

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 12th May 2014 at 7.00pm 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. W. Whyte

Also present: Cllr. D. Isham
Mr. I. Orton (co-opted member)

For the Town Clerk: Mrs. K. McElligott

Cllr. Strain-Clark took the Chair in the absence of the Chairman.

29/14 Election of Chairman for 2014-15

Proposed by Cllr. Strain-Clark, seconded by Cllr. Mahi, and **AGREED** that Cllr. Hirons be Chairman of the Committee for the forthcoming year (Cllr. Hirons had declared his willingness to stand).

30/14 Election of Vice Chairman for 2014-15

Proposed by Cllr. Smith, seconded by Cllr. Mahi, and **AGREED** that Cllr. Strain-Clark be Vice-Chairman of the Committee for the forthcoming year.

31/14 Apologies for absence

Apologies for absence were received and accepted from Cllrs. Hirons and Try, and Cllr. Stuchbury for late arrival.

32/14 Declarations of interest

Cllr. Whyte declared an interest in application 14/00835/ATP as Ward County Councillor.

Mr. Orton declared an interest in applications 14/00812/APP & 14/00813/APP as the applicant was also a member of the Buckingham Society.

33/14 Minutes

The minutes of the Planning Committee Meeting held on Monday 7th April 2014 ratified at the Full Council held on 6th May 2014 were received and accepted. There were no matters arising.

34/14 Vale of Aylesbury Local Plan – Scoping Consultation

Members noted that any response to the VAP Scoping consultation would be carried forward to this consultation, but decided to reiterate it nevertheless, and include the Interim BNDP Policies.

Further comments were:

Content No.4: was felt to be vague, and omitted cultural facilities

Content No.5: should include green corridors within built-up areas as well as green belt

Transport infrastructure should be included, related to the increased demands of an expanding population. This should consider East-West Rail, park-and-ride schemes, bus provision and routes, pedestrian and cycling infrastructure, and the increase in heavy traffic movements to and from the HS2 depot.

ACTION PLANNING CLERK

35/14 Action Reports

35.1 (834.1): 13 High Street; rubbish heap. Confirmation had been circulated by email 12/5/14 that AVDC had served an Environmental Health notice on the owners to clear the area of refuse and furnishings by 23/5/14.

35.2 (891/13) Parking at Marriotts, photos needed. It was reported that evenings and weekends were the principal nuisance times; the Clerk will endeavour to obtain the necessary pictures.

35.2 13/02832/ADP - Primary School, Nursery, Community Hall, etc. at Lace Hill
The Clerk reported that, following the especially summoned Full Council on 9th December 2013, a response opposing the application and indicating this Council wished to speak if the application went to Committee was emailed to AVDC on 12th December (the closing date for responses) and a Read Receipt dated 13th December had been received. A decision to Approve the proposal was received in March without the application having been put to the Committee and the Clerk queried this with the case officer; this Council had considerable concerns about various aspects of the school and adjacent open space area and had been deprived of an opportunity to voice them. No response has been received to this enquiry, nor the prompt sent later. The Clerk asked the Committee for guidance on further action.

Members agreed that a letter be sent to the Cabinet Member and Leader asking for an explanation.

ACTION PLANNING CLERK

36/14 Planning Applications

The next scheduled Development Control meetings are on 28th May, 19th June and 10th July, with SDCC meetings on 30th May (Friday), 18th June and 9th July.

The following two applications may be considered together for convenience

14/00812/APP

NO OBJECTIONS

The Old Saleroom, Moreton Road

Demolition of single storey outhouse. Extension and conversion of existing warehouse into 8 self-contained studio flats with ancillary parking and improvement of access road. Amendment to planning permission 13/01367/APP to include access and relocation of 4 car parking spaces with pedestrian footway across site.

Members expressed concerns about the security of residents' cars in these spaces which would not be visible from the flats and had a separate access road, making theft easier.

14/00813/APP

OPPOSE AND ATTEND

Bryant Court [*land adjacent to the Old Saleroom*]

Part demolition of existing brick boundary wall and reconstruction. Erection of 4 dwellinghouses and 6 car parking spaces, bin store and railings to private gardens

Members remain of the opinion that this is too many houses for such a small space; that the proposal of two cloakrooms and two shower rooms for two-bedroom houses was over-provision and there was little storage space; fewer houses would give the opportunity for less cramped accommodation. Concern was also expressed that the disabled parking spaces might be hi-jacked by non-residents seeking to avoid charges, as they would be visible from the main road.

14/00815/APP

NO OBJECTIONS

Gate House, Western Avenue

Front porch

The response date for the following application was 24th April; canvassing Member's opinion by email had produced agreement on No Objections which had been sent to AVDC

14/00835/ATP

NO OBJECTIONS

Buckingham Primary School, Foscott Way

Reduce upper crown to just above cavity (c15m) and reduce laterals by c3m to manage tree into smaller compact crown size and reduce weight loading of one sycamore tree and other various tree works

14/00898/APP

NO OBJECTIONS

71 Moreton Road

Erection of single storey side extension and new front garden wall and gate

14/00937/APP

NO OBJECTIONS

Windsor Park Plot 140 [101 Pillow Way]

Rear conservatory, amendment to planning permission 12/02558/APP (Subphase 1K)

14/01074/APP

NO OBJECTIONS

Phase 1F & 1G, Lace Hill [16/18/20 Mayflower St.,MK18 7RN]

Resiting Plot 166 & Plot 168 substituting Plot 167 – amendment to outline consent 09/01035/AOP & 11/01529/ADP

14/01162/APP

NOTED

44 Kingfisher Road

First floor extension over part of existing garage and first floor side extension

This was reported as being a retrospective application; however had this been received before work started, Members would not have opposed the proposal.

The response date for the following application, received 2nd May, was 7th May; canvassing Member's opinion by email had produced agreement on No Objections which had been sent to AVDC

14/01165/ATC

NO OBJECTIONS

Lorimers Solicitors, 25 West Street

Crown reduction of one Yew tree and one Pear tree

14/01102/COUAF

NO COMMENT

Home Farm, Bourton Road

Change of use – determination as to whether prior approval is required in respect of transport and highway impact, contamination risk and flooding for proposed Change of Use of agricultural building to workshop/storage and small retail unit.

Members could make no reasoned response due to a dearth of information supplied, particularly in respect of the retail use and whether this was related to the farm activities; it was felt to be an inappropriate location for retail premises.

The following applications were listed for information only, not for consultation:

14/00929/ACL

36 Gilbert Scott Road

Application for a Lawful Development Certificate for a proposed single storey rear extension with three rooflights; conversion of existing garage into part living accommodation and part storage. New lean to roof to existing garage.

14/00944/HPDE

43 Waine Close

The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.8m, for which the maximum height would be 4m, and for which the height of the eaves would be 2.5m.

14/01064/HPDE

17 Holloway Drive

The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.9m, for which the maximum height would be 3.6m, and for which the height of the eaves would be 2.9m.

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

13/03515/APP Hartridge's site, Tingewick Road

Erection of a footbridge over the river Great Ouse

*Minor Amendment: Flood Risk Assessment***14/00316/APP** Focus unit, Osier Way

External Alterations to existing building to create two retail units

Minor Amendment: redesign of parking and access to accord with 13/00487/APP [ASDA application]. Application has already been to Committee, see 10.2

37/14 Planning Decisions**Approved**

	BTC response	Officer recommⁿ
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13/003392/APP [former Hartridge site] University of Buckingham

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

Condit'l Support -

14/00065/APP 1 Portfield Way Ch/use to HiMO & Conv.garage

Oppose Approve

14/00422/APP 15 Edmonds Cl. Two storey front extension

No objections -

14/00544/APP 1 Portfield Way Conv. of dwelling into 2 dwellings

Oppose -

14/00783/ATC Holly House,Bath La. Works to one holly tree

Oppose -

14/00777/ATC Manor House,Church St. Fell one Yew

No Objections -

Withdrawn

14/00256/AAD } Old Town Hall { Erection of gilded metal lettering

Oppose

14/00269/ALB } & No.4 lights on East elevation

Oppose

14/00654/APP Former garage, Chandos Road Installation of a shopfront

w/d before meeting

38/14 Reports to Development Control (and Officer's recommendation)

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

38.1 Strategic Development Control

none

38.2 Development Control 1st May

38.2.1 14/00316/APP Focus unit, Osier Way

(Approve)

External Alterations to existing building to create two retail units

38.2.2 14/00402/APP Land behind Station Terrace

(Defer & Delegate)

Erection of 6 dwellings - Resubmission of 12/02621/APP

38.3 Cllr. Smith's reports on the meeting were circulated at the meeting; both applications had been decided per recommendation. Members discussed the

possible reasons for the lack of success of personal attendance at DCC meetings and proposed that targeting particular points in the Officer's report to the Committee might have better effect than a general exposition of the Town Council's views. A lack of familiarity with Buckingham amongst Committee members and senior officers might also contribute. Concern was expressed that should an application not conform with the BNDP, the Committee might over-rule the Council's opposition. *[The Town Clerk confirms that once the Neighbourhood Plan is in place, quoting the clause number(s) contravened should ensure the application is refused].*

A letter would be sent asking about a further tranche of training for Councillors.

ACTION PLANNING CLERK

39/14 Enforcement

39.1 To receive the updated list and March Bulletins for North & South Wards (06/02933/ATP) Replacement tree, London Road. It was unclear whether this had been carried out; the Clerk would check (12/00023/CON3) 30 Hare Close. It was felt that this should have been resolved by now (file opened January 2012) (12/00139/CON3) Grand Junction. It was unlikely that there would be resolution of this now – to be deleted from list.

39.2 To report any new breaches

Cllr. Smith had asked about the use of Clays' yard as an open-air café; the Clerk had contacted AVDC about the possible breach of use class.

40/14 Transport

40.1 Meeting held on 9th May to discuss signage in the town

Cllr. Strain-Clark's notes were circulated at the meeting. Members discussed the reduction of sign clutter in the Conservation Area, and agreed to prioritise an area centred on the front of the Town Hall and working outwards until the money available was used up. Cllr. Smith had photographed many examples on a walk round the previous Sunday. The market area was another source of criticism.

Members felt that a style for street furniture should be agreed, and new and replacement items (such as bollards) should conform. Cast-iron street names might be sponsored by the owners of buildings they were attached to, for example. The Buckingham Society might support this.

ACTION MR ORTON

In general, street names should be attached to walls, rather than mounted on posts; an example was the recent reinstatement of the Verney Close sign by the Almshouses, which could have been fixed to the wall after renovations. Signs on new estates could be planned as wall-mounted so that owner's permission need not be sought.

ACTION PLANNING CLERK

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

None beyond that discussed above.

41/14 Any other planning matters

41.1 To receive for information Planning News from Bulletin 14

Noted.

41.2 To receive for information a revised application suffix list from Bulletin 14

Noted.

41.3 To receive for information the previous and revised staff lists for AVDC Planning from Bulletins 14 & 15

Noted.

41.4 (784/13) To receive for information a letter and answers to FAQs on the review of the scheme of officer delegated powers. The report and appendices are at

<http://committees.aylesburyvaledc.gov.uk/committees/committees.aspx?commid=77&meetid=1595>

Members particularly noted the phrase:

"...Aylesbury Vale is the only planning authority in the county that still has any form of automatic trigger for contrary Parish council views to be presented at committee" and asked the clerk to verify this, not only with the other Bucks. District Councils but also with S. Northants and Cherwell.

ACTION PLANNING CLERK

41.5 To receive for information the legal notice and map of streetnames for Moreton Road II.

42/14 Correspondence

None.

43/14 News releases

43.1 Members agreed a News Release on the choice of names for Moreton Road II once the response date (27th May) had passed without any 'aggrieved' comments.

43.2 Signage reduction and decluttering; a release seeking suggestions from townspeople.

44/14 Chairman's items for information

None.

45/14 Date of the next meeting:

Monday 9th June 2014 following the Interim Council meeting.

Meeting closed at 8.34pm

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