

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 22<sup>nd</sup> December 2014 at 8.00pm 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. A. Mahi  
 Cllr. M. Smith  
 Cllr. Mrs. C. Strain-Clark Vice Chairman  
 Cllr. R. Stuchbury  
 Cllr. W. Whyte

**Also present:** Mr. I. Orton co-opted member  
 Mrs. C. Bolton Committee Clerk  
 Mrs. K. McElligott Planning Clerk  
 Mrs L. O'Donoghue Mayor

#### 598/14 Apologies for absence

None

#### 599/14 Declarations of interest

Cllr Mahi declared a personal interest in planning application 14/03420/APP  
 Cllr Whyte declared a prejudicial interest in planning application 14/03456/ATP and 14/03616/ATP

#### 600/14 Minutes

The minutes of the Planning Committee Meeting held on Monday 1<sup>st</sup> December 2014 to be put before the Full Council meeting scheduled for 19<sup>th</sup> January 2015. were received and accepted. There were no matters arising.  
 Agreed.

#### 601/14 Buckingham Neighbourhood Development Plan

To receive a report from the Town Plan Officer.  
 The Chairman stated that the written report from Consultants, Tibbalds had come into the office that afternoon. The strongest message of the report was that policies should be tightened up; the inspector would look specifically at those. There would be some re-writing to do by the Town Plan Officer and Town Clerk. Members requested a copy of the report to be circulated.

#### **ACTION: TOWN CLERK/TOWN PLAN OFFICER**

Members briefly discussed the requirement to retain the aspirational desire for both the western and southern bypasses. Members felt that a form of words could be agreed to be included in the Buckingham Neighbourhood Development Plan.

#### 602/14 Action Reports

602.1 To receive action reports as per the attached list.  
 (548.1/14) Maids Moreton Development – the Planning Clerk reported that the Town Clerk had received a response from the Maids Moreton Clerk; a meeting may take place over the Christmas period – possibly 29<sup>th</sup> December.  
 602.2 (100/14: Hunter St. churchyard trees) To receive a response via Cllr. Stuchbury  
 Noted.

602.3 (545.3 Bourton Road self-build site): Members noted this application had been refused (see below)

Noted.

Cllr Stuchbury reported he was pursuing the removal of rubbish from the site.

Members requested a letter of thanks to the officers involved.

**ACTION: PLANNING CLERK**

602.4 (416.3) Signage: Ms. Morris has replied as follows:

Latest update on the Buckingham signage is that I now have a date in my calendar to meet with Highways which is 18<sup>th</sup> December. I think things are extremely busy at Highways at the moment so I am pleased to get a meeting before Christmas. Hopefully I will be in a position to give you an update on the 19<sup>th</sup> which is my last day at work before the Christmas holidays. I think as soon as I get back in January we need to be looking at dates for a meeting with the Town Council.

Cllr Smith commented he had not heard anything further.

## **603/14 Planning Applications**

For Member's information the next scheduled Development Management Committee meetings are 9<sup>th</sup> & 29<sup>th</sup> January 2015, with SDMC meetings on 8<sup>th</sup> & 28<sup>th</sup> January 2015.

To consider planning applications received from AVDC and other applications

### **14/03420/APP**

**NO OBJECTIONS**

Tesco Stores Ltd., London Road

Single storey rear extension to existing Dotcom facility, provision of a ramp and erection of a new 4 bay van loading canopy; extension to the existing service yard and erection of a 3.6m high fence

*This application (response date 10<sup>th</sup> December) was canvassed by email and the (unanimous) response of NO OBJECTIONS had already been sent.*

### **14/03456/ATP**

University Precinct, Hunter Street

Re-pollard group of 11 willow trees

*Four Members had responded to the circulated email, including Cllr. Newell, all agreeing to the work:*

### **14/03616/ATP**

**NO OBJECTIONS**

Buckingham Footpath 41 (Maids Moreton Avenue)

T3 - Cut back tree branches overhanging footpath up to 2.4m; T4 - Cut back overhanging low branches and epicormic growth around base of tree; T5 & T7 - Remove low branches overhanging footpath; T6 - Fell leaning tree and grind out base; T8 - Remove large branch overhanging footpath T9 - Remove thin small tree covered with Ivy slightly leaning.

### **14/03249/APP**

**NO OBJECTIONS**

15 Embleton Way

Extension and conversion of garage into habitable accommodation and porch extension  
*Some Members reported that the documents were not available to view.*

### **Minor Amendments**

**14/03100/APP** Pightle Cottage, Western Ave.

**No further comment.**

Demolition of existing rear conservatory and replacement with two storey rear extension  
*Skylight on north roof slope amended to rectangular (from square) to match that on south-facing roof per officer's request*

## **604/14 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>			
14/02660/APP	Cornwalls Meadow Toilet block & footpath	n/a	-
14/02760/AAD	University, Hunter St. Illum.fascia signs & ATM panel	Oppose	-
14/02812/APP	1 Villiers Close S/st. rear extension	No objections	-

#### **Refused**

14/01759/AOP Land at Bourton Rd. Seven self-build dwellings etc Oppose

#### **605/14 Case Officer Reports (& Recommendations)**

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

##### **605.1 Strategic Development Management**

605.1.1 10<sup>th</sup> December 2014

14/02513/ADP Tingewick Rd. Industrial Estate & 14/02601/AOP Moreton Road Phase III (the latter was pulled at the last minute). To receive a verbal report from Cllr. Harvey.

14/020601/APP Cllr Harvey reported that he had spent very late into the night before the meeting preparing comments for the Moreton Rd Phase III development only to find it had been cancelled at the very last minute. It was felt that developers should be subject to the same conditions and time limits that consultees were, and should not be allowed to pull an application in this way.

14/02513/ADP Cllr Harvey reported on all the previous comments made by the Town Council on the application – the main points were –

The design of the flats had been modified with a curved corner and balconies, and the riverside walk added. Otherwise the general design and layout was described as mediocre and the feeling of the meeting was that Buckingham deserved better.

- The corridor on the ground floor of the western most block of flats would become a loitering place subject to graffiti and litter; there was no clear indication of management and cleaning service being provided;
- The children's playground – and especially the tunnel – would become unpleasant after flooding, was not well overlooked, and if the EA objected to the fencing so close to the river, unsafe.
- There was no indication of the doorway width of the ground floor flats being wide enough for wheelchair use, though these would be the most likely choice for disabled people.
- The footpath on one side of the access only, switching to the other side a short distance in, was a nuisance for all, but especially difficult for wheelchair users and those with mobility scooters or pushchairs, even with drop kerbs.

605.1.2 Thursday 8<sup>th</sup> January 2015

*No agenda available yet, but may include 14/02601 c/f from the above.*

Noted.

##### **605.2 Development Management**

605.2.1 11<sup>th</sup> December 2014

14/02432/APP 7 Gawcott Fields (report on site visit) & 14/02685/APP Land at Station Terrace. To receive a verbal report from Cllr. Hiron.

14/02685/APP Cllr Hiron reported that the design and parking layout had been changed that morning to meet the AVDC standard of 3 cars per house, but only by specifying that the 3 cars for each house were parked nose to tail. This was a full application but the committee treated the changes from the previous application as an amendment, so were only prepared to consider the objections to the amended

details. The application was approved subject to an S106 agreement, providing that the size of the development was such that the new government regulations allowed an s106 agreement. *(Note: it has since been confirmed that an s106 agreement will be required as the total floor area is above 1000 metres squared).* 14/02432/APP 7 Gawcott Fields was approved following a site visit.

At both meetings development management meetings AVDC councillors asked AVDC officers to consult with Buckingham Town Council on the usage of S106 monies.

605.2.2 Friday 9<sup>th</sup> January 2015 *No agenda available yet.*

Noted.

**606/14 Enforcement**

606.1 To report any new breaches

*Cllr Whyte left the meeting during the following item*

**607/14 Transport**

607.1 To receive and discuss an update on the riverside path by Candleford Court Members agreed that the developer was still responsible for the completion of the site before any adoption of the footpath could be made.

Members requested a letter to both Sue Kitchen at AVDC and the chair of the Planning department.

**ACTION: PLANNING CLERK**

607.2 To receive and discuss a request from the LAF and agree any suitable projects

Members briefly discussed possible projects such as a pedestrian crossing at the bottom of Nelson St.

Cllr Smith advised the budget was approximately £45,000 for the whole region.

Members **AGREED** to request funding for updating signage in the town's parks.

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

Ongoing item – nothing to report at the meeting.

*Mr Orton left the meeting*

**608/14 Any other planning matters**

608.1 (548.3) Planning response system.

The Planning Clerk reported that she continued to send paper responses to application to be scanned in as it was the only way guaranteed to get the Town Council's responses onto AVDC's website.

When going onto the system to respond a message is sent directly to the officer responsible for the application, but the website is not updated.

Cllr Smith reported spending 2 hours on the website on one occasion; waiting 3-4 minutes to actually open any application, then having to surf through pages and pages to find the appropriate documents.

Members agreed to wait until the next meeting to discuss further, therefore allowing any teething problem to settle and hoping for more success with accessing and using the new planning response system.

**ACTION: JANUARY AGENDA**

**609/14 Correspondence**

None

**610/14 News releases**

None

**611/14 Chairman's items for information**

None

**612/14 Date of the next meeting:** Monday 26<sup>th</sup> January 2015 at 7pm.

Meeting closed at 9.20pm

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