

Minutes of the **PLANNING COMMITTEE** meeting held on 7<sup>th</sup> July 2014 at 7.12pm following the Public Session 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. R. Stuchbury  
 Cllr. M. Try

**Also present:** Cllr. D. Isham  
 Mr. I. Orton (co-opted member)  
 Mrs. K. McElligott (for the Committee Clerk)

**152/14 Apologies for absence**

Apologies were received and accepted from Cllr. Whyte.

**153/14 Declarations of interest**

None.

**154/14 Minutes**

The minutes of the Planning Committee Meeting held on Monday 9<sup>th</sup> June 2014 ratified at the Full Council meeting held on 30<sup>th</sup> June 2014 were received and accepted. There were no matters arising.

Proposed by Cllr. Hirons, seconded by Cllr. Strain-Clark, and **AGREED** that the following applications be taken next for the convenience of the members of the public present.

**155/14**

**14/01516/APP**

40 Needlepin Way  
 Erection of rear conservatory

**NO OBJECTIONS**

*The following two applications were considered together:*

Police Station, 50 Moreton Road

**14/01486/ALB**

Minor internal alterations to create student accommodation

**OPPOSE**

**14/01521/APP**

Conversion of former police house into student accommodation and erection of new block of student accommodation.

**OPPOSE**

*Members noted that the applicant was not the University, which had its own plans for residential accommodation; this proposal was taking advantage of the student rental market in the town.*

*Concern was expressed at the volume of traffic likely to be generated and the possibility of parking overflowing the small area provided. The new building was large, and overpowering both from Addington Road and Mary MacManus Drive, and if entirely inhabited by students a source of noise and disturbance (there are 35 double bedrooms). It was considered to be overdevelopment of the plot, and though there might be sufficient capacity in the piped drainage system, surface water run-*

*off once the garden was built over could be a problem for the sheltered housing below. The entrance on the south side used at the public exhibition of the plans was dark and concealed from overlooking and effectively designed in crime possibilities. Members noted that the building could become derelict if unused, and that the area behind depended on the same access, but felt that other uses more suitable to a residential area could be found.*

*There was no proper survey of traffic modes and volumes, and the effect on the Old Gaol junction.*

*The vote to oppose was unanimous.*

**14/01781/APP**                      **OPPOSE & attend if the officer is minded to approve**  
7 Gawcott Fields

Erection of single storey rear extension

*Members noted that the infill extension was very close to the common boundary of the two properties and that the effect of the second storey – which added a fourth bedroom – would be to seriously reduce the neighbour's quality of life, especially as the land fell away to the south so that the footings for the extension would be higher than the neighbour's patio.*

*Members opposed the proposal because the additional storey was oppressive and though there was no side window, so no overlooking, the upper storey extension contravened the 45° rule.*

**14/01123/APP (AMENDED PLAN)** 28 Lenborough Cl.                      **OPPOSE & ATTEND**

Single storey side and rear extension to incorporate utility, dining room and living room extension.

*Amendment: side extension moved back so it no longer encroaches on the turning head (referred to as a parking space)*

*Members felt that insufficient change had been made to justify revising their original response. A turning head was not a parking space, and had been part of the original layout of the estate with the common access to 30/32/34. It would be perverse for AVDC to agree that this no longer applied.*

*The owners of nos. 30/32/34 were advised to seek legal advice should the application be approved, as land ownership was not a planning matter.*

*The members of the public left the meeting.*

Proposed by Cllr. Hirons, seconded by Cllr. Stuchbury, and **AGREED** that agenda order be resumed.

**156/14**                      **Buckingham Neighbourhood Development Plan**

Details of the consultation events and related publicity materials were circulated at the meeting. Members checked their availability to attend the events, and asked for a briefing note to be circulated.                      **ACTION TOWNPLAN OFFICER**

**157/14**                      **Action Reports**

(100/14; Hunter Street Churchyard trees) Cllr. Stuchbury reported that he had had no response.

(35.2/14 & 109/14 Lace Hill School) Cllr. Stuchbury asked for the Read receipt to be forwarded as proof of delivery. The Clerk reported that the press release had been submitted to Cllr. Blake for his quote to be added, deadline noon on Wednesday 9<sup>th</sup> July.

(100.3/14 Old Gaol sign). Noted.

**158/14 Planning Applications**

*The following three applications were considered together earlier in the meeting (Min. 155):*

**14/01516/APP** **NO OBJECTIONS**

40 Needlepin Way  
Erection of rear conservatory

Police Station, 50 Moreton Road

**14/01486/ALB** **OPPOSE**

Minor internal alterations to create student accommodation

**14/01521/APP** **OPPOSE**

Conversion of former police house into student accommodation and erection of new block of student accommodation.

**14/01593/APP** **NO OBJECTIONS**

Therfield, Avenue Road

Demolition of garage, conservatory and rear dormer and erection of two storey side and rear extension including first floor rear balconies and rear dormer to existing dwelling.

**14/01633/ATP** **SUPPORT, subject to replanting per comment**

1 Naseby Court

Fell one Ash tree

*As the other three on this verge (not TPO'd) are also scheduled for felling, Members asked that replanting be considered with more suitable trees.*

*The following application was a result of the refusal of part of 14/00929/ACL*

**14/01663/APP** **NO OBJECTIONS**

36 Gilbert Scott Road

Demolition of existing rear conservatory. Erection of single storey rear extensions with three roof lights. Conversion of existing garage into part living accommodation and part garage/storage. New lean-to roof to existing garage.

*The following application was considered earlier in the meeting*

**14/01781/APP** **OPPOSE**

7 Gawcott Fields

Erection of single storey rear extension

**14/01812/APP** **NO OBJECTIONS**

Benthill Farm, London Road

Erection of a new single storey structure to accommodate a gym for domestic use and single storey extension ancillary building to the rear of the new gym building.(Amendment to planning permission 13/01917/APP)

**14/01852/ATC** **OPPOSE**

5 Chandos Road, MK18 1AH

Removal of 2 Lawson [cypress] trees and 1 Eucalyptus tree

*Members noted that these trees were important in views from various places on the river side of Chandos Road houses and given the lack of an arboriculturist's report listing reasons for felling, felt that they could be managed rather than felled. Loss of trees in the flood plain should be resisted.*

*Cllr. Isham left the meeting.*

*The following applications are on the same site*

**14/01912/ATC**

**DECISION DEFERRED**

Land to rear of 22 Nelson Street

Fell one Willow tree (T1) as shown on drawing; fell one Pine tree (T5); crown reduction by 50% to reduce shading of one Poplar tree (T6) and crown reduction by 60% of one Leylandii tree (T7).

**14/01915/ATP**

**DECISION DEFERRED**

Land to rear of Cobblers Cottage, Tingewick Road

Crown reduction of two Aspen trees by 50% ( T3 & T4 shown on drawing and fell one Aspen tree (T2).

*Members noted T7 was a hedge/group rather than a single tree, and trimming could clear any branches obstructing the footway. These applications also lacked supporting evidence from an arboriculturalist to justify the felling of trees by the river, and decided to defer a decision until further information was received.*

**AMENDED PLANS**

*The first was included for information only as the plan was circulated by email prior to the Chairman attending the DCC meeting:*

**14/00653/APP** Sainsbury's, Chandos Road

Reconfiguration of car park layout and installation of 4no. bollards to store frontage and 15no. low level bollards to car perimeter and amended landscape proposals.

*Amendments: addition of 15 bollards, shrub planting and trees outside the boundary*

*The following amended plan was considered earlier in the meeting:*

**14/01123/APP** 28 Lenborough Cl.

**OPPOSE**

Single storey side and rear extension to incorporate utility, dining room and living room extension.

*Amendment: side extension moved back so no longer encroaches on the turning head (referred to as a parking space)*

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

**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: revised Flood Risk Assessment*

**14/01211/APP** 1 Mallard Drive

Demolition of existing Brethren Meeting Hall and construction of replacement meeting hall with improved facilities

*Minor Amendment: Surface drainage drawing*

**CERTIFICATE OF LAWFULNESS APPLICATION**

The following is listed for information only as it is not for consultation:

**14/01578/ACL** 120 Western Ave. Part single, part two storey rear extension

## 159/14 Planning Decisions

	<b>BTC response</b>	<b>Officer recomm<sup>n</sup>.</b>
<b>Approved</b>		
14/00402/APP Former Railway Station site Erection of 6 dwellings	Oppose	Defer/delegate
14/00815/APP Gate House, Western Ave. Front porch	No objections	-
14/01074/APP Mayflower St, Lace Hill Resiting three plots	No objections	-
14/01388/ATC Willow Cottage, School Lane. Works to willows and elder	No objections	-
14/01497/ATC Mill House, Nelson St. Works to 1 lime tree	No objections	-
11/01162/APP 44 Kingfisher Rd. 1 <sup>st</sup> floor extensions	Noted	-
14/01165/ATC 25 West Street Works to trees	No Objections	-

### Not consulted on

14/00929/ACL 36 Gilbert Scott Rd. S/st rear ext'n & conv. garage to living accommodation  
*Split decision: The conversion of the garage and the erection of the lean to roof have been confirmed as being permitted development whilst the rear and the side and rear extensions require planning permission (see application 14/01663/APP, above).*

## 160/14 Development Management/Strategic Development Management

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

### 160.1 Strategic Development Management 18<sup>th</sup> June 2014

**13/03041/AOP** Innov8 site, Tingewick Road, MK18 1EF

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

160.1.1 The Town Clerk's report and subsequent correspondence was circulated with the agenda. Members felt they were good points well made.

### 160.2 Development Management 19<sup>th</sup> June 2014

**14/00653/APP** Sainsbury's Local, Chandos Road

Reconfiguration of car park layout and installation of 4N<sup>o</sup> bollards to store frontage and 15no low level bollards to car perimeter and amended landscaping proposals

160.2.1 Cllr. Hirons reported that he had to wait until 6.15 before he was called to speak (agenda: "Not before 3pm") and it was unclear which configuration of the three (original approved; new application; amendment) was being referred to. In any case the work had largely been completed by the date of the meeting. However, the amended plans addressed many of the Council's concerns, so there was little he could say. A representative of Sainsbury's (as opposed to their agents) had also attended the meeting, which Cllr. Hirons felt was useful.

Members discussed the lack of control over the site applications, which had resulted in many alterations to plans being implemented before approval, and the late supply of the "Amended" plan (after the officer's report had been written, and the agenda circulated) which did not allow any time for the Committee to discuss it except to comment by email over a weekend, and none at all for public response. In this case the amendments had addressed Council concerns, but this might not have been the case and they could have presented a worse situation which met with considerable public disapproval.

Members asked that their views be sent to AVDC, with the letter copied to all four District Councillors.

**ACTION THE CLERK**

160.2.2 Information in correspondence from BCC on this application was circulated with the agenda. Permission to plant the 8 yew trees outside the site boundary in the verge had been sought; if granted they would have to be maintained by the applicants in perpetuity. It was also noted that BCC Highways had not been consulted on the traffic issues with the site.

**161/14 Enforcement**

161.1 The May Enforcement Bulletins for Buckingham North & Buckingham South and the updated list were circulated with the agenda.

Noted.

161.2 Any new breaches

Cllr. Cllr. Harvey reported a change of use in Well Street. **ACTION THE CLERK**

Mr. Orton reported that Walnut Yard was apparently to be a post-grad centre with some accommodation – he had already written to confirm this.

**162/14 Transport**

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

No reports.

**163/14 Any other planning matters**

163.1 To receive for information only the AVDC Cabinet Minute re HMO Licencing. Members felt that a letter of thanks for taking this action should be sent and a press release issued noting the Town Council's involvement.

**ACTION THE CLERK**

163.2 To receive for information only Guidance on s106 from the LAF meeting papers.

Noted.

**164/14 Correspondence**

None had arrived since the publication of the agenda.

**165/14 News releases**

165.1 (157/14) Lace Hill school.

165.2 (163/14) HMOs.

**ACTION THE CLERK**

**166/14 Chairman's items for information**

Cllr. Hirons reported on an incident at the AVDC meeting re "predetermination" of an application. He informed Councillors that decisions had to be made based on the information presented at the meeting which could include the application itself as well as reports from consultees and officers.

Members wondered how anyone could tell whether a decision had been made before a meeting rather than as a result of the meeting content, and how this fitted in with "whipping" a vote.

**167/14 Date of the next meeting:**

Monday 28<sup>th</sup> July 2014 following the Interim Council meeting.

Meeting closed at 9.15pm.

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