

Minutes of the **PLANNING COMMITTEE** meeting held on 26<sup>th</sup> August 2014 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. R. Stuchbury  
Cllr. M. Try  
Cllr. W. Whyte

**Also present:** Mrs. C. Bolton (Committee Clerk)

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

**276/14 Apologies for absence**

Apologies were received and accepted from Cllrs. Smith, Strain-Clark and Isham. Mr Orton of the Buckingham Society also sent apologies.

**277/14 Declarations of interest**

Councillor Harvey declared a prejudicial interest in planning application 14/02293/APP Gawcott Fields.

**278/14 Minutes**

The minutes of the Planning Committee Meeting held on Monday 28<sup>th</sup> July 2014 ratified at Full Council on 18<sup>th</sup> August 2014 were received and accepted. There were no matters arising.

*Mrs. McElligott arrived*

*Members agreed to move to item 6: Planning Applications.*

**279/14 Planning Applications**

**14/1810/APP**

**NO OBJECTIONS**

Brewery House, 4 Castle Street  
Change of use from A1 shops to A2 Financial & Professional Services

**14/02106/APP**

**NO OBJECTIONS**

24 West Street [*Arthur's Radio*]

Demolition of existing single storey rear extension and erection of a two storey rear extension for Salon use at ground floor and a new Flat (C) with balconies at first floor. Conversion and change of use of the upper floors of the existing building from A1 Retail to 2 No one bedroom Flat (A) and Flat (B) (C3) Residential use.

*Should the LPA be minded to approve this application, Members asked that the applicants and letting agents be made aware that no parking is available for the tenants of this building.*

**14/02183/APP**

**NO OBJECTIONS**

8 Fleet Close

Demolition of existing attached double garage and erection of single storey side extension with rooflights, front porch and creation of three parking spaces

**14/02243/APP**  
48 Aris Way  
Erection of rear conservatory

**NO OBJECTIONS**

**14/02251/ATP**  
Prebend House, Hunter Street  
Reduce crown of one Holm Oak tree from 17m x 12m to 15m height x 10m spread and remove all deadwood.

**NO OBJECTIONS**

**14/02263/APP**  
Sainsbury's Supermarket, Chandos Road  
Installation of new ATM

**OPPOSE**

*Members felt that there were enough ATMs in the town centre to satisfy demand, and that this one would generate additional traffic movements independent of those linked to the shop, especially at night in a residential area.*  
*It was also considered that an ATM was part of the structure of the shop, and should have been included in the original application and related traffic assessment.*  
*Members also hoped that the bollards would prove sturdier than those installed in the car park, all but two of which have been damaged and repaired with tape.*

*Cllr. Harvey left the Chamber.*

*The following application is not in the Parish, but does abut the southern boundary:*

**14/02293/APP**  
Land at Gawcott Fields Farm, Gawcott Road  
Installation of a 9.18MW ground mounted photovoltaic solar farm project at Gawcott Fields Farm

**OPPOSE**

*Though Members expressed themselves in favour of green energy projects such as this, they were concerned at the proximity of the site to the industrial areas of Buckingham which might limit their future expansion and consequent employment opportunities, and at the disregard of the aspiration expressed in the emerging Neighbourhood Plan for a southern bypass, or a possible east-west link road based on the A421.*

*Cllr. Harvey returned.*

## **AMENDED PLANS**

**14/00813/APP**  
Bryant Court [*land adjacent to the Old Saleroom*]

**OPPOSE**

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  
*Amendment: ridge height of two of the four houses has been lowered very slightly.*  
*Members agreed that the amendment made no difference to their original comments (OPPOSE: overdevelopment of the site).*

For information only, not for consultation:

**14/02284/HPDE**  
12 Portfield Close

The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.6m, for which the maximum height would be 3.4m, and for which the height of the eaves would be 2.25m.

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

*Members were asked to note that 14/01781/APP had been withdrawn, and that 14/01841/APP and 14/01965/APP had already been approved [see below]*

14/01781/APP 7 Gawcott Fields

Erection of single storey *[actually two storey]* rear extension

*Minor amendment – parking layout (additional drawing)*

14/01841/APP Tesco, London Rd.

Replacement trolley bays from metal ones to timber framed

14/01842/AAD

Replacement and new signage

*Minor amendment – additional drawing – trolley bay elevations and signage placement.*

*Members noted the additional sign (PB2) at the entrance to the site, which was felt to be too prominent and regretted that the omission of a signage layout with the original documents had prevented their opposition at the time.*

14/01965/APP 27 Treefields

Garage conversion to habitable accommodation

*Minor amendment: 3<sup>rd</sup> parking space added on front lawn*

Members agreed to move back to item 4

#### **280/14 Buckingham Neighbourhood Development Plan**

280.1 The consultation responses had been processed and circulated by email, and an Extra-ordinary meeting called on 1<sup>st</sup> September to discuss and agree any appropriate changes to the Plan.

Cllr. Harvey gave his apologies for 1<sup>st</sup> September.

280.2 To receive for information the DCLG *Notes on Neighbourhood Planning* #10. Noted.

#### **281/14 Action Reports**

To receive action reports as per the attached list.

Received.

Cllr Stuchbury noted that revised plans of the Lace Hill school area had been published.

Members discussed formulating a report focussing on ‘trip hazards’ that may arise for future planning committee members. A document could be written with advice from the current committee based on their acquired knowledge, having been involved in major developments such as Lace Hill; Members **AGREED** to complete a report for the end of the current planning committee session around March 2015.

#### **ACTION: MARCH 2015 AGENDA**

281.1 (226.4) To receive for information the details of the e-petition circulated by Cllr. Hirons after the last meeting.

Noted.

281.2 (233.1) Response from BCC on consultation response.

The Planning Clerk reported that at present it was not possible to respond to the consultation as BCC had not set up a response mechanism.

281.3 (228/14) Response on Church Street HGV sign

Noted. Members thanked Cllr Whyte for his efforts in facilitating the changes.

## 282/14 Planning Decisions

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

		<b>BTC response</b>	<b>Officer recomm<sup>n</sup></b>
<b>Approved</b>			
14/01563/ATP Foscott Way	Crown lifting of 2 ash trees	partial support	-
14/01593/APP Therfield, Avenue Rd.	Demol.garage, erect 2-st side&rear extension	no objections	-
14/01633/ATP 1 Naseby Court	Fell 1 ash tree	support	-
14/01812/APP Benthill Farm, London Rd.	Amend. to 13/01917/APP (gym)	no objections	-
14/01841/APP Tesco, London Rd.	Repl.metal trolley bays w. wooden	noted	-
14/01852/ATC 5 Chandos Road	Remove 2 lawson & 1 eucalyptus	oppose	-
14/01912/ATC Land/rear Cobblers Cott.	Works to trees	defer	-
14/01943/APP 10 Overn Avenue	S/st rear and side extension	no objections	-
14/01965/APP 27 Treefields	Conv. garage to habitable room	no objections	-

### Refused

14/01516/APP 40 Needlepin Way Erection of a rear conservatory No objections -  
*Cllr Hirons reported that the rejection was due to the application exceeding a 3m depth behind a terraced house to the detriment of the amenity of the neighbours.*

### Withdrawn

14/01781/APP 7 Gawcott Fields Erection of two storey rear ext'n Oppose

### Prior approval not required

14/01106/COUAF Home Farm, Bourton Rd. Ch/use from agricultural bldg.to workshop/retail unit  
No comment (insufficient information) -

## 283/14 Case Officer Reports (& Recommendations)

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

### 283.1 Strategic Development Control

(none)

### 283.2 Development Control

14/01123/APP 28 Lenborough Close. Single storey side and rear extension to incorporate utility, dining room and living room extension

283.2.1 To receive a report on the meeting from the Chairman

Cllr Hirons reported a positive response to comments on the application. District Members listened and had taken into account the concerns of the Town Council.

Unfortunately the wide-angle view taken from Streetview had given a misleading picture of the width of the cul-de-sac. They had approved the application.

The Clerk noted the difficulties involved with supplying BTC pictures (or other documents) for circulation to the Committee; there had to be 25 copies, on paper, delivered to The Gateway before 1pm on the day before the meeting. Emailed documents were not accepted. In light of the proposed changes to a paperless system (see Min.290/14) Members felt that this was inequitable and the Clerk was asked to look out the reference and send it to Cllr. Stuchbury who would formulate a written question to Cabinet regarding this and the proposed change.

**ACTION: CLLR STUCHBURY**

The Planning Clerk would also formulate a list of improvements AVDC would have to make to their systems to make the change workable.

**ACTION: PLANNING CLERK**

*Cllr. Whyte left the meeting.*

## 284/14 Enforcement

284.1 To receive for information a copy of the Breach of Condition notice for 13/00440/APP supplied by Cllr. Mills.

284.2 To note that Cllr. Whyte had alerted Enforcement to building works associated with the internal alterations approved for 13 Castle Street.

284.3 To receive the updated list

284.4 To report any new breaches

All noted.

## 285/14 Developer presentations

(237/14) To discuss the pre-application meetings requested by developers

Cllr Hirons reported that the current format for developers to present at Council meetings was in some ways unsatisfactory. It would be more beneficial to for both developers and Councillors to have some kind of advance meeting while plans were at an embryo stage and could easily be changed. Outline plans would need to be provided in advance for Councillors to consider, whether the meeting involved the Committee or the Full Council.

Members agreed that often the submission of full plans by developers was made to AVDC before any in-depth discussion could take place with the Town Council who were more conversant with local conditions and constraints and were keen to ensure the best end result for the people of the town. Some indication of the uses to which s106 contributions might be put could also be discussed.

Proposed by Cllr Hirons, seconded by Cllr Harvey, and **RECOMMENDED** to Full Council that interaction is promoted between Buckingham Town Council and developers with proposals at an early opportunity so that the town's interests and concerns are represented at a stage when they could be modified without excessive expense or effort on the part of the developer, enabling compliance with the terms of the BNDP and response to local aspirations. Adequate time must be allowed for discussion at the meeting, possibly calling a special meeting for complex proposals, and some indication of the developer's ideas must be supplied one week in advance to be appended to the meeting agenda. This would reduce the number of amended plans and variations to conditions to be considered to the advantage of both Councils and the developers. Invitations would continue to be issued 'without prejudice' to the eventual response to any formal application made.

## 286/14 Transport

286.1 HS2 meeting, Brackley Town Hall, 14<sup>th</sup> August 2014

To receive a report from the Town Clerk, and to agree whether to write formally to HS2 requesting the establishment of a cycle network based on disused railway lines Proposed by Cllr. Stuchbury, seconded by Cllr. Try and **AGREED** that a letter of support of the aims of the Helmdon PC-organised group be sent

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

None.

*Cllr. Stuchbury left the meeting.*

## 287/14 Any other planning matters

Consultation: DCLG, Technical consultation on planning

The consultation document can be accessed at

[www.gov.uk/government/consultations/technical-consultation-on-planning](http://www.gov.uk/government/consultations/technical-consultation-on-planning). A list of the questions to be answered as attached to the agenda would be circulated for

Members to add their comments on such points as they felt should be answered and the Clerk would collate responses.

**ACTION: PLANNING CLERK**

**288/14 Correspondence**

(14/00316/APP Focus Unit, 3 Osier Way) Reasons for contrary decision.  
Noted.

**289/14 News releases**

None

**290/14 Chairman's items for information**

Cllr. Hirons mentioned the email that had been sent to District Members about the immediate cessation of supply of the Bulletin and paper plans, except for large applications. This has been slightly modified to allow AVDC to put alternative electronic arrangements in place, but no direct communication with the Council has been made.

Members discussed what alternatives could be put in place in this eventuality, and asked the Clerk to find out from other Councils how they managed, and any snags, and send a letter listing foreseeable problems (including not having chance to precept for necessary equipment).

**ACTION: PLANNING CLERK**

**291/14 Date of the next meeting:**

Monday 15<sup>th</sup> September 2014 following the Interim Council meeting.

Meeting closed at 8.45pm

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