

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 11<sup>th</sup> September 2017 at 7.50pm following the Interim Council meeting, in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

**Present:** Cllr. M. Cole (Chairman)  
 Cllr. J. Harvey (Mayor)  
 Cllr. D. Isham  
 Cllr. A. Mahi  
 Cllr. Mrs. L. O'Donoghue  
 Cllr. M. Smith  
 Cllr. Mrs. C. Strain-Clark  
 Cllr. R. Stuchbury

**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

### 370/17 Apologies for Absence

Members received and accepted apologies from Cllrs. Hiron, Bates and Try.

### 371/17 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.

### 372/17 Minutes

To receive the minutes of the Planning Committee Meeting held on Monday 21<sup>st</sup> August 2017 to be put before the Full Council meeting to be held on 2<sup>nd</sup> October 2017.

**AGREED**

### 373/17 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan

To receive for information the Members' Briefing Note on the 5-year Housing Land Supply (via Cllr. Whyte)

Members noted Cllr. Whyte's report.

### 374/17 Action Reports

374.1/17 To receive action reports as per the attached list.

186.2/17 (Cycle path) – Cllr. O'Donoghue expressed surprise and concern that a cleaning schedule had not been incorporated into the original plan for the Cycle path. Cllr Harvey proposed writing to Transport for Bucks to question what provision is to be made for cleaning up the chippings following resurfacing.

**ACTION PLANNING CLERK**

186/17 (Poplars, Franciscan) – Cllr. Harvey expressed concern that AVDC could revoke Tree Protection Orders if the tree was on AVDC land. Members **AGREED** for the Planning Clerk to investigate the process further.

**ACTION PLANNING CLERK**

*Members AGREED to Suspend Standing Orders to allow Cllr Whyte to speak*

118/17 (Addington Road) – Cllr. Whyte explained that he was awaiting a response from Bellway as to whether they would be undertaking the development or TfB would carry out the work and recharge the cost.

*Members AGREED to Reinstate Standing Orders*

250/17 (Conservation Area) –Members **AGREED** for Mrs Cummings, Roger Edwards (Chairman of the Buckingham Society), Cllr. Cole and Cllr. Hirons to arrange a meeting to discuss raising the profile of The Buckingham Conservation Area.

**ACTION MRS CUMMING**

314/17 Buckinghamshire Minerals and Waste Local Plan: Draft Plan for Consultation – Cllr. Cole explained that the deadline was the 20<sup>th</sup> September 2017 and asked Members for their considered responses to the consultation.

Members reiterated their previous concerns on the potential increased number of traffic movements associated with a mineral extraction site at Hyde Lane and stated that Town Council needed to be assured of the complete reinstatement of the site afterwards. Cllr. Stuchbury reminded Members of the risk of back flooding and the implications of potential runoff into the river basin, and the damage to the local ecology.

Cllr. Isham reminded Members that during previous consultation the Town Council had corresponded with neighbouring Parish Councils. Members **AGREED** to circulate to neighbouring Parish Councils

**ACTION PLANNING CLERK**

Members **AGREED** to delegate the formal response to the Planning Clerk

**ACTION PLANNING CLERK**

374.2/17 (586.2/16 & 190.2/17) To receive a response from Ian Thomas, TfB, on yellow lines, pavement parking & Domino's. The requested photographs and the history of the question about Domino's (from last October) had already been sent to the officer.

Members discussed the history of nuisance parking at Domino Pizza and Roosters take-away outlet. Proposed by Cllr. Stuchbury, seconded by Cllr. Harvey and **AGREED** for the Planning Clerk to write to the Manager of both Buckingham Domino Pizza and Roosters to ask them to consider creating a policy to not serve customers that have evidently parked in a dangerous manner.

**ACTION PLANNING CLERK**

374.3/17 (586.2/16, 664.1/16, 322/16, 119/17, 190.2/17) To receive a response from Mark Kemp, BCC, on Domino's, street lighting savings, Bourton Rd weight limit sign, pavement parking and yellow lines.

Noted.

374.4/17 (186.3/17) To receive the response to the Freedom of Information request Members noted the response and **AGREED** for the Planning Clerk to respond requesting correspondence from the 1<sup>st</sup>-31<sup>st</sup> May 2017 of when the Section 106 Officer had consulted with any Parish /Town Clerk in Aylesbury Vale, especially Buckingham Town Council.

**ACTION PLANNING CLERK**

Cllr. Stuchbury said that Members should not lose sight of the importance of the issue and questions should be asked at the appropriate time.

Members **AGREED** for the Planning Clerk to write to the Leader of AVDC pointing out the discrepancies in the Freedom of Information Request response when related to the amendments to the original motion.

**ACTION PLANNING CLERK**

374.5/17 (308/17) To receive a verbal report from the Chairman of the meeting held on 7<sup>th</sup> September 2017 at AVDC.

Cllr Cole presented the following report to Members:

*BTC MEETING WITH JEFF MEMBERY, AVDC PLANNING*

The Gateway, Aylesbury HP19 8FF, Thursday 7<sup>th</sup> September 2017 at 11.00

Present:

Jeff Membery, AVDC Planning  
Cllr Mark Cole, Chairman BTC Planning Committee  
Cllr Robin Stuchbury, BTC and AVDC  
Katharine McElligott, BTC Planning Clerk

*In opening the meeting, I explained that Buckingham Town Council and its Planning Committee were increasingly frustrated by continual problems with the AVDC Planning Portal, and the failure of its tracking system to notify BTC of planning applications which affect Buckingham, and also AVDC Planning's frequent failure to respond to questions.*

*Mr Membery explained that his planning department was 50% short of staff, with only 9 officers out an ideal 19. The shortfall was partially filled by using temporary agency staff, though this was not ideal, as they were without local knowledge and the length of service to build it. A number of graduates had been interviewed and were being taken on, but it would be some time before they would be ready to deal with planning applications on their own.*

*He added that AVDC was now aware that its UNIFORM planning software was not fit for purpose, and was being replaced with a new system, hopefully by or during November 2017, and he was confident that this would address many of our concerns.*

*We raised a number of issues with him, which Katharine had prepared as a comprehensive file, a copy of which he was given. He acknowledged that there were many shortcomings, and would pass the file on to the officials responsible for consideration and action.*

*Discussing AVDC's relationship with Buckingham and other towns and parishes, Mr Membery said that three Parish Planning Liaison officers were in the process of being appointed, not planners per se, but liaison officers who would be an accessible link for planning and other AVDC services. They had already been recruited, and were now being trained; each would be responsible for on average 30 parishes, and would also work with the North Bucks Parishes Planning Consortium. The one responsible for Buckingham would attend BTC and Planning Committee meetings should it be our wish.*

*He added "we are not oblivious to BTC's concerns about the planning process. We have been through a massive change, and with new staff we want to get it right."*

*I thanked Mr Membery for his time, and the positive way in which he had responded to our concerns. In conclusion, I asked him to draw the attention of his staff to the Buckingham Neighbourhood Development Plan, which had now received ministerial approval following the Maids Moreton Phase III refusal, and which we considered had not always been taken into account in planning decisions. He said that he would do so.*

Members **AGREED** for the Planning Clerk to write thanking Mr Membery for his time, expressing hope that the Planning Committee and Mr Membery can continue with a successful dialogue. **ACTION PLANNING CLERK**

Cllr. Whyte left the chamber at 20.51

### **375/17 Planning Applications**

For Member's information the next scheduled Development Management Committee meetings are **Wednesday 20<sup>th</sup> September** and **Thursday 12<sup>th</sup> October 2017**, with SDMC meetings on **Friday 22<sup>nd</sup> September** and **Wednesday 11<sup>th</sup> October 2017**.

To consider planning applications received from AVDC and other applications

**17/03280/ALB**

**NO OBJECTIONS**

19 High Street

Formation of WC/utility area in existing kitchen area, replace/repair and make good windows throughout the property, replacement staircase and fireplaces

*Concern was expressed that replacing the fireplaces might cause the chimneys to smoke, but otherwise Members had no objection provided the Historic Buildings Officer was content.*

**17/03241/APP**

**NO OBJECTIONS**

Garage adjacent to Little Oaks, Brackley Road

Installation of four rooflights on garage

*Members noted that not only had the newly surfaced A422 been dug up to facilitate the connection of electricity at the time of the previous application (17/00602/APP) it had since been done again to connect a water supply to this garage. Furthermore the garage doors illustrated in the 'existing' drawing were not in place; the door spaces were still infilled with wooden sheets.*

*Members could find no valid reason to object to the four rooflights, but emphasised that any further attempt to turn this building into a dwelling would be resisted.*

**17/03278/APP**

**NO OBJECTIONS**

9 Bobbins Way

Erection of a single storey rear conservatory (retrospective)

**17/03369/APP**

**NO OBJECTIONS**

1 Wharf Hill Terrace, Stratford Road

Single storey rear extension

**Not for consultation**

**17/03137/HPDE**

98 Embleton Way

Proposed single storey rear extension which would extend beyond the rear wall of the original house by 8m, for which the maximum height would be 3.82m and for which the height of the eaves would be 3.65m

**17/03281/ATP**

**NO OBJECTIONS**

Land Off Stratford Road [*Maids Moreton Avenue*]

Phasing out/removal of Sycamore and Norway maple trees throughout the whole woodland as discussed with the Friends of Maids Moreton [*Avenue*]. Reduction of 2 large dead Beech trees down to 5-6m nature poles (Exempt) Felling of small dead Plum tree. (Exempt). Reduction of trees on edge of woodland that are encroaching onto property/crown lifts. Felling of trees implicated in subsidence claims where significant evidence is produced. This is a 5yr plan to reduce multiple applications on Council owned trees.

**376/17 Planning Decisions**

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

**BTC**

**Officer**

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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.....

<b>Approved</b>		<b>response</b>	<b>recomm<sup>n</sup></b>
17/00111/APP Lace Hill	Additional drainage detention basin	No objections	
17/02364/AAD Thomsons, Cornwall	Centre Non-illuminated signage	No objections	
17/02705/APP 37 Catchpin Street	Boundary fencing and gates	No objections*	
17/02924/APP 22 Chandos Close	2- and single-storey side extensions	No objections	
		*changed from Oppose & Attend 21/8/17	

**Refused**  
 17/01978/APP 1 Lace Lane Ch/use residential to day nursery Oppose\*\*  
 \*\* "& Attend" added at Full Council 14/8/17

**Withdrawn**  
 17/02581/APP Willowby, Bath Lane Demol.bungalow, rebuild house+garage No objections

**Not Consulted on:**

**Approved**  
 17/01699/ATP Dawn Rise, Avenue Rd. Crown lift 2 horse-chestnuts Oppose

**Prior approval not required**  
 17/02727/HPDE 3 Gawcott Fields Permitted rear extension Decision made before meeting

**Planning Inspectorate**

17/00065 & 17/00066 4-5 Bridge St. retrospective application for one fascia sign. Appeal against refusal lodged 18<sup>th</sup> August 2017.  
*[Planning applications 17/00178/AAD & 17/00180/ALB].*  
*Members had no objection to the proposal at the 30<sup>th</sup> January meeting. If Members have any further comments, the expiry date is 22<sup>nd</sup> September.*

**377/17 Development Management Committee**

377.1/17 Strategic Development Management (1<sup>st</sup> September 2017 meeting cancelled)  
 Noted  
 377.2/17 Development Management (30<sup>th</sup> August 2017; no Buckingham applications)  
 Noted

**378/17 Enforcement**

To report any new breaches  
 Mrs Cumming reported an incident of encroachment into the woodland at the back of Highlands Ave, citing 2-3 households that have encroached into the natural woodland, thereby expanding their own garden. Mrs Cumming to pass on the details to the Planning Clerk.  
**ACTION MRS CUMMING**

**379/17 Transport**

379.1/17 To consider and agree a response to the consultation on BCC's Development Management Policy.  
<https://democracy.buckscc.gov.uk/mgConsultationDisplay.aspx?ID=3290>  
 A policy summary was circulated with the agenda, with Members' comments made over the last few years on related matters for information.

Proposed by Cllr. Harvey, seconded by Cllr. Stuchbury and **AGREED** for the Planning Clerk to respond with the following statement "The Town Council aims to positively promoting a road and pavement infrastructure network that promotes road safety and encourages wellbeing amongst all users and neighbours." and including

a hard copy of the summary report in response.

**ACTION PLANNING CLERK**

379.2/17 To note receipt of the legal order diverting Bridleway 13 (Lace Hill Employment Area)

Mrs Cumming explained that she would be investigating the accessibility and safety of all bridleways in and around Buckingham.

379.3/17 To report any damaged superfluous and redundant signage in the town. The sign to Maids Moreton on the A422 is still missing. The Planning Clerk noted that a 'job done' message had been received and this would be checked..

**ACTION PLANNING CLERK**

**380/17 s106 update**

To receive the quarterly update from AVDC.

Noted

**381/17 Access**

To report any access-related issues.

Cllr. Strain-Clark reported that many premises in Buckingham were now accessible with removable ramps. However, the Access Awareness group had received reports that residents with hearing or visual difficulties experienced a lack of hearing loops and A-boards obstructing pavements. The Group discussed hosting another Access Awareness day. Members discussed and **AGREED** they were in support of another Access Awareness Day.

Members **AGREED** to **RECOMMEND** to Full Council Members' involvement in the next Access Awareness Day.

Cotton End Steps - Cllr. Stuchbury explained that the Lace Hill Residents Association were looking to progress the matter with the District Council. Cllr. Stuchbury asked for the item to be placed on the next Full Council agenda with evidence of where District has made exceptions for other applications and with an accompanying timeline of issues.

**ACTION TOWN CLERK**

Cornwalls Meadow Carpark Footpath – Cllr. Cole raised concern that no planning application had been received for the new AVDC footpath in Cornwalls Meadow Carpark and construction had already begun. Members **AGREED** for the Planning Clerk to report the breach of planning conditions.

**ACTION PLANNING CLERK**

**382/17 Correspondence**

None.

**383/17 News releases**

Members **AGREED** to a press release - title 'The fight goes on for Cotton End Steps'.

**384/17 Chairman's items for information**

None.

**385/17 Date of the next meeting: Monday 9<sup>th</sup> October 2017 at 7pm.**

Meeting closed at 9.50pm.

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

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Initial.....

