

Minutes of the **PLANNING COMMITTEE** meeting held on 16th December 2013 at 7.00pm in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

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

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

For the Town Clerk: Mrs. K. McElligott

604/13 Apologies for absence

Apologies were received and accepted from Cllr. Stuchbury.

605/13 Declarations of interest

Cllr. Strain-Clark and Mr. Orton: application 13/03028/ALB (neighbouring property);
 Cllr. Whyte: application 13/03360/ATP (school is in his CC ward);
 Cllr. Mahi: applications 13/03139/ADP & 13/03245/APP as he receives pension payments from both applicant companies.

606/13 Minutes

The minutes of the Planning Committee Meeting (PL/09/13) held on Monday 25th November 2013 to be put before the Full Council meeting to be held on 20th January 2014 were received and accepted. There were no matters arising.

607/13 Buckingham Neighbourhood Development Plan

The Town Plan Officer reported that the pre-submission consultation was going well; the two events (on Saturday 30th November and Sunday 8th December) had been reasonably well attended by interested people who completed feedback forms. The leaflet was being distributed to all houses in the Plan area, there were displays and feedback forms in the Buckingham Centre lobby and the Library, and a 'policy a day' was being posted on Facebook. The final public event would be on 4th January, and would be advertised in the *Advertiser*. Comments received so far had been generally supportive.

The Plan would now be in general conformity with the AVDLP as the extant document; the VAP would not be available in time. It was not expected to conflict with the VAP. This was how Tattenhall had proceeded, and Winslow were being advised to. Mrs. McMurtrie had checked the regulations and AVDC were obliged to put the BNDP through their process and to the examiner as soon as possible after receipt; they could not delay to March 2014 as they had proposed. If the BNDP was approved by the Council on 20th January 2014, the statutory timing could mean the referendum could be held in the early summer (May/June). Economically a joint date with the Euro elections would be ideal. It depended on the availability of an independent examiner. The Chairman asked when during the process it could be considered as an "emerging plan" – the Town Plan Officer thought not until the examination process.

Mr. Orton suggested that the Buckingham Society could run an event – perhaps a debate – to draw attention to the referendum and encourage the public to take part. This would have to be independent of any Council publicity which had to restrict

itself to encouraging public participation without expressing views which might influence the vote.

Mrs. McMurtrie left the meeting.

608/13 Action Reports

(539.4) Cllr. Strain-Clark had received updated information on the house and its occupants; it was agreed the information be passed to AVDC for action.

ACTION PLANNING CLERK

609/13 Planning Applications

13/03028/ALB

Holland House, 11 Church Street
Single storey side extension

NO OBJECTIONS

13/03068/APP

78 Moreton Road
Two storey side and rear extension

NO OBJECTIONS

13/03139/ADP

Tingewick Industrial Estate

Approval of reserved matters related to 11/02116/AOP for the erection of 86 dwellings, access, landscaping, layout and scale

Members criticised the design of the block of flats at the entrance (the "gateway" building); the flat roof was inappropriate and the elevations old-fashioned and undistinguished. Despite the Design & Access Statement's references to 'local vernacular' and 'design elements of surrounding housing' no explanation of the relevance of flat-roofed 3-storey flats could be found and the external finishes were not detailed. A corner statement building should be more interesting and relate to its surroundings.

A 'street scene' drawing for the view of the estate from the access on Tingewick Road should have been provided; this would have shown the relationship of the corner block to the individual housing, and presented the aspect to be seen by passersby.

Members would like provision made for the eventual completion of the Circular Riverside Walk both through to Fishers Field and westward to link with the old railway line.

All the Affordable units were grouped in one area; Members prefer the Affordable Housing to be spread throughout the estate. Only the ground-floor flats were suitable for the elderly or less able; Members would have liked to see more provision appropriate to an aging population.

There was only a footpath on one side of the road (switching sides a short distance from the entrance); there should be a footpath on both sides.

The playground area was inadequate and lacking in equipment for older children; Members asked for it be equipped as a NEAP.

Comment was made that lavender was unlikely to thrive so close to the river as it prefers dry conditions.

Members agreed that the Committee should attend the SDCC/DCC meeting the application was presented to. [Clerk's note: the application has not yet been listed in a Bulletin, so which meeting is not known]. The Clerk would circulate a table of AVDC meeting dates for Members' to list their availability on.

ACTION PLANNING CLERK

13/03200/APP**NO OBJECTIONS**

4 West Street

Change of use from A1 to A3 (café/retail)

Members noted that the previous café use had resulted in table and chairs being placed on the pavement, severely restricting the passage of pedestrians.

13/03245/APP**CONDITIONAL SUPPORT**

Tesco Store, London Road

Change of use for 9 parking spaces to hand car wash and valeting operation including installation of an office and erection of a canopy

Members would like confirmation that Anglian Water finds the drainage of the site adequate to the extra burden. It was also felt that a second cabin on the site made the car park look tatty.

BCC's Place Service would be advised of this response, in light of previous flooding problems on the London Road, and the non-implementation of the improvements tied to 10/00360/APP which were supposed to resolve inadequate drainage of the site.

13/03360/ATP**NO OBJECTIONS**

Buckingham Primary School

Fell 1 Oak

Members noted the danger to children from this tree, and asked that the school plant another hardwood tree elsewhere on its land in its stead.

13/02863/APP**NO OBJECTION**

25 Nelson Street, MK18 1DB

Single storey rear extension

Minor Amended plans had also been received, for Members' information

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

Minor Amendments made to bridleway, with the purpose of providing increased connectivity, visibility and natural surveillance; additional connections from the bridleway to the rest of the site; change of fence proposed between the bridleway and the rest of the site to a lower post and rail fence. Additional trees added to health centre car park.

The better connectivity using the bridleway was welcomed.

The comment was made that the health centre car park was poorly laid out and had no drop-off point for taxis.

13/02447/APP The Grand Junction PH

Change of use of public house car park to mixed use as car park with hand car wash – retrospective

Amendment: drainage diagram and signage comments from the landlord of the pub (not the applicant).

610/13 Planning Decisions

		BTC response	Officer recommⁿ.
Approved			
13/02402/APP The Whale PH	Erection of timber pergola to rear	Oppose	Approve
13/02687/ATC 14 Chandos Road	Fell 1 alder tree	Oppose	-
13/02732/ATP Bernardines Way	Fell No.1 sycamore tree	No objections	-
13/02733/ATP Fishers Field	Work to willow trees/crown lift ash	No objections	-
13/02769/APP 39 Kingfisher Rd.	S.st rear & 1 st floor side ext'ns	No objections	-
13/02862/ATC 3 Bostock Court	Fell one conifer	No objections	-
13/02891/ATC Chandos Park	Works to 4 lime trees	No comment	-
13/02893/ATC Chandos Park	Fell one Prunus	No comment	-

611/13 Reports to Development Control

Reports had been received for the following applications, and were available in the office

611.1 Strategic Development Control

611.1.1 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) with 77 car parking spaces and 12 cycle parking and associated highways works (including realignment of existing spine road), access, landscaping and ancillary works (Officer recommendation: Defer and Delegate, Refusal)

Cllr. Stuchbury had submitted a written report of the meeting which was read out by the Chairman. The decision had been to defer to discuss s106 matters with a view to approve.

Members expressed concern at the effect on town centre shops and the Hospital, and demanded that Town Councillors be represented at the s106 discussions to put in place conditions that would counteract the detrimental results of the decision. Subsidy of free parking in the town centre and provision of public toilets were suggested, and also a shuttle bus between the store, the town centre and the surrounding villages, or a footbridge over the bypass to Badgers. Should Tesco implement 10/00360/APP extending the store and car park they would have an extended range possibly including clothing and electrical goods, which would compound the effect on town centre shopping.

Proposed by Cllr. Harvey, seconded by Cllr. Hirons, and **RECOMMENDED** that the Town Council and Shop Buckingham (the traders' association) work with Sainsbury's on a town-friendly joint approach to investment in the town centre.

611.1.2 BCC Highways' Comments on the above application

Members noted the comments but pointed out that a petrol filling station had a different traffic frequency pattern to ordinary employment use, and this had not been taken into consideration in the traffic management plan.

611.2 Development Control

13/02903/APP 3 Foscott Way Rebuilding of unsafe boundary wall

(Officer recommendation: Approval)

The Committee's response was No Objection so attendance was not required. The application had to go to Committee because the applicant is an AVDC Councillor.

612/13 Enforcement

612.1 To receive the Bulletin for Buckingham North for November 2013
Members noted the passing of 13/00027/CON3 to the Environment Agency for action; Cllr. Strain-Clark asked if the EA could tackle public access to the island, or damage to TPO'd trees. It was thought not but the Clerk could investigate whether right of access was established.

ACTION PLANNING CLERK

612.2 To report any new breaches

612.2.1 Cllr. Harvey reported signage at Stoneleigh House indicating it was available for student lets.

612.2.2 Mr. Orton reported the Leylandii at the corner of Tingewick Road and Nelson Street were well over the pavement.

612.2.3 Cllr. Whyte noted the repainting of the Villiers in blue, without Listed Building permission.

ACTION PLANNING CLERK

613/13 Transport

Signage reports:

613.1 Youth Council sign by The Buckingham School

613.2 Bus Diversion signs still posted, some for the Charter Fair.

613.3 A number of A-boards blocking pavements and kerb drops, particularly in the market and by the Old Gaol. The Market Manager would be asked to ensure that passage was left clear.

613.4 The disappearance of the Coach Park signs; these should be reinstated.

ACTION PLANNING CLERK

614/13 Any other planning matters

614.1 To receive for information the street names, numbering and postcodes allocated for Phases 2B, 2C, 2D, & 2F of Lace Hill.

Noted.

614.2 (185/13) Householder Local Development Order Consultation

To receive for information the response to BTC comments.

Members noted that all BTC comments were marked NO CHANGE PROPOSED.

The Clerk was asked to check the whole document and find out how many changes were accepted, and their nature.

ACTION PLANNING CLERK

614.3 (13/02960/ATP; 6 Naseby Court, reduction of canopy of No.1 Maple
AVDC Reasons for decision.

Noted.

614.4 Members diverted briefly to 13/03423/ATP, works to trees at the Royal Latin School, which had been sent out to the Tree Wardens and Tree Subcommittee for comments as the response date was 9th January, well before the next meeting. The plan supplied with the application was not particularly helpful, but Cllrs. Hirons and Strain-Clark agreed that the proposed work (crown lifting to 5m) was acceptable.

615/13 Correspondence

None had been received.

616/13 News releases

Members agreed a news release on their desires for s106 contributions associated with Sainsbury's.

ACTION PLANNING CLERK

The Clerk was asked to locate the Wish List from the Buckingham Plan and bring it to the next meeting for discussion.

ACTION JANUARY AGENDA

617/13 Chairman's items for information

The Chairman wished all Members a Happy Christmas.

618/13 Date of the next meeting:

Monday 27th January 2014 at 7pm.

Meeting closed at 8.40pm.

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