

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 9th October 2017 at 7.00pm in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

Present: Cllr. Mrs. J. Bates
 Cllr. M. Cole (Chairman)
 Cllr. J. Harvey Town Mayor
 Cllr. P. Hirons (Vice Chairman)
 Cllr. A. Mahi
 Cllr. Mrs. L. O'Donoghue
 Cllr. M. Smith
 Cllr. Mrs. C. Strain-Clark
 Cllr. R. Stuchbury
 Cllr. M. Try

Also present: Mrs. N. Stockill (Committee Clerk)
 Cllr. T. Mills District Councillor (*until minute 429/17*)

For the Town Clerk: Mrs. K. McElligott

424/17 **Apologies for Absence**

Members received and accepted apologies from Cllr. Isham, County Cllr. Whyte and Mrs. Cumming of The Buckingham Society.

425/17 **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.

426/17 **Minutes**

To receive the minutes of the Planning Committee Meeting held on Monday 11th September 2017 ratified at the Full Council meeting held on 2nd October 2017.

AGREED

427/17 **Buckingham Neighbourhood Plan/Vale of Aylesbury Plan**

427.1/17 To receive a verbal report from the Chairman/Vice Chairman on the VALP Briefing for Parishes meeting held on 4th October 2017 at The Gateway. Members held a long discussion on the draft Vale of Aylesbury Plan (VALP) and expressed concern at the lack of evidence that Buckingham's Neighbourhood Development Plan had been considered in the report.

*Members **AGREED** to suspend Standing Orders to allow Cllr. Mills to speak*

Cllr. Mills reminded Members that the Town Council were not in a position to formally object until after publication. However, Members could object the proposed sites outlined in the draft VALP and Cllr. Mills said he would be happy to lend his support in any challenge.

*Members **AGREED** to resume Standing Orders*

Cllr. Stuchbury said he was troubled by the numerous errors the Planning Clerk had identified in the VALP report and stressed that AVDC had shown little engagement cooperation or joined up thinking with Buckingham's NDP. Cllr. Stuchbury

suggested that Members publish their objections in the public domain in advance of any formal challenge and seek an amendment to the Vale of Aylesbury Plan at the 10th October 2017 Cabinet meeting or the Council meeting on 18th October 2017.

Proposed by Cllr. Smith, seconded by Cllr. Stuchbury and unanimously **AGREED** to respond objecting to the VALP contravention of the NDP and stating the Buckingham Town Council would be formally responding at a later stage of the consultation with evidence and pointed objections. **ACTION PLANNING CLERK**

Cllr. Harvey phrased several questions for consideration in the formal response:

- How compatible is this with the NDP?
- What effect would it have on our town directly? Is the extra housing going to significantly affect our town?
- What affect will it have on our town indirectly? (for example, Maids Moreton doesn't even have a shop, so depends on Buckingham for such infrastructure)
- How well does the VALP, overall, meet the local employment and housing market areas?
- How does plan jigsaw with neighbouring plans?

Cllr. Harvey said that AVDC's disregard of the NDP makes the VALP fragile and questioned the legality of the document. He suggested that the Town Council's approach be "We want to help you ensure this plan is accepted by the Planning Inspectorate by making sure it is compliant with our NDP. "

Cllr. Smith said that a complete record of Member's objections should be submitted as a robust response from Full Council.

*Members **AGREED** to suspend SO to allow Cllr. Mills to speak*

Cllr. Mills agreed a willingness to work with Cllr Stuchbury on an amendment to District Council.

*Members **AGREED** to resume Standing Orders*

Propose by Cllr. Smith, seconded by Cllr. Stuchbury and **AGREED** to **RECOMMEND** to Full Council to ask the Town Clerk to approach a Barrister for the estimated cost of reviewing the legality of the VALP and to see whether it would be worth the Town Council pursuing a review or not, and for the information to be presented at the Interim Council. **ACTION TOWN CLERK**

427.2/17 To note that the Submission Draft of VALP was put to the AVDC Scrutiny Committee on 26th September, for consideration by the Cabinet on 10th October and the Cabinet recommendations will be put to Council on 18th October. The agreed document will then be put out for public consultation sometime in November. *Due to the size of the document (800pp) Members were asked to access the report online from the following hyperlink.*

<http://democracy.aylesburyvaledc.gov.uk/documents/s7625/VALP%20Draft%20Submission%20report%20VALP%20SC%2026%2009%202017.pdf>

Noted.

428/17 Action Reports

To receive action reports as per the attached list.

Tree Protection Orders – Proposed by Cllr. Harvey, seconded by Cllr. O'Donoghue and unanimously **AGREED** to write to John Bercow MP, raising concern over the District Council's ability to revoke Tree Protection Orders on their own land and

including the details of the Poplar trees at the Franciscan site. Members **AGREED** for the letter to be copied to the Secretary of State and Minister for the Environment.

ACTION PLANNING CLERK

Enforcement 13 High Street – Planning Clerk to chase with the Planning Liaison Officer.

ACTION PLANNING CLERK

429/17 Planning Applications

For Member's information the next scheduled Development Management Committee meetings are 12th October and 2nd November 2017, with SDMC meetings on 13th October (changed from 11th), 25th & 26th October, and 1st November 2017.

To consider planning applications received from AVDC and other applications

17/02720/APP

NO OBJECTIONS

131 Needlepin Way

Single storey side and rear conservatory extension (retrospective) and bay window to side

Members were advised that the bay window has already received permission (17/02178/APP)

17/03167/APP

OPPOSE

Greenways, Stowe Avenue

Extension of side fence height (retrospective)

Members felt that the additional fence panel was excessive and damaged the amenity of the neighbour, and suggested that painting the new pipework to match the wall would be a reasonable alternative.

17/03386/APP

OPPOSE & ATTEND

Land to rear of Wharf Hill Terrace, Stratford Road

Erection of two dwellings with associated parking and turning area including provision of designated parking area for residents of Wharf Hill Cottages

Members felt that this was an overdevelopment of the site, that the difference in level would mean that the new houses would overlook the existing terrace, and that the site plan provided was inadequate. They also pointed out that the speed limit on the Stratford Road is 30mph not 40mph as stated.

17/03388/APP

NO OBJECTIONS

22 Lenborough Road

Erection of garden building

17/03438/ALB

NO OBJECTIONS

1 Mitre Street

Replacement of distorted and poorly fitting upstairs windows with like for like items to cure draughts. Replacement of poorly fitting door to extension to rear with new inward opening door

Members had no objections provided the HBO was satisfied the proposed works were appropriate.

17/03505/ALB

NO OBJECTIONS

58 Nelson Street

Replacement door (to kitchen) and window (to bedroom) to rear of property (retrospective)

Members had no objections provided the HBO was satisfied the proposed works were appropriate.

17/03703/ALB

Stoneleigh House, 17 Castle Street

Change from residential to commercial. Change Interior doorway, fire surround and stud walling. Repaint exterior and conversion of box room to bathroom.

WITHDRAWN BEFORE THE MEETING

The following **Additional Information** had been located on the AVDC website, though not formally advised for consideration, but as it was one of the documents Members requested when refusing to comment on the original application for lack of information it had been included on the agenda:

17/02939/APP

NO FURTHER COMMENT

Royal Latin School, Chandos Road

Provision of new all-weather pitch and sports building with associated flood lighting

New document: SuDS Strategy.

Members were also advised that Sport England and the BCC SuDS & Highways officers have all requested more information before making comment.

It was noted that the surface water was to be drained via the Buckingham School land drains and foul water via Chandos Road sewer, though proof of adequate capacity of either was not submitted, and the map was of Embleton Way, some distance away from the site and at a higher level.

The following has been formally advised as an Additional Plan:

17/03241/APP

NO FURTHER COMMENT

Land adjacent to Little Oaks, Brackley Road

Installation of four rooflights on garage

Additional Plan: roof plan showing position of proposed rooflights.

Minor Amended Plans

17/03280/ALB

NO FURTHER COMMENT

19 High Street

Formation of WC/Utility area, replace/repair and make good windows throughout the property, replacement staircase

Minor amendments to window labelling, and additional details of extraction vent

Not for consultation:

17/03325/ACL

24 Moorhen Way

Single storey rear extension, conversion of part of existing garage and relaying & extension of driveway

17/03432/ATP

Land off Chandos Road [*Waglands Garden TPO'd woodland*]

T3 Yew – fell; T18 Yew – fell; T25 Yew – fell; T26 Portuguese Laurel – fell; T48 Yew – fell

Members were wholly against any further loss of trees on this site, stating that too many had already gone, or were in danger of accidental damage from plant movements.

Members were also advised that new documents for the related approved application 16/01413/APP - the Ground Investigation report and Technical Note - relating to Condition 12 (Surface water drainage) and condition 14 (Foul drainage) were available to view on the AVDC website under 16/A1413/DIS. Surface water drainage will involve an attenuation tank under the flats' car park and an infiltration tank in the garden of the house.

17/03471/ATC

Paynes Court

T1-T2: Alder. Removal to ground level and grind out resulting stumps. These trees roots are lifting block paving and causing a health risk to the elderly residents of Paynes Court.

T3. Various species including Ash and Sycamore. Reduce lateral growth of these neighbouring trees to the boundary wall. These trees are causing problems with the very small rear gardens at Paynes Court and also the roof. Removing the overhang will also allow light into the property.

Members regretted the loss of trees due to buildings being sited too close

17/03485/HPDE

19 Aris Way

The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5.65m, for which the maximum height would be 3.35m, and for which the height of the eaves would be 2.1m.

17/03794/ATC

NO OBJECTIONS

15 Chandos Road

T1 Skyrocket Conifer Height - 8m Crown spread - 1m Work required : Fell to ground level

T2 Amelanchier lamarckii Height - 4m Crown spread - 6m Work required : 2m reduction

T3,T4,T5,T6 Betula pendula jacmontii Height 3m crown spread - 1m work required : 1.5m crown lift

T7 Sycamore Height - 10m Crown spread - 8m Work required: Crown lift 4m from ground level

T8 Apple Height - 6m Crown spread - 6m Work required : Partial reduction 2m to reduce overhang

Members noted that the tree to be felled was very close to a building, and the remaining works were maintenance. The trees were not very visible from the public domain

Proposed by Cllr. Harvey and seconded by Cllr Try to **RECOMMEND** that the Environment Committee create a budget heading for future Buckingham tree planting that residents planning tree felling can voluntarily contribute towards. A vote was taken and the results were:

6 in favour

2 against

Motion carried

430/17 Planning Decisions

Planning Minutes (9th October 2017) Ratified 20th November 2017

page 5 of 7

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.....

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

	BTC	Officer responserecommⁿ.
Approved		
15/04106/AOP Land.adj 73 Moreton Rd. 13 houses, new access, etc		Oppose and attend
17/01694/APP 2 Butterfly Close Insertion of front and rear rooflights		No objections*
17/02220/APP Wipac, London Road New Storage/Warehouse facility		Support
17/02323/APP Wipac, London Road 2-st.extension to existing factory		Support
17/02354/APP Land at Verdun Erection of 4 dwellings		Oppose and attend
17/02414/APP 8 de Clare Court Two storey rear extension		No objections**
17/03278/APP 9 Bobbins Way Rear conservatory (retrospective)		No objections
* revised from Oppose & Attend on receipt of additional information re curtilage and parking		
**revised from Oppose on withdrawal of the proposed replacement of wall with fence		

Not Consulted on:

Approved

17/03281/ATP Maids Moreton Ave. Works to trees per 5-year plan No objections

Prior approval not required

17/03137/HPDE 98 Embleton Way Permitted rear extension

431/17 Development Management Committee

431.1/17 Strategic Development Management (22nd September *cancelled*), 13th October 2017 *cancelled*)

431.2/17 Development Management

(25th September 2017): to receive a report from the Chairman

Members noted Cllr. Cole's report.

(12th October 2017) *no Buckingham applications*

432/17 Enforcement

432.1.1/17 To receive the monthly update for August

Costa Coffee – Cllr. Cole informed Members that the Street works Team were employing a contractor to remove the barrier outside of Costa Coffee.

432.2/17 Members discussed and **AGREED** for the Planning Clerk to write to Highways requesting the installation of railings alongside the pavement outside of Domino pizza.

ACTION PLANNING

CLERK

432.2/17 To report any new breaches

Lights at Ford Meadow – Members **AGREED** to write to the University asking for their intention on the use of the site.

ACTION PLANNING CLERK

433/17 Street & Estate Naming

In light of recent discussions with the developer, Members are asked to consider themes for the naming of streets at the Tingewick Road Triangle and the small site to the north of Tingewick Road, and a related designation for the estate, for suggestion to the developers.

Members discussed the themes of Roman infrastructure, Anglo Saxon Saints, the twinned French town of Mouvaux, and notable people with disabilities.

Proposed by Cllr. Stuchbury, seconded by Cllr. O'Donoghue and **AGREED** for Members to forward their suggestions for an appropriate theme to the Planning Clerk ahead of the next Planning meeting **ACTION ALL MEMBERS**

434/17 Replacement for Consultee Access

Members to receive and discuss a request from Jeff Membery, Assistant Director – Customer Fulfilment to release the Planning Clerk to assist in the development of the Consultee Access system.

Members **AGREED** with the recommendation on the proviso that all reasonable travel expenses are met, including taxi fares as the Gateway is not easily accessible by bus. **ACTION PLANNING CLERK**

435/17 Transport

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

436/17 Access

To report any access-related issues.
Cllr Strain-Clark explained that 7th November 2017 would be the date of the next Access Awareness Day.

437/17 Correspondence

437.1/17 To receive a general email re Parish Liaison Officers and agree an invitation to 27th November 2017 meeting as per recommendation.
Members **AGREED** the recommendation. **ACTION PLANNING CLERK**
437.2/17 To receive an email advice of possible works required to trees in two sites, together with the supporting documents. Planning histories for these properties are also attached
Noted.

438/17 News releases

Members **AGREED** to issue press releases on:
• Buckingham Town Council’s initial response to the VALP
• Access Awareness Day.
• Wates site (delay one week)

439/17 Chairman’s items for information

None.

440/17 Date of the next meeting:

Monday 30th October 2017 following the Interim Council meeting.

Meeting closed at 21.35pm.

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