

Minutes of the **PLANNING COMMITTEE** meeting held on 28th October 2013 at 8.05pm following the Interim Council meeting in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

Present: Cllr. P. Hirons (Chairman)
Cllr. A. Mahi
Cllr. Mrs. C. Strain-Clark (Vice Chairman)
Cllr. R. Stuchbury
Cllr. W. Whyte

Also present: Mr. I. Orton (co-opted member)
Ms .S. McMurtrie (Town Plan Officer)

For the Town Clerk: Mrs. K. McElligott

478/13 Apologies for absence

Apologies were received and accepted from Cllrs. Harvey and Smith.

479/13 Declarations of interest

All Members declared a prejudicial interest in applications 13/02891 & 13/02893 as the Town Council was the applicant; Cllr. Whyte declared an interest in 13/02733 as one of the trees overhangs his back fence.

480/13 Minutes

The minutes of the Planning Committee Meeting held on Monday 28th October 2013 to be put to Full Council on 18th November 2013 were received and accepted. There were no matters arising.

481/13 Vale of Aylesbury Plan

Cllr. Hirons reported that he had not attended the VAP hearing on Friday 25th October as it seemed to be purely procedural, but it would be useful to obtain details.

Cllr. Whyte regretted that the system only allowed negative comments to be made, as had happened with the Core Strategy.

482/13 Buckingham Neighbourhood Development Plan

The Town Plan Officer noted that the draft document had been circulated to all Councillors for comment; it had also been sent to AVDC, BCC, the Buckingham Society, Localities, the University, the Canal Society and the CCG for any comments they might have before release into the public domain. The deadline for comment was 8th November, and the document would go to Full Council on 18th November.

A meeting had been held on 23rd October with representatives of the town medical practices and the Friends of the Hospital. North End and Masonic House wished to remain in the centre of town, but Verney Close needed more space, especially for GP training, and had nowhere a lift could be installed for upper floor access. They were interested in the Lace Hill premises but were unwilling to sign up for the 25 years the developers wanted.

The packs were almost ready for the 4th November meeting. She warned Members it would be a big document.

Cllr. Whyte asked about BCC's Transport Strategy: Mrs. McMurtrie answered that BCC were waiting on more detail from both BTC and VoAP. Cllr. Whyte pointed out that Nick Boles MP (Parliamentary Under Secretary of State for Planning at DCLG) had said this was the wrong way about: infrastructure should come first.

Mrs. McMurtrie left the meeting

483/13 Action Reports

The planning class for student accommodation is C2. Several items could be removed as responses/acknowledgements were unlikely to be forthcoming. Mr Hopcraft would be reminded about the London Road tree.

484/13 Planning Applications

Members were advised for information the next scheduled Development Control meetings are on 14th November and 12th December, with SDCC meetings (which deal with e.g. Lace Hill applications) on 13th November and 11th December 2013.

13/02447/APP

OPPOSE

The Grand Junction PH, 13 High Street

Change of use of public house car park to mixed use as a carpark with hand car wash (retrospective)

Members commented that no results of the previous year-long trial had been reported and thus no reasoned prolongation could be discussed; that previous concerns over the signage, the disposal of used water and the general tidiness of the site had not been addressed. Members would like assurance that used water was adequately filtered for detergents before disposal, especially if that was into the river; that a signage application for this renewal was to be made, as the new versions were more amateur and garish than the previous ones, and hardly enhanced the Conservation Area; and that corrected drawings would be supplied as those received, apparently supplied one month after validation of the application form, were inconsistent with each other and misrepresented the site of the carwash.

13/02732/ATP

NO OBJECTIONS

Land at Bernardines Way

Fell №1 Sycamore tree

13/02733/ATP

NO OBJECTIONS

Land at Fishers Field

Works to Willow trees and crown lift Ash

There were other trees along this path that needed attention, including one with a branch trailing in the river.

13/02769/APP

NO OBJECTIONS

39 Kingfisher Road

Single storey rear extension. First floor side extension.

13/02812/APP

NO OBJECTIONS

Kilrenny, Stowe Close

Single storey rear extension with first floor balconies and erection of front porch

13/02855/AOP

OPPOSE

14 Portfield Close

Erection of detached dwelling with garage

Members felt that more information, such as the proposed number of bedrooms, would be of use, so that the adequacy of parking arrangements could be assessed. No mention had been made of the demolition of the building blocking access, and the access via the frontage of No. 14 was awkward, and the end of the cul-de-sac already tight. The setting at an angle was incompatible with the orientation of the other houses in the street.

Members were unsure what AVDC's interpretation of PPS3 was in the matter of development in private gardens and asked for clarification.

13/02862/ATC

3 Bostock Court
Fell 1 conifer

NO OBJECTIONS

13/02891/ATC

Chandos Park, Chandos Road
Works to 4 lime trees

NO COMMENT

13/02893/ATC

Chandos Park, Chandos Road
Fell 1 Prunus

NO COMMENT

13/02903/APP

3 Foscott Way, MK18 1TT
Rebuilding of unsafe boundary wall

NO OBJECTIONS

The following Additional Information had been received, for information only:

13/01465/AOP Sainsbury's, Lace Hill

Demolition of existing restaurant and development of supermarket (class A1 use), Petrol filling station (sui generis use) with 394 Car Parking spaces and 36 cycle parking spaces together with a Health Care facility (Class D1 use) or building for Class B1 (office use) with 77 Car parking spaces and 12 cycle parking and associated highways works (including realignment of existing spine road), access, landscaping and ancillary works.

Additional Information (1): Economic Benefit Summary graphic detailing number of jobs to be created for construction and operation

Additional Information (2): "Sainsbury's – A Great Place to Grow". Description of company Employment and Training Schemes and opportunities.

Members agreed that representation at the appropriate SDDC meeting was most important.

The Clerk was asked to calculate how many jobs might have been expected from B1/B8 use of this site area and compare with the figures supplied above.

ACTION: PLANNING CLERK

485/13 Planning Decisions

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

	BTC	Officer
Approved	response	recomm ⁿ .
13/01760/APP Tesco, London Road	Oppose	Approve
13/02083/ATP Waglands Garden	Oppose	Approve
13/02109/HPDE 38 Highlands Rd.		not consulted on

13/02141/ALB 25 Well Street	Reduce outbuilding/repl. doors	No objections	-
13/02248/APP 51 Bourton Road	Amendment to 13/00238/APP	No objections	-
13/02249/ATP 7 Manor Gardens	Works to trees	No objections	-
13/02287/ATP 18 Waglands Garden	Crown red'n of horsechestnut	No objections	-

486/13 Case Officer Reports (& Recommendations)

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

486.1 Strategic Development Control

486.2 Development Control

The relevant AVDC agendas had contained no Buckingham applications.

487/13 Enforcement

487.1 To receive a decision on 13/00191/CON3

487.2 To receive the August and September Enforcement Bulletins for Buckingham North and Buckingham South

487.3 To receive the updated list

The above were noted.

487.4 To report any new breaches:

487.4.1 To draw Licensing's attention to the reported problems of the HiMo in Overn Avenue

487.4.2 Members complained about the portable barrier placed outside the Whale

487.4.3 The Chairman asked about the extension being built across the rear of the house next along the cyclepath from 14 Portfield Close

[Clerk's note: this was the subject of 13/01222/APP which was approved in July]

488/13 HiMOs

(Deferred from last meeting) To receive documents from meetings in 2012 and 2013 on the subject of HiMOs; an associated AVDC document; to receive a verbal update from Cllr Smith and discuss correspondence received, following the recent article in Buckingham Town Matters.

In the absence of Cllr. Smith, Cllr Stuchbury updated Members on the AVDC Cabinet discussion of an Article 4 directive v the licensing of HiMOs. The latter was preferred as the former generated no revenue to cover enforcement. The Cabinet Minutes would be checked for the wording of the recommendation to Council and any proposals and timescale for implementation as appropriate. If none, the information would be sought from the Cabinet Member and appropriate officers.

ACTION PLANNING CLERK

489/13 Transport

489.1 To receive information on the proposed construction routes for HS2, and discuss any action.

The proposed route was via the bypass and Gawcott Road to the construction hub; Members were concerned about the additional load on the London Road/bypass roundabout and the disposal of spoil generated further south. There would still be lorries passing this way to the landfill site at Calvert.

It was suggested that the E-W Rail line could be used to remove spoil and bring in materials. A letter would be sent to Mr. Tett enquiring about mitigation measures proposed by BCC.

ACTION PLANNING CLERK

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

All reports would be correlated and sent to Cllr. Whyte.

ACTION PLANNING CLERK/CLLR. WHYTE

Any remaining Triathlon signs would be removed by the outside staff.

490/13 Any other planning matters

(426.3) Deferred from last meeting: To receive a verbal report from Cllr. Hiron on the meeting at the University on 19th September re the new Medical School.

Only one floor of the building would be used by the Medical School; the remainder would be for English, Law and other disciplines. The intake was estimated at 70 per year, lower than 50 would render the project unviable and more than 90 could not be accommodated. There was a world-wide shortage of doctors.

All buildings on the Hartridges site would be demolished except for the offices on Bath Lane, and in addition to the teaching facilities some cottage-style accommodation for students would be built. It was also proposed to move the main entrance towards the Bath Lane junction, though there would be no access from Bath Lane itself.

Cllr. Stuchbury hoped that the student houses would have good sound insulation and restricted-opening windows to reduce annoyance to existing residents.

Cllr. Whyte felt that moving the access missed an opportunity to make a mini-roundabout junction with Fishers Field, which would cause traffic to slow down. Also it provided a natural access to a riverside walk; Members hoped for a permissive path through the site, connecting with a proposed bridge linking to the Hunter Street campus.

There was some idea that AVDC had asked for a design review of the University's plans; it would be useful to have details.

ACTION PLANNING CLERK

The Committee **AGREED** to invite the University to make a presentation to the Committee when designs were at a more advanced stage.

491/13 Correspondence

490.1 (deferred) Reasons for contrary decision – 2 Akister Close.

Noted

490.2 Letter from the League of Friends of Buckingham Hospital and enclosure from NHS England which formed their objections to the linking of the Lace Hill health centre with the Sainsbury's application 13/01465/AOP.

Noted.

Proposed by Cllr. Hiron, seconded by Cllr. Mahi, and **RECOMMENDED** that all matters relating to the Lace Hill employment site, Sainsbury's and the Health Centre be dealt with by the Full Council.

490.3 To receive information on the appeal on the former railway site at Station Terrace

Noted.

492/13 News releases

Members felt that a release on the Health Centre site, including the commitments to drop the B1 alternative from the application, and not to affect the Hospital and concerns over the access and traffic.

493/13 Chairman's items for information

None.

494/13 Date of the next meeting: Monday 25th November.

Meeting closed at 9.50pm

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