

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 30th 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. D. Isham
 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. C. Cumming (co-opted member)
 Mrs. N. Stockill (Committee Clerk)

For the Town Clerk: Mrs. K. McElligott

485/17 Apologies for Absence

Members received and accepted apologies from District Cllr. Mills.

486/17 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. There were no declarations of interest.

487/17 Minutes

To receive the minutes of the Planning Committee Meeting held on Monday 9th October 2017 to be put before the Full Council meeting to be held on 20th November 2017.

Cllr. Stuchbury proposed an amendment to minute 427.1/17 to read: '*Cllr. Mills agreed a willingness to work with Cllr Stuchbury on an amendment to District Council.*' **AGREED**

488/17 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan

To receive any update.

Cllr. Stuchbury reported on that the Town Council's amendment to District Council on the 18th October 2017 had not been successful and Cllr. Stuchbury expressed his disappointment that his fellow District Councillor had not been present.

489/17 Action Reports

To receive action reports as per the attached list.

432.2/17 (*Ford Meadow Parking and lighting*) – Parish Liaison Officer referred the matter to Enforcement for investigation.

428/17 (*Poplars, Franciscan*) – John Bercow MP has written to the Secretary of State and will forward on the response once received.

250/17 (*Police station wall*) – The Enforcement case has been reopened in light of photographic evidence supplied by The Buckingham Society.

490/17 Planning Applications

For Member's information the next scheduled Development Management Committee meetings are 2nd and 22nd November 2017, with SDMC meetings on 1st and 24th November 2017.

To consider planning applications received from AVDC and other applications

17/03530/ALB

NO OBJECTIONS

30 High Street

Replace two rear bedroom windows

Members had no objections providing the HBO was satisfied.

17/03760/COUM

NO OBJECTIONS

The Dukes Music, 24 Market Hill

Determination as to whether prior approval is required in respect of transport and highway impact, contamination risk, flood risk, local facilities, and design and external appearance for the conversion of a musical instrument shop to one residential dwelling.

Members asked that if the owner intended to replace the shop window with something more suited to a domestic dwelling, it be in keeping with the age and style of the building and its neighbours.

17/03763/APP

NO OBJECTIONS

5 Bostock Court, West Street

Single storey rear extension

The Chairman noted that the Site Notice mentioned a Change of Use, though this was not featured in the documents, and seemed unlikely for a domestic extension.

Members felt that SuDs and FRA documents should be included for all applications so close to the river, as an extension with such a large footprint (50% of the original) could redirect floodwaters into other properties.

17/03766/APP

NO OBJECTIONS

7 Highlands Road

Rear single storey extension

17/03785/AAD

OPPOSE

2 Cornwalls Centre, High Street [*the previous Gyre & Gimble café*]

Erection of wooden panel fascia sign with built up letters with a light halo illumination

Members noted that no adequate detail of the proposed lighting had been supplied for a building in the Conservation Area, and asked whether 'halo' lighting counted as 'internally lit'.

17/03799/APP

OPPOSE

2 Hubbard Close

Retrospective application for the erection of garden building

Members felt that too much of the building was visible above the garden wall, affecting both the street scene on the entry to the estate and the adjacent amenity land, and was large enough to constitute overdevelopment of the plot.

The primary reason for Refusal of 17/02206/APP (20 Hubbard Close) included "would not respect the character or appearance of the existing dwelling and would appear overly prominent within the streetscene and the locality in general. The

proposal is therefore contrary to policies GP9 and GP35 of the AVDLP and advice in the NPPF. “ and Members felt that the same judgement could well be applied to this proposal too.

17/03922/APP

NO OBJECTIONS

28 Candleford Court

Change of use from Café (Class A3) to Gymnasium (Class D2)

Members welcomed the bringing into use of the premises. However concern was expressed at the representation of the sign in the “Proposed Facade” drawing which was felt to be over-large and intrusive in the street scene, but this would be considered when the expected AAD application was received.

17/03959/APP

NO OBJECTIONS

2 Jacob

Conversion of existing loft space to 2 bedrooms and shower room

Members had no objections to the proposal per se, but would like reassurance that it would remain a family dwelling and not turned into a HiMO.

The following two applications were considered together:

17/04000/APP & 17/04001/ALB

NO OBJECTIONS

4 High Street [*Prego’s*]

Demolition of existing glazed lean-to ‘link’ and part boundary wall and construction of new boundary wall and rear flat roof extension

Members had no objections providing the HBO was satisfied.

ADDITIONAL PLANS

17/02939/APP

Royal Latin School, Chandos Road

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

Additional plans: Vehicle Tracking diagrams for lorries entering and leaving (a) by Brookfield Lane and (b) by Chandos Road (the BCC officer had commented that the previous tracking showed vehicles over-riding the kerbs); electrical services site layout; dimensioned car park layout; all weather pitch plan + two elevation drawings
Members agreed to postpone a formal response until the remainder of the missing documents – in particular, the SuDs and drainage details – were available to review.

MINOR AMENDMENT

17/03241/APP

[*Garage on*] Land adj. Little Oaks, Brackley Road

Installation of four rooflights on garage

Amendment: Red-line plan amended – previous was inaccurate, challenged by resident. Block paving added to frontage and part side path.

Members were informed that the application had been approved on 25/10/17.

491/17 Planning Decisions

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

Approved

BTC

response

Officer

recommⁿ

17/02605/APP Tesco, London Rd. Replace doors, new car park barrier No objections

Withdrawn

17/02350/APP Old Latin House Carport store and garden workshop No objections

Not Consulted on:

Approved

| | | |
|------------------------------|---------------------|--------------|
| 17/03471/ATC Paynes Court | Works to trees | No objection |
| 17/03485/HPDE 19 Aris Way | Permitted extension | n/a |
| 17/03794/ATC 15 Chandos Road | Works to trees | No objection |

Planning Inspectorate

16/03138/APP Summerhouse Hill Residential development comprising 38 dwellings including parking, cycle and refuse storage and associated landscaping works
Weston Homes plc.

Inspector has allowed the appeal against non-determination. Weston Homes have made an application for costs.

492/17 Development Management Committee

492.1/17 Strategic Development Management
(Friday, 13th October 2017) *Meeting cancelled*
(Wednesday 25th & Thursday 26th October) *No Buckingham applications*
(Wednesday 1st November) *No Buckingham applications*

492.2/17 Development Management
(Thursday 12th October 2017) *No Buckingham applications*
(Thursday 2nd November 2017) *Meeting cancelled*

493/17 Enforcement

493.1/17 To receive the Enforcement update for September per Cllr. Stuchbury
Noted.

493.2/17 To report any new breaches

Members discussed the fascia signage on the Mark 'Scissors' Green Barber's shop and the Planning Clerk is to investigate if planning permission has been applied for.

ACTION PLANNING CLERK

Bollards outside of Lloyds Bank ATM – Cllr Harvey asked the Planning Clerk to investigate if they were compliant, how they were funded and whether there was similar available funding for bollards outside of Domino's Pizza.

ACTION PLANNING CLERK

494/17 Site and Street Naming

494.1/17 To receive correspondence and discuss and agree a name for the four houses at the Nursery Bungalow site.

Cllr. Isham informed Members of the history of the site and its previous residents. Proposed by Cllr. Isham and seconded by Cllr. Smith to **AGREE** the title of Sturgess Gardens for the four houses at the Nursery Bungalow site.

A vote was taken and the results were:

In favour: 10

Against: 1

Motion Carried

ACTION PLANNING CLERK

494.2/17 (433/17 refers) To consider Members' suggestions for theme (marketing name) and eventual street naming for the Tingewick Road Triangle sites (15/01218/AOP) and decide on which to offer the developer.

Cllr. Mahi and Harvey spoke in favour of road names that were simple and easy to spell. Mrs Cumming said that The Buckingham Society had proposed 'St Rumbold's Fields' and Members were in general support of the Anglo Saxon names proposed by Cllr. Smith.

Proposed by Cllr smith, seconded by Cllr. O'Donoghue and **AGREED** to name the overall development St Rumbold's Field and the principal roads to be titled Pilgrim's Way, Bucca's Way and Conduit Street.

A vote was taken and the results were:

In favour: 8

Against: 1

Abstention: 1

Motion Carried.

ACTION PLANNING CLERK

495/17 North Bucks Parishes Planning Consortium

To receive and discuss the minutes of the 11th October 2017 meeting

Cllr. Hirons asked Town Council Members to share their thoughts on the VALP to Geoff Culverhouse (copy to Cllr. Paul Hirons) by Wednesday 14th November when a combined NBPPC response will be submitted.

[Clerk's note: Subsequently extended to 29th November].

496/17 Transport

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

Cllr Stuchbury proposed extending this agenda item to encompass reports of damaged or missing streetlights. Planning Clerk reminded Members that any problems with streetlights can be reported via the County Council's portal (<https://www.buckscc.gov.uk/services/transport-and-roads/road-maintenance-and-repairs/street-light-repairs/>).

Proposed by Cllr. Stuchbury, seconded by Cllr. Smith and **AGREED** to a press release on the Town Council's concern regarding the number of street lights that were still not fixed following the County Council's Column Replacement Programme.

ACTION PLANNING CLERK

497/17 Access

To report any access-related issues.

Cllr. Strain-Clark noted the restricted width of footpath by the ticket machine adjacent to Waitrose.

Mrs. Cumming reported an obstruction to the public footpath connection between the old Railway Yard and the Radclive footpath. To be reported to the Rights of Way Officer.

ACTION PLANNING CLERK

Cornwall Meadow Toilets – Cllr. Harvey noted the recent correspondence on Facebook regarding the lack of hygiene bins and handbag hooks in the new toilets. Members **AGREED** for the issue to be brought to the attention of the Town Clerk.

498/17 Correspondence

498.1/17 To receive and discuss a letter from the Swan Practice about transfer of dispensary services to Lace Hill Medical Centre.

Noted.

499/17 News releases

496/17 - Street lighting

500/17 Chairman's items for information

Planning Minutes (30/10/17) Ratified 20th November 2017

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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.....

Nothing to report

501/17 **Date of the next meeting:** Monday 27th November 2017 at 7pm.

Meeting closed at 21.50pm.

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