

Minutes of the **PLANNING COMMITTEE** meeting held on 18th December 2017 at 7.10pm following the Public Session 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)
 Cllr. W. Whyte (AVDC & BCC)

For the Town Clerk: Mrs. K. McElligott

603/17 Apologies for absence

Apologies were received and accepted from Cllrs. Mills (AVDC) & Clare (BCC).

604/17 Declarations of interest

Cllrs. Strain-Clark and Smith declared an interest in application 17/00746 as Friends of the University.

605/17 Minutes

The minutes of the Planning Committee Meeting held on Monday 27th November 2017 to be put before the Full Council meeting to be held on 4th January 2018. were received and accepted. There were no matters arising.

Members agreed to move to agenda item 6.5 for the convenience of the members of the public present.

606/17 Request from resident to review response

17/04202/APP

15 Bernardines Way

Loft conversion and single storey rear extension

Members had considered this application at the 27th November meeting, responding 'No Objection'. The application details appeared on the website on 14th November and were formally advised to BTC on the 16th, but the yellow notice was not posted until the 29th November. The neighbours have subsequently registered detailed objections both on the accuracy of the drawings supplied and the effects on their property, and feel that the Town Council made response without full information on neighbour's views.

The Chairman had agreed that the Committee be given the opportunity to revisit the application in the light of the additional information presented, as AVDC had failed in their duty to advertise the application in a timely manner.

The neighbour had addressed Members in the preceding Public Session and submitted documents for Members' information, which had been circulated by email. Members discussed the new information supplied, including the loss of amenity to be caused by the conversion of the loft (noise), the shading of the lounge due to the length of the rear extension and height of its roof (higher than the first floor windowsills) and the existing parking problems which include blocking of the footway.. Contraventions of AVDC's own guidelines on domestic extensions were also noted, and the excessive size of the existing conservatory (erected without permission).

Standing Orders were suspended for a short time to allow. Ms. Wilson to point out the difficulties with the small scale of the applicant's drawings (which also showed two garages, though one belonged to №11).

*It was **AGREED** that the Committee's response be changed to **OPPOSE & ATTEND**, quoting the lack of adequate parking, the loss of amenity to the neighbours, and the contravention of AVDC's own guidelines. Should the LPA be minded to refuse the application, the dimensions of the existing conservatory should be checked for compliance with the maximums for Permitted Development.*

Agenda order was resumed

607/17 Buckingham Neighbourhood Development Plan

Members were informed that the VALP response had been submitted. Newton Longville PC & Winslow TC had also submitted responses, as had Cllrs. Stuchbury and Whyte, as individuals.

608/17 Action Reports

To receive action reports as per the attached list.

608.1 (374/17 Conservation Area – meeting with Buckingham Society) this has been set for the 11th January 2018 (3pm, in the Council Chamber).

608.2 Mrs Cumming asked what was being done about the vegetation at the ford; the tree in the spit of land was now well-established.

ACTION CLLR. SMITH/ENVIRONMENT C'TTEE

608.3 (313.3; Costa barrier) Cllr. Try asked for a progress report on the removal of the barrier.

608.4 (374.4; FoI request foll⁹ s106 participation motion). To receive and discuss a reply from Mr. Membery at Cllr. Renshell's request.

Mr. Membery's response did not address the point of contention.

Cllr. Stuchbury noted that it was six months since his original motion and the matter could therefore be resubmitted, if the Committee so wished.

Members discussed further action, and the possible effect of a decision on the move to Unitary Authority. It was felt that input and overview by the Town or Parish Council of draft s106 agreements had positive benefits.

Proposed by Cllr. Stuchbury, seconded by Cllr. O'Donoghue, that the Council continue with negotiations for a seat at the table to establish the role if/when the planning authority became a Unitary Council. Vote: 4 for, 5 against, 2 abstentions.

Proposed by Cllr. Smith, seconded by Cllr. Harvey, that the subject be closed for the time being and the situation monitored;

Cllr. Stuchbury proposed an amendment, seconded by Cllr. O'Donoghue, that the present correspondence should be completed before moving on; Cllr. Smith felt that the correspondence was complete.

Vote: 2 for, 7 against, 2 abstentions. The amendment therefore fell and the original motion was voted on: 8 for, 2 against, 1 abstention.

608.5 (493/17; Street Lighting, Bollards) To receive a response from BCC Hunter Street Churchyard: formal approval from the Diocese was expected in early January, and the works could be programmed when it was received.

Bollards, by Lloyds Bank and (proposed) by Dominos: The letter indicated that if the Town Council wanted bollards by Dominos they would have to fund them, or seek funding from the LAF.

Cllr. Smith thanked Cllr. Whyte for funding the Lloyds bollards from his (County) Members' Fund.

Cllr. Hirons thought Cllr. Whyte could have consulted the Town Council.

Standing Orders were suspended to allow Cllr. Whyte to speak.

Cllr. Whyte said that he had a small pot of money, and a long list of projects; as the County Member for the town centre, he had devoted some money to solving a perceived problem.

Standing Orders were reinstated.

Cllr. Harvey said the current situation was both dangerous and illegal, and the Town Council should seek to install the bollards. Other Councillors recollected the history of the intermittent existence of railings and bollard at the other end of the zebra crossing. Concern was expressed at the Council's liability if it paid for the bollards, and how much the installation would cost.

Standing Orders were suspended to allow Cllr. Whyte to speak.

Cllr. Whyte was did not have the costs to hand, and the site was a known problem area, so some background work was not needed. The deadline for LAF funding in 2018-19 had passed, so any funding granted would come from the 2019-20 budget.

Standing Orders were reinstated.

Proposed by Cllr. Stuchbury, seconded by Cllr. O'Donoghue, and **RECOMMENDED** to the Full Council that the installation of bollards to prevent pavement parking outside Dominos be investigated and costed, and also the extent of the liability of the Council.

609/17 Planning Applications

For Member's information the next scheduled Development Management Committee meetings are 4th & 25th January 2018, with SDMC meetings on 3rd & 24th January 2018.

To consider planning applications received from AVDC and other applications:-

17/03961/APP

51 Bourtonville

Single storey rear extension

Members agreed a 'no objections' response provided the new parking area was conditioned as permeable construction.

NO OBJECTIONS

17/04395/APP**CONDITIONAL SUPPORT**

George Browns, Gawcott Hill Works, Gawcott Rd

Construction of workshop

Members supported the expansion of the business in principle, but expressed concern at the height of the proposed building as compared to the nearby housing; the additional run-off from the site when vehicles are cleaned before servicing; and the extra noise and its effect on the amenity of the houses below..

17/04400/APP**NO OBJECTIONS**

6A Market Hill, Buckingham

Change of use A1-A5 (sale of hot and cold takeaway food)

With the example of other town takeaway premises in mind, Members hoped that customers would park sensibly when collecting their food.

17/04611/APP**OPPOSE & ATTEND**

10 Lincoln, Buckingham

Two storey rear extension

Members felt the proposal was an overdevelopment of the site, and that the existing garage parking was inadequate due to internal constrictions, and on-street parking on a corner site without footways was inconvenient and dangerous.

Members also noted that planning notices were not posted either at the site or on the AVDC Planning Portal until late on Friday 15 December (and that only after BTC had drawn attention to their absence), leading to concern that neighbours may not have had time to raise any objections for BTC to consider at this meeting, as had happened with 17/04202/APP 15 Bernardines Way at the previous committee meeting.

AMENDED DESCRIPTION**17/03959/APP****NO OBJECTIONS (NO CHANGE)**

2 Jacob

Formerly described as 'Conversion of existing loft space'

New description: Conversion of existing loft space into residential accommodation, including three dormers to the front and three roof lights to the rear which is a more detailed description of the proposal Members looked at on 30th October 2017, responding No Objections. No new drawings had been supplied.

The following **Additional Information** had been received:

17/00746/APP

Former Railway Station, Station Road

Erection of a new student accommodation (C2) building including ground floor parking with associated landscaping and access

Additional Information: Revised Travel Plan utilising new survey material

The Clerk had prepared a summary of the main points of the Plan, which was circulated at the meeting.

Members were pleased to see that student residents of the new building would only be issued with parking permits in exceptional circumstances, and suggested this be extended to all University accommodation in the town. The policing of on-street parking of vehicles without permits was questioned, both on the grounds of legality, and the correct identification of a vehicle as belonging to a student. The staff survey figures were felt to be skewed by academics who only visited a few times a year.

The aims of the Travel Plan were admirable, but – as ever – mode transfer to cycling was considered unlikely without the greater provision of secure, covered,

cycle parking, and the stated frequency of the #60/X60 service was so inaccurate that few would choose to try it as an alternative to car travel, and the regular service to Milton Keynes was completely omitted.

Members saw no reason to change their original response of 'Conditional Support'.

17/02939/APP

The Royal Latin School Chandos Road

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

Additional Information:

Flood Risk Assessment and drainage drawings

Environmental Health comments (advocating a solid acoustic barrier)

Members left the technical response on the FRA to the County Officers, noting that the field drainage was now proposed to utilise the land drains on the Buckingham School site.

The acoustic barrier would be 4.5m tall, and extend 5m beyond the pitch to the south and overlap the new building to the north, without gaps or holes. Members saw the need for sound shielding if the pitch was to be used out of school hours but felt this was excessively tall, and a barrier to wildlife.

The details of the floodlighting were still awaited, and Members deferred comment until all the additional documents were available.

Planning Decisions

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

		BTC response	Officer recommⁿ
Approved			
17/02462/APP Dipalee Tandoori	}	Division of 1 st & 2 nd floors to form flats + new staircase, partitions, doors and windows	No objections -
17/02463/ALB			

Refused

17/03438/ALB 1 Mitre Street	Repl.	Upstairs windows and door	No objections subj. HBO	-
17/03785/AAD 2 Cornwalls Centre		Fascia sign with halo illumination	Oppose	-
17/03799/APP 2 Hubbard Close		Erection of garden building (retrosp.)	Oppose	-

Planning Inspectorate

17/00178/AAD & 17/00180/ALB 4-5 Bridge Street [Michael Graham Estate Agents]

A non-illuminated sign at original sign depth and height as previous sign

The Inspector has dismissed the appeal. The applicant made an application for costs, which was also refused.

16/00847/APP West End Farm Care Home appeal
Additional comments have been filed with the Inspectorate

610/17 Development Management Committee

610.1 Strategic Development Management (13th December 2017) *Cancelled*

610.2 Development Management (14th December 2017)

No Buckingham applications

611/17 Enforcement

611.1 Concern was expressed at the damage to the footpath outside the Old Police

Planning Minutes (18/12/17)

Ratified 22/01/18

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.....

Station caused by the builders. A letter would be sent to BCC seeking assurance that repair work would be done by the builders, or BCC and charged for.

611.2 A reminder would be sent about the unanswered query about the new footpath at Cornwalls Meadow.

612/17 s106 Quarterly update

To receive the quarterly updates from AVDC and BCC.

Members seek clarification on the following points:

612.1 Allocation of monies generated from developments within the parish to projects not within the parish

612.2 Allocation of monies to repair and replacement of existing facilities, rather than additional (new) amenities.

The 'wish list' should also be regularly reviewed

ACTION PLANNING CLERK.

613/17 North Bucks Parishes Planning Consortium

Cllr. Hirons gave a verbal report on the meeting held on 29th November 2017.

The meeting had discussed its response to the VALP consultation, with particular emphasis on Affordable Housing and Sustainability.

The Districts in the south of the county supported very low housing density figures assuming that AVDC would accommodate the excess, which was thought to be unfair, and that they could consider some multi-storey development to bring their figures more into line. The Local Plans for Milton Keynes, South Northants., and Oxfordshire and Bedfordshire Districts would also affect AVDC.

614/17 Transport

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

None reported.

615/17 Access

To report any access-related issues.

Cllr. Strain-Clark complained that restricting Councillor access to the plans to one preview meeting was not convenient for all the Councillors who wished to attend. She herself preferred a Friday, because it allowed her to visit sites where a query might arise, and Cllr. Cole was rarely available on Fridays due to work commitments, so he preferred a Monday. Cllr. Bates pointed out that two occasions wasted officer time.

Members asked the Town Clerk to explain his reasoning and why he had not involved the Chairman in the decision, and that in the meantime Friday and Monday alternatives would continue to be offered.

AGREED (7 for, 2 against, with 2 abstentions).

[Clerk's note: the opportunity to view plans on paper was offered when AVDC stopped sending actual plans to the office and some Members found viewing on-screen unsatisfactory, especially when comparing 'existing' and 'proposed' drawings. Four members of the Committee asked for this service, and new Members are offered it when they join. The plans printed off in the office are made available in the Chamber from Friday morning, used by the Buckingham Society Planning Committee on the Friday afternoon, and remain in the Chamber over the weekend. A member of staff has to be available to unlock and lock the Chamber, and for convenience remains during the examination of the plans.]

616/17 Correspondence

None.

617/17 News releases

None agreed.

618/17 Chairman's items for information

Thanks were expressed to the Mrs McMurtrie and the Planning Clerk for the work on VALP.

The Chairman wished everyone a Happy Christmas.

619/17 Date of the next meeting:

Monday 15th January 2018 at 7pm.

Meeting closed at 9.25pm.

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