

Minutes of the **PLANNING COMMITTEE** meeting held on Monday, 17<sup>th</sup> February 2014 at 7.20pm following the Informal Council meeting and Public Session in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

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

**Also present:** Mr. I. Orton (co-opted member; Buckingham Society)

**For the Town Clerk:** Mrs. K. McElligott

**776/13 Apologies for absence**

Apologies were received and accepted from Cllr. P. Hirons (Chairman).

**777/13 Declarations of interest**

Cllr. Whyte declared a prejudicial interest in application 14/00132/APP; Cllrs. Harvey, Smith, Strain-Clark and Stuchbury declared a personal interest in the same application as friends of the applicants.

Mr. Orton noted that the applicant for 13/03600/APP was a member of the executive committee of the Buckingham Society.

**778/13 Minutes**

The minutes of the Planning Committee Meeting held on Monday 27<sup>th</sup> January 2014 to be put before the Full Council on 10<sup>th</sup> March 2014 were received. The following correction was **AGREED**: insertion of 'Guidance' as follows

**13/03511/APP**

**OPPOSE**

Tesco store, London Road

Installation of retail pod for A1 use (Dry Cleaning, Key Cutting and Shoe/Watch repairs)

*Members criticised the multiplication of 'pods' (this being the third in two months) taking car parking spaces when the applicant had an extant and unimplemented approval for an extension to the store and car park; that this 'pod' was in fact a container of no design merit whatever and its siting by the main door of the store was detrimental to the principal aspect of the building; and that the proposed use was contrary to paras 24-26 of the NPPF Guidance in that it could have a significantly detrimental effect on like service providers in the town centre.*

**779/13 Buckingham Neighbourhood Development Plan**

779.1 To note the decision taken at the Extraordinary Meeting held on Monday 10<sup>th</sup> February 2014 (Minute 759/13).

The Minutes had not yet been circulated. The Town Clerk confirms that the required letter has been sent, after consultation with Members on the wording.

779.2 To receive for information a letter from the Planning Inspector to AVDC re Winslow Neighbourhood Plan Examination, and note the possible implications for the BNDP.

Noted. It was reported that Winslow Town Council has written to the Housing Minister.

*Cllr. Try arrived at the meeting*

Mr. Orton reported on investigations he was making into the Tattenhall judicial review; one point of contention was the allegation that the examiner, Mr. McGurk, is a non-executive director of Himor Land, active in the Manchester and north Cheshire area.

Members discussed whether another examiner would be appropriate; it was thought that the Town Plan Officer would have a shortlist of alternative assessors. However, until the Judicial Review, and any subsequent appeal, produced a definitive decision there was little point in requesting another.

**ACTION TOWN PLAN OFFICER**

**780/13          Action Reports**

(179.2) Conference calling, DCC meetings

Cllr. Try submitted a written report and outlined the main findings verbally. AVDC would have to install the appropriate equipment, and in general this worked best with one-to-one or small groups, not a large room like the Oculus.

Members felt that AVDC could be urged, now the review of the new system was completed and its use confirmed, to investigate the possibility of parish representation via a broadcast incoming call and the webcast coverage of the meeting – this could be used for members of the public to access the meeting as well.

Members also asked if AVDC were happy with the sum of money saved by the new system. A letter would be sent.

**ACTION PLANNING CLERK**

**781/13          Planning Applications**

Though the Recommendation to change the status quo has not yet been before the Full Council (724.2/13), Members decided to agree on a case-by-case basis whether to defend their response at Development Control meetings.

*Members were advised that Minor Amendments had also been received for the following application showing elevations and building sections without colouring. AVDC had also been advised that the address should more properly be "Land adj. the old saleroom" in order to link the property histories of the two sites which are currently in the same ownership. The new proposal displaces some of the parking allowed for the saleroom flats.*

**13/03600/APP**

**OPPOSE & ATTEND**

Bryant Court, Moreton Road

Part demolition and reconstruction of boundary wall; construction of 4 terraced dwellings with associated parking and landscaping

*Members felt that there were too many houses proposed for the space available, and all the amenity space would be lost. The front elevation was criticised and would be visible from the Moreton Road, and the orientation of the block acknowledged the (anomalous) saleroom rather than the surrounding buildings, which were more true to the burgage plot pattern. The displaced parking bays would not be adequately overlooked by owners, leading to opportunities for crime and vandalism, and the disabled parking bays were no wider than standard bays, and provided inadequate hardstanding to side and rear for wheelchairs. There was not adequate provision for 8 bins, nor was the bin store accessible to refuse collectors if cars were parked. There was no separate collection point indicated.*

**14/00049/APP**

**OPPOSE**

4 Edge Hill Court

Change of use of land to include within residential curtilage

*Members opposed the loss of open space, and – noting that the general street aspect boundary treatment was brick walls with a decorative course – that the proposed replacement with a long close-boarded fence was inappropriate and damaging to the street scene, giving a tunnel effect.*

**14/00065/APP**

**OPPOSE AND ATTEND**

1 Portfield Way

Change of use from Residential (Class 3) to Class 4 (HMO) and conversion of garage to residential use

*Whereas the increased number of parking bays was acceptable for an ordinary house, Members felt that a seven-bedroom HMO with no garage should allow for 7 parking bays, and that there was no suitable way of providing these safely so close to a junction with a busy road. Members asked for confirmation that BCC were happy with the increased traffic volume and likely on-street parking linked to the proposal.*

*The neighbouring dwelling was small in comparison, and it was felt that the resulting dwelling and occupation numbers would be overbearing.*

*During Cllr. Try's temporary absence the following application was taken next*

**14/00147/ATP**

**SUPPORT**

Land at London Road [Lace Hill]

Works to trees

*Though Members felt that the estate design could have taken account of possible tree problems, including long-term effects of growth and tree root disturbance, they felt that good maintenance work now should last for many years and provide a safer environment for residents.*

*Cllr. Try rejoined the meeting. Cllr. Whyte left the room.*

**14/00132/APP**

**NO OBJECTIONS**

Ashridge, 33 Moreton Road

Replacement and erection of front porch and rear extension with side first floor balcony

*Cllr. Whyte rejoined the meeting*

*The following application is a Notification under the Town and Country Planning (General Permitted Development) (Amendment) (England) Order, 2013, and not to be consulted on. It is included for information only.*

*The proposed use in this case is as an estate agency.*

**14/00261/COUF**

6A Market Hill

Change of use of the building from Class A1 to Class A2 for a single continuous period of up to two years commencing 31st January 2014

*Members noted that there were already 11 estate agents in town, and that this change of use involved the loss of shop premises, important in the town centre. The Clerk was asked to monitor the termination of the two year period allowed under the Act.*

The following applications were be considered together

**14/00256/AAD & 14/00269/ALB**

**OPPOSE AND ATTEND**

Villiers Conference Centre, The Old Town Hall

Erection of gilded metal lettering and No.4 Lights on East elevation

*Members felt the lettering was totally out of scale and not in keeping with the building; it would dominate the view down the Market Square. It was suggested that the money would be better spent on renovating the entrance canopy.*

*The lighting proposal was acceptable but there was no indication of whether the wiring would be concealed or in visible conduits. Concealed was preferred.*

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

**13/02997/ADP** Lace Hill phases 2A & 2E

117 dwellings with garages, roads, sewers and ancillary matters

*Minor amendments appear to be a small rearrangement of fenestration and the addition of chimneys to the different house types*

**13/02997/ADP** Lace Hill phases 2A & 2E

117 dwellings with garages, roads, sewers and ancillary matters

*Minor amendments: tweaks to layout and changed handed-ness of certain plots*

**13/03041/AOP** Former Innov8 site, Tingewick Road

Demolition of factory building, with exception of office building and redevelopment of site for Class D1(teaching accommodation) erection of D1 (teaching accommodation) building and C2 (student accommodation) with associated access, car parking, landscaping and footbridges

*Minor amendments: revisions and comments to Travel Plan*

**13/03392/APP** Former Innov8 site, Tingewick Road

Demolition of former factory buildings with the exception of the office building and change of use, extension and alteration of the office building to Class D1 teaching accommodation and ancillary uses together with associated car parking and landscaping.

*Minor amendments: amended Flood Risk Assessment*

Cllr. Whyte said he had photos of this site flooded in 2007.

**782/13 Planning Decisions**

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

	BTC response	Officer recomm <sup>n</sup> .
Approved		
13/02997/ADP Phases 2A & 2E, Lace Hill		
Erection of 117 dwellings etc.	No objections	-
13/03028/ALB 11 Church St. Single storey side extension	No objections	-
13/03067/ACL 3 The Villas Proposed rear-facing dormer	not consulted on (ACL)	
13/03068/APP 78 Moreton Rd. Two storey side and rear ext'n	No objections	-
13/03200/APP 2 West Street Ch/use to café/retail	No objections	-
13/03245/APP Tesco, London Rd. Hand car wash, office & canopy	Cond.support	-
13/03423/ATP Royal Latin Sch. Works to trees	No objections	-
Refused		
12/00081/APP Royal Latin Sch. Creation of Car Park	Conditional Support	-
13/02940/ALB Bourton Mill Health Club 2-st.front extn.& roof conv.	Oppose	-

*The Inspector had dismissed the appeal according to the Bulletin, but the Appeal Decision document indicates that the side wall sign is permitted, but not the fascia sign.*

### **783/13 Case Officer Reports (& Recommendations)**

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

783.1 Strategic Development Control

783.2 Development Control

In the event there were no Buckingham applications at either meeting, so no reports had been received.

### **784/14 Delegated Powers – review**

To receive and discuss the review of questionnaire responses (circulated by email 27/1/14) and available at

<http://committees.aylesburyvaledc.gov.uk/committees/committees.aspx?commid=82&meetid=1637&agendaid=2040>

Parish Councils that met infrequently may not have had opportunity to respond. Members also felt that the cost savings were not obvious.

### **785/13 Enforcement**

785.1 To receive the updated list

Satellite dishes in the CA: Protocol. Members noted Cllr. S. Polhill had not replied to the Town Clerk's letter following the Full Council decision.

**ACTION PLANNING CLERK**

Kestrel Way; awaiting confirmation of enforcement. Members felt this should have been carried out by now.

**ACTION PLANNING CLERK**

785.2 13/0171/CON3 22 Nelson Street; to receive the Officer's report (not useful to pursue matter)

Noted.

785.3 14/0003/CON3 Stoneleigh House; to receive the Officer's report (case closed: no breach)

Noted, though the premises were clearly a (not fully occupied) HMO.

785.4 To report any new breaches

None.

### **786/13 Transport**

786.1 To receive for information an update on tree felling as part of the s278 works on the bypass

Noted.

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

Cllr. Harvey pointed out that the signage outside the Old Town Hall was insecure and pointing in the wrong direction.

**ACTION PLANNING CLERK**

### **787/13 Any other planning matters**

787.1 To consider and agree a response to the HMO consultation

Members were pleased to see their campaign on this subject had borne fruit, however delayed.

Para. 6.1: Members felt that notice should be more widely disseminated, as the yellow Planning and blue Licensing applications were, not just at The Gateway and on the website. A notice should be posted outside the premises, and a copy sent to the appropriate Town/Parish Council for full consultation opportunities.

Para. 5.1: Members thought that the criteria for a 'fit person' should include offences under the civil law, and persistent breaches of planning regulations.

Para. 6.6: Members would like more detail of the 'supporting documentation' or reassurance that this included fire, gas and electrical safety/inspection certificates from appropriate statutory bodies.

787.2 To receive notice of the AVDC Design Awards 2014 and discuss and agree any entries.

Members were unable to suggest any projects completed within the time limit, but suggested Candleford Court for a Worst Design award.

787.3 To receive a letter re 3 The Villas and subsequent email correspondence  
Noted.

**788/13 Correspondence**

788.1 (542/13) Response from DCLG

Members felt the final paragraph was not relevant and asked that it be pointed out to the writer that this Council had been awarded front-runner status by his/her own department.

**ACTION PLANNING CLERK**

**789/13 News Releases**

HMO consultation, noting BTC's pressure for this procedure and appealing for residents to report any dwellings they suspected might fall into this category.

**ACTION PLANNING CLERK**

**790/13 Chairman's items for information**

None.

**791/13 Date of the next meeting:**

Monday 17<sup>th</sup> March 2014

Meeting closed at 9.10pm

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