

Minutes of the **PLANNING COMMITTEE** meeting held on 3rd November 2014 at 8.18pm following the Interim Council meeting in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

Present: Cllr. J. Harvey
 Cllr. P. Hirons (Chairman)
 Cllr. D. Isham
 Cllr. Mrs. L. O'Donoghue (Mayor)
 Cllr. A. Mahi
 Cllr. M. Smith
 Cllr. Mrs. C. Strain-Clark (Vice Chairman)
 Cllr. R. Stuchbury

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

For the Town Clerk: Mrs. K. McElligott

488/14 Apologies for absence

Apologies were received and accepted from Cllrs. M. Try, and W. Whyte

489/14 Declarations of interest

Members declared a statutory interest in application 14/02660/APP, as the applicant.

490/14 Minutes

The minutes of the Planning Committee Meeting held on Monday 13th October 2014 to be put before the Full Council meeting on 24th November 2014 were received and accepted. There were no matters arising.

*Proposed by Cllr. Strain-Clark, seconded by Cllr. Hirons, and **AGREED** that application 14/02882/APP be taken next, for the convenience of the members of the public present. Cllr. Stuchbury joined the meeting during the following item.*

491/14 14/02882/APP

OPPOSE AND ATTEND

4 The Villas, Stratford Road
 Erection of double garage

Members noted the points raised in the earlier public session, and felt that the increase in hard surfacing conflicted with the flood mitigation requirements for SuDS and soakaway in the approval of 09/02070/APP (the application for the two new houses at 4 & 5 The Villas). This was a readily floodable site, the water deriving from the surrounding area rather than the river and finding a natural destination in the line of the old canal which forms the property boundary with the Wharfside Place housing. The EA Flood Map confirmed this. Concern was expressed at the difficulty of access, if the four open parking bays were occupied, and Members would like to see a tracking diagram proving that manoeuvring an average vehicle into the garage was possible, and some indication of how the storage area in the roof of the garage was to be accessed. Members also noted that the rear roof elevation of No.3 was shown in the application drawings as having two skylights, whereas it actually has a large dormer window permitted under 13/03067/ACL (and contrary to condition 13 of the 2009 application) and expect a formal application for planning permission for this per the Area Planning Officer's letter of 7th February 2014.

The members of the public left the meeting; Agenda order was resumed.

492/14 Buckingham Neighbourhood Plan

492.1 To receive a verbal update from the Town Plan Officer.

Mrs. McMurtrie noted that the outcome was awaited of the latest consultation, which was due to close on 7th November.

Neither AVDC nor BCC would support the Southern Bypass if included in the Plan, though BCC were amenable to the inclusion of the aspiration for the Western Bypass, and would support the principle of dualling the A421 from MK to Buckingham. It had been pointed out to BCC that this would create a 'node' further along the A421 (ie the dualling would not continue as far as the Tingewick bypass), but this was not seen as a problem.

Cllr. Stuchbury asked for further information so that he could formulate a question for the Cabinet Member on the reasons for not upgrading the whole road to dual carriageway.

Members pointed out that the A421 linked the growth areas of MK and Bicester and the M40. Traffic volume predictions up to 2031 would be useful. It appeared that BCC were basing their calculations on the population of Buckingham (3000 short of the trigger point) rather than considering the quantity through traffic unrelated to whatever size Buckingham was or would become. The views of the reviewing consultant (see below) would be sought, as well as those of MK and Oxfordshire Councils, and a means of putting a question in Parliament investigated. Tattenhall and Thame had both included aspirational routes in their Plans, but in neither case had the County Council objected. Mrs. McMurtrie had asked AVDC if the point would mean that they would not refer the Plan to the Examiner, but had had no reply. It was not in breach of the NPPF; the Plan would contain a statement of the position and the reasons for it.

Following the Council's request for an independent review of the Plan one offer had been received of the three sought. The company would not only review the Plan but also the supporting documents for the price quoted.

Proposed by Cllr. Hiron, seconded by Cllr Stuchbury, and **AGREED** (Cllr. Isham abstaining) that one more week would be allowed for the other two companies approached to respond, and the choice to be made by the Chairman and Town Clerk. The chosen company would be asked to consider the viability of the Southern Bypass and project traffic volumes for the period of the Plan.

ACTION: TOWN CLERK & CLLR. HIRONS/TOWN PLAN OFFICER

The Mayor left the meeting during the following item.

492.2 VALP

Documents from the Parishes Forum were circulated with the agenda. Unfortunately, due to email problems, the Town Council had not received the invitation to attend (the Bulletin emailed out the same week had not been received either).

The NBPPC had asked for the Town Council's views on the following subjects in order to formulate its response:

- Scope of the Plan
- Vision
- Settlement Hierarchy
- Sustainability Appraisal Objectives

The consultation deadline is 19 November.

Cllr Stuchbury reported that housing numbers for neighbouring authorities were being sought, but that the needs of London could increase these considerably causing repercussions in the Home Counties.

The Chairman felt that the Information Pack was weak on the importance of the University to the town; Aylesbury was referred to (h-viii) as an 'education hub' which seemed overrated. Cllr. Strain-Clark was concerned that the green heart of the town, with its growing bio-diversity, was ignored while the green areas of Aylesbury and the rural areas were mentioned (h-iii & j-v). It should be included in Buckingham's section (i) as well. Members also welcomed the phasing of new homes to meet local need, but queried whether Aylesbury should be considered the only economic hub in the Vale.

In the Sustainability Appraisal – 2 (Design) Cllr. Harvey suggested that "by ensuring that new additions are not segregated from existing settlements by short-sighted road improvements" be added.

ACTION THE CLERK

493/14 Action Reports

493.1 To receive action reports as per the attached list.

Noted.

493.2 (416.3) Response from Conservation Officer

Noted.

494/14 Planning Applications

14/02489/APP

OPPOSE BUT NOT ATTEND

5 Naseby Court

Demolition of single storey garage area and the construction of a two storey side extension and a single storey dining room extension

Members felt that the proposed extension was so bulky that it constituted over-development of the plot; also that it was not clearly subsidiary. It was also noted that no site notice was displayed.

14/02660/APP

Recycling facility, Cornwalls Meadow Car Park

Erection of detached public toilet block and construction of footpath

Mr. Orton said that the Buckingham Society were happy with the proposal; the building could even be bigger.

14/02733/APP

3 Gawcott Road

First floor side extension

Details of this application (notified on 17th October) were no longer available on the website. Those downloaded on notification were insufficient and complete, and Members declined to make response.

14/02879/APP

NO OBJECTIONS

University of Buckingham Former Management Building, Hunter Street

Change of use from class B1 (Offices) to Class A2 (Bank)

The following application had been considered earlier in the meeting (491/14)

14/02882/APP

4 The Villas, Stratford Road, MK18 1NY

Erection of double garage

Amended Plans

14/02760/AAD

NO OBJECTIONS

University of Buckingham Former Management Building, Hunter Street
Two illuminated fascia signs and ATM with illuminated panel
Amendment: internal illumination has been replaced by external

14/02715/AAD

NO OBJECTIONS (Revised response)

National Westminster Bank plc., 2 Market Hill
Replacement illuminated fascia and projecting signs and ancillary signage
Amendment: fascia panel replaced with individual lettering and the proposed projecting sign replaced with an externally illuminated heritage style hanging sign. Much of the coloured cladding surrounding the ATM has also been removed. Members had criticised the length of the fascia sign, lighting and the full height ATM panel at the last meeting, and had stated their willingness to change their conditional support to no objections if these were amended. The new scheme was agreed to be satisfactory.

495/14 Planning Decisions

Approved

	BTC	Officer response recommⁿ
14/01542/APP 25-26 West Street Conv. to HMO inc rear extension	No objections	-
14/01543/ALB 25-26 West Street Conv. to HMO inc rear extension	No objections	-
14/02263/APP Sainsbury's, Chandos Rd. Installation of ATM	Oppose	-
14/02565/ATP Land@Fishers Field Fell one willow	Support	-

Deferred and delegated

14/00813/APP Bryant Court [*land adj. the Old Saleroom*] Oppose Defer & delegate
Part demolition of existing brick boundary wall and reconstruction. Erection of 4 dwelling houses and six car parking spaces, bin store and railings to private gardens
Reason for deferral: to agree s106 requirements [education contribution]

496/14 Case Officer Reports (& Recommendations)

496.1 Strategic Development Control (12th November)

496.2 Development Control (13th November)

Agendas for these meetings were not available before the meeting.

497/14 Enforcement

497.1 To receive the updated list including some information missing from previous months and the September Bulletins for Buckingham North and Buckingham South

497.2 To report any new breaches

Cllr. Stuchbury reported that, following the office having supplied photos of the Bourton Road self-build site when flooded earlier in the year and other evidence, a site meeting was to take place with the County's Planning Enforcement & Monitoring Officer.

498/14 Transport

498.1 To receive a verbal update on the bypass works from Cllr. Stuchbury
A meeting with the contractors was scheduled for 6th November; after the sewer and gas pipe mishaps, the contractors had been pulled off site until a new timetable could be set. The reasons for delays and over-runs would also be looked into. There would be a break in working over the Christmas period, and the roadways left in a usable condition.

498.2 To receive information on a proposed new station at Steeple Claydon.

Noted.

498.3 To receive for information the BRTA Newsletter

Noted.

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

Cllr. Strain-Clark wished to have her thanks to Cllr. Whyte for his efforts with the new signage minuted; she hoped these would prevent further problems with HGVs in Well Street and Church Street.

499/14 Any other planning matters

499.1 To receive a report on the meeting held with Mrs Kitchen and Mr. Membery (PL/34/14)

Noted.

499.2 To receive a memo from Mr. Membery and agree which Members should have access.

It was agreed that all Committee Members and the mayor should have access.

499.3 (417.2) To receive a verbal report from Cllrs. Isham & Strain-Clark on the *Buildings At Risk* event at The Gateway on 22nd October.

Cllr. Strain-Clark said the morning had been very interesting; Listed Buildings were designated as “Good”, “At Risk” and “Vulnerable”, and a case study of each type described. What to do about buildings damaged or demolished without permission – if it were to be rebuilt, was it still the same building? If a timber frame had rotted, a steel replacement could be inserted but keeping the intervention as inconspicuous as possible in order to preserve the whole. If the roof was missing, walls could be given a soft capping – perhaps turf – and modern repairs made obvious with a change of colour or material. There are 2500 Listed Buildings in the Vale, and AVDC have obtained EH funding to train volunteers to monitor their condition. She hoped the Buckingham Society might be interested in participating.

Cllr. Isham added that the Folly at Dinton was a tribute to the department’s work.

499.4 Cllr. Isham reported briefly on the LCPLG meeting he had attended on Cllr. Hiron’s behalf. Mrs. Kitchen had described legislative changes; updates would be sent to the Town Clerk for circulation. Mr. Peter Williams gave an update on the VALP, and added that Mr. Pickles’ department kept changing the rules.

500/14 Correspondence

None.

501/14 News releases

None.

502/14 Chairman’s items for information

The Clerk informed the Committee that a gradual shift of committee business would be taking place over the next year to the General Admin Assistant. Members welcomed the transition and recommended that Miss Medland be offered formal training.

503/14 Date of the next meeting:

Monday 1st December 2014 at 7pm.

Meeting closed at 9.50pm.

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