

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 18<sup>th</sup> February 2013 at 8.40pm following the Interim Council meeting in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

**Present:** Cllr. P. Collins  
Cllr. J. Harvey  
Cllr. P. Hirons (Vice Chairman)  
Cllr. A. Mahi  
Cllr. M. Smith  
Cllr. Mrs. C. Strain-Clark  
Cllr. R. Stuchbury  
Cllr. W. Whyte (Chairman)

**Also present:** Mr. I. Orton (co-opted member)  
Mrs.C. Bolton Committee Clerk  
Mrs. K. McElligott Planning Clerk

**753/12 Apologies for absence**

Apologies were received and accepted from Cllr Try.

**754/12 Declarations of interest**

Cllr. Hirons (as Town Council representative) and Cllr. Collins (prejudicial) declared an interest in the application for Christs Hospitals Almhouses.

Cllr. Strain-Clark declared a personal interest in application 13/00178/ALB as a neighbour.

**755/12 Minutes**

The minutes of the Planning Committee Meeting held on Monday 28<sup>th</sup> January 2013, to be ratified at Full Council on 11<sup>th</sup> March 2013 were received and accepted. There were no matters arising.

**756/12 Vale of Aylesbury Plan**

756.1 A written report was received from the Town Clerk.

Councillors noted that AVDC had confirmed that the success of the appeal against the refusal of 80 houses on Moreton Road meant that the Buckingham Neighbourhood Development Plan would need to provide 620 homes, rather than 700 as originally agreed.

The Chairman questioned the need to incur a cost of £300 for the event at Buckingham University and requested the Town Clerk review the fee. Councillors **AGREED** that the University should not be charging for room hire, and that the cost of provision of refreshments was high. The event was scheduled to run from 12 – 7pm and the Chairman requested a rota for attendance be drawn up. Councillors also **AGREED** to discuss the matter of the University's involvement with the Buckingham Neighbourhood Development Plan on the next Planning Agenda.

**ACTION: TOWN CLERK  
MARCH AGENDA**

756.2 Meeting with BCC re Education provision

Councillors noted the minutes, and commented they would have liked to have more data on the expected age group requirements and the current capacities for each school – primary and secondary. The Planning Clerk advised Councillors that more

detailed information with a breakdown of figures would be provided with the detailed census report due shortly.

**757/12 Action Reports**

Noted. Deferred to next meeting due to lack of time.

**MARCH AGENDA**

**758/12 Planning Applications**

*Cllr. Collins left the meeting.*

*12/02384/ALB was deferred from the last meeting pending further information and was considered with 13/00202/APP which arrived after the last meeting*

**12/02384/ALB**

**SUPPORT**

Christ's Hospital Almshouses, Market Hill

Amendment 11/00463/ALB - Two storey rear extension and single storey side extension and demolition of existing flat roof extension and installation of wrought steel railings and gates - comprising part removal and reinstatement of boundary wall, internal alterations, additional door to front elevation and alteration to fenestration on side.

**13/00202/APP**

**SUPPORT**

Temporary removal of small section of low level boundary wall reinstate after development. Temporary hoarding around development site. Removal of part of internal wall. Erection of storage shed

*Cllr. Collins returned to the meeting.*

*13/00002/APP was deferred from the last meeting pending further information and was considered with the related application 13/00004/APP, the signage details having been received.*

**13/00002/APP**

**OPPOSE**

Tesco Stores Ltd., London Road

Change of use of nine parking spaces to a hand car wash and valeting operation including the erection of a canopy and installation of an office.

**13/00004/AAD**

**OPPOSE**

Non illuminated foamex 12 No signs to new hand car wash and valeting centre in car park of Tesco Buckingham.

*Members expressed concern that the existing drains would not cope with the additional water, and queried why the facility could not be accommodated within the garage area. It was not clear how the proposal tied in with the existing layout of the site as it was based on the drawings for the extension application which had a different traffic circulation scheme, and Members felt that either the application should have been made per the current position, or the proposal should not be implemented until the extension is under way, when the necessary works could be incorporated.*

*The original store had been planned with amenity landscaping which effectively shielded the development from view. It was felt that the car wash so close to the northern boundary was a visual intrusion, and would be audible to residents on the other side of the road especially in winter; concern was also expressed that the chemicals used would affect the adjacent shrubbery.*

*Members also asked whether a study had been done on the impact on other car washes in the town.*

*Members opposed on the grounds of: drainage capacity; location and intrusion; size, colour and scale of the advertising; the nature of the office building which*

would be visible from outside the site; not being related to current conditions on the site; effect on adjacent planting.

The following were deferred from the last meeting as it had not been possible to relate the details to individual trees Members were advised that the AVDC website had been changed as indicated, though no new drawings had been supplied, and the status of 13/00134/ATC had been changed from 'Pending consideration' to 'Proceed with works'

**13/00134/ATC**

**OPPOSE**

The Old Surgery, 16 West Street

~~Works to 2 beech trees~~ Works to 3 beech trees

**13/00135/ATP**

**OPPOSE**

Works to 2 beech trees

As Members were still unable to determine which trees were protected and what works were proposed to these, they declined to support the application until satisfactory clarification was received.

**13/00147/APP**

**NO OBJECTIONS**

28 Bourton Road

Raising of roof to create first floor and rear and side two storey extension and rear conservatory (amendment to planning application 12/01801/APP)

**13/00161/APP**

**OPPOSE**

24 Stratford Road

First floor rear extension

Members noted that this large extension was to add a 4<sup>th</sup> bedroom to a house with no parking, or possibility of provision of parking, within the curtilage. The situation on the corner of Addington Road was not suitable for on-road parking. It was noted that the verge is currently used, to the detriment of the grass and the users of the footway.

**13/00163/ATC**

**SUPPORT**

Trolley Hall, Castle Street 30-35% [reduction of No1 Sycamore

**13/00178/ALB**

**OPPOSE**

Walnut Yard, Church Street, MK18 1BY

Installation of wallmounted luminaire and feeder pillar

It was understood that the applicant named on the form had withdrawn support for the installation on the house. Members would prefer the reinstatement of a lamp post, and if the exact site was not feasible due the presence of underground utilities, then one within 1m could be considered.

The following Minor Amendments had been received, for information only:

**12/02558/ADP** Subphase 1J (part) & 1K, Lace Hill

a) Plots 164 (previously 2-bed/3 person "rental" flat) & 165 (previously 3-bed/5person "intermediate" flat) both changed to 1-bed/2 person "rental" flats

b) Affordable flat totals now:

(rental; plots 152-165) 1-bed/2 person 8 (was 6); 2-bed/3 person 6 (was 6)

(intermediate, 135-137&146-151) 1-bed/2 person 3 (was 3); 2-bed/3 person 3 (was 3); 3-bed/5 person 1 (was 2); 4-bed/7 person 2 (was 2)

c) Woodgate house type changed details:

rear dormer window 3 panes wide; previously 2 pane dormer plus skylight

kitchen layout – sink and drainer now in bay window (front elevation) and dishwasher moved to side wall by bay (both were previously on rear (internal) wall of kitchen

d) Elevations of revised flats plots 146 – 163

e) Floor plans & sections of revised flats plots 146 – 163

*Cllr. Stuchbury reported that a tally was being kept of the total and size of the housing in various phases, and the larger dwellings would be provided in the next phase.*

**13/00124/AAD & 13/00125/ALB White Hart Hotel**

*Minor Amendments are to measurements on drawings so as to fit actual building (eg height of porch fascia wraparound sign now 254mm to fit recess, rather than 500mm drawn as if wallmounted)*

**759/12 Planning Decisions**

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

**Approved**

12/02219/ALB 11 Church St.Con.outbuilding+roof lights, staircase,etc.Support

12/02371/APP Avenue Lodge Ch/use→residential +1<sup>st</sup> floor extension Support

12/02540/APP 11 Church Street Conv.outbuilding → annexe and carport Support

12/02673/ACD Fleece Yard Demolition of commercial units 8 & 9

Support

12/02790/ATP 42 Mallard Drive Works to oak tree

Support

**Refused**

12/02635/ALB 10 Market Sq. Conv.1<sup>st</sup>&2<sup>nd</sup> fl.→residential+ new dwelling

Oppose

**Certificate of Lawfulness granted**

12/02815/ACL 53 Aris Way Single storey rear ext'n Not consulted on

**Planning Inspectorate**

11/02724/APP Land to the north of Park Manor Farm, Moreton Road

Erection of 80 dwellings with associated access, parking and open space provision.

Inspector has allowed the appeal; report attached.

**760/12 Case Officer Reports (& Recommendations)**

Reports have been received for the following applications, and are available in the office

**Strategic Development Control**

(Support in principle + defer and delegate subject to receipt of refuse collection details)

12/02558/ADP Subphase 1J (part) and 1K, Lace Hill

Approval of reserved matters pursuant to outline permission 09/01035/AOP relating to appearance, landscaping, layout and scale for the erection of 64 residential dwellings together with garages, road, sewers and all ancillary matters.

Members noted a number of Minor Amendments to this application, above.

**Development Control**

(Refusal) 12/02468/APP Benthill Farm Erection of pool house and link extension to barn to be converted to home gym (private use)

(Approval) 12/02609/APP 8 Holton Road Two storey side and single storey rear extensions

(TPO consent) 12/02624/ATP 15 Grange Cl. Remove overhanging branches to Horse Chestnut

**761/12 Enforcement**

761.1 Received. Cllr Stuchbury advised Councillors he would be attending the Environment and Living Scrutiny Committee meeting on 26<sup>th</sup> March and would raise some of the most important enforcement cases for discussion. Councillors **AGREED** that lack of enforcement control in the Conservation Area should be the primary matter. The Planning Clerk would provide Cllr. Stuchbury with a list of pertinent cases.

**ACTION: PLANNING CLERK**

761.2 The Chairman had reported advertising on the phone box outside M&Co. to AVDC as this was not permitted in a Conservation Area.

**ACTION: PLANNING CLERK**

**762/12 Transport**

Cycle Strategy meeting 8<sup>th</sup> February 2013. Minutes were circulated at the meeting. Councillor Smith reported that this had been a positive meeting and staff from BCC and Jacobs had taken the Town Council's comments for consideration. There would also be a Transport Strategy Meeting to be arranged by Jacobs in March/April.

**763/12 Consultation**

*Streamlining the planning application process: a DCLG consultation*

Councillors discussed the consultation and **AGREED** that a specific response should only be returned for question 3 (To require a D&A Statement for schemes in Conservation Areas).

**ACTION: PLANNING CLERK**

**764/12 Any other planning matters**

764.1 Noted

764.2 Noted

764.3 Noted

764.4 CIL (647.3) Meeting with Mr. Kirkham & Mr. Newall has been arranged for 10am on 28<sup>th</sup> February at the Chamber. The Chairman and Cllrs. Strain-Clark and Smith confirmed their attendance.

**765/12 Correspondence**

765.1 Councillors **AGREED** it had been discourteous to record the meeting without permission and that it be advised that the Town Council's record is the only official document issued and recognised.

Proposed by Cllr Mahi, seconded by Cllr Hiron, and **RECOMMENDED** to Finance, Admin and Personnel Committee that a notice be placed on the Chamber door strictly prohibiting recording of any Council meetings.

**ACTION: APRIL FAP AGENDA**

765.2 Noted.

765.3 (692/12) Noted.

**766/12 News releases**

Note detailing the Town Council's disappointment on the result of the appeal on Moreton Rd houses.

**767/12 Chairman's items for information**

The Chairman reported to Councillors that he had discussed with the Town Clerk how to keep the information flow going to all interested parties on the Buckingham Neighbourhood Development Plan. Councillors **AGREED** It was important to keep all groups up to date with progress and developments.

Councillors had been invited to a meeting on Tuesday 19<sup>th</sup> February at 4pm in the Chamber to discuss the format and other details for the town centre stakeholder workshop meeting on Friday 21<sup>st</sup> February.

**768/12 Date of the next meeting:**

Monday 18<sup>th</sup> March 2013 at 7pm.

Meeting closed at 22.03pm.

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