 DCLG

16/03302/APP 61-bed Care Home etc, land behind the Grand Junction PH

The Secretary of State has decided not to call-in this decision. Cllr Cole asked Committee Members if they wished to consider applying for a judicial review.

Proposed by Cllr. Stuchbury, seconded by Cllr. Isham and **RECOMMENDED** to the Interim meeting of the Full Council of Buckingham Town Council to consider whether the Council should apply for a judicial review.

Members **AGREED** for the Town Clerk to provide information, ahead of the Interim meeting, on estimated costs of a judicial review. **ACTION TOWN CLERK**

312/17 Development Management Committee

312.1/17 Strategic Development Management (9th August 2017) *No Buckingham applications*

Noted

312.2/17 Development Management (10th August 2017) *No Buckingham applications*

Noted

313/17 Enforcement

313.1/17 To receive the Buckingham cases in the July update per Cllrs. Mills and Stuchbury

Noted

313.2/17 17/00169/CON3; to receive a response from AVDC and note that the discharge of conditions letter attached did not deal with Condition 4. The Clerk has asked for a copy of this Discharge as it seems to contradict the letter's paragraph 3.

Noted

313.3/17 To note for information that Costa breached the 'not on market days' condition on Tuesday 8th August and have been reported to AVDC with photographic evidence. Furthermore the permanent barrier installed by the door does not have permission from BCC; AVDC have been asked if this was permitted by a non-consulted amendment, contrary to BCC's pavement licence. A case file has been opened (see Action List/Enforcement)

Noted

313.4/17 To report any new breaches

None

314/17 Buckinghamshire Minerals and Waste Local Plan: Draft Plan for Consultation

The consultation runs until 27th September and there is a local event at the Community Centre on Tuesday 29th August from 2pm to 8pm, (other dates and venues are available if this is inconvenient: apply to the office for details). The link to the Draft Plan is www.buckscc.gov.uk/mwlocalplan.

The seven potential preferred locations for mineral extraction are at:

Hydelane Farm, Buckingham; New Denham Quarry, North Extension; New Denham Quarry, North West Extension; North Park, Iver; Slade Farm North, Gerrards Cross; Slade Farm South, Gerrards Cross; Springfield Quarry South Extension, Wooburn.

The 27 potential preferred locations for waste management are at:

Asheridge Road, Chesham; Woodlands Enterprise Zone, Aylesbury; Buckingham Industrial Park; Court Lane, Iver; Cressex Employment Area, High Wycombe; Greatmoor, near Calvert; Haddenham Business Park; High Heavens, High Wycombe; Long Crendon Industrial Park; M40 Junction 3, Loudwater; Milton Keynes fringe, Newton Longville; Rabans Lane and Gatehouse Industrial Areas, Aylesbury; Radclive Road, Buckingham; Ridgeway Trading Estate, Iver; Sands Industrial Areas, High Wycombe; South of Raans Road, Amersham; Stocklake Industrial Area, Aylesbury; Thomas Road, Wooburn; Thorney Business Park; Tingewick Road Industrial Estate; Triangle Business Park, Stoke Mandeville; Westcott Venture Park; Woodham Industrial Estate; Wycombe Air Park

Mrs Cumming expressed concern at the potential increased number of traffic movements associated with a mineral extraction site at Hyde Lane and stated that Members needed to ensure the eventual reinstatement of quarry land around Buckingham. Cllr. Stuchbury reminded Members of the risk of back flooding and the implications of potential runoff into the river basin.

Members **AGREED** to attend the Public Meeting on the 29th August 2017 and bring their considered responses to the Interim meeting of Full Council on the 11th September 2017.

316/17 Transport

To report any damaged superfluous and redundant signage in the town.
None

Cllr. Whyte left the chamber at 20.57

317/17 Access

To report any access-related issues.

Cllr. Stuchbury expressed grave concern that recent correspondence from AVDC Officers seemed to suggest that the Equalities Act 2010 was a non-compulsory consideration within all planning applications, quoting that "The Equalities Act was not strong enough legislation to be defensible." Members discussed and **AGREED** for the Planning Clerk to seek advice from the Equalities Council on how to proceed.

ACTION PLANNING CLERK

Members **AGREED** to investigate what the Developers of the Hamilton Precision site have been informed by the Authority concerning the pedestrian access to the Riverside Walk.

ACTION PLANNING CLERK

318/17 Correspondence

None

319/17 News releases

None

320/17 Chairman's items for information

None

321/17 Date of the next meeting

Monday 11th September 2017 following the Interim Council meeting.

Meeting closed at 9.10pm.

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