

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 22nd February 2016 at 7.25pm in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

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

Also present: Mr P. Ffello on behalf of Mrs C Cumming
(co-opted member)
Mrs. C. Carter (Committee Clerk)

For the Town Clerk: Mrs. K. McElligott

781/15 Apologies for absence

Apologies were received and accepted from Cllrs Smith and Hirons.

782/15 Declarations of interest

Cllr Harvey declared a prejudicial interest in planning application 16/00151/AOP as a Maids Moreton Parish Councillor.

Cllr Strain-Clark declared a personal interest in planning application 16/00445/APP & 16/00505/ALB as a near neighbour.

783/15 Minutes

The minutes of the Planning Committee Meeting held on Monday 1st February 2016 to be ratified at Full Council on 14th March 2016 were received and accepted. There were no matters arising.

784/15 Buckingham Neighbourhood Development Plan

784.1 To receive for information an email sent out by Cllr. R. van de Poll. The link https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/499119/16-02-10_DL_IR_Kingsland_Laines_2189451.pdf leads to a 52-page document which is not therefore attached.

Noted

Cllr Stuchbury requested the Town Clerk write to Bucks County to get a steer on their strategic plan with a view to the north of the county; those likely infrastructure upgrades that will be required to accommodate likely long term development.

ACTION: TOWN CLERK

784.2 To receive any update from the Town Clerk.

None reported

785/15 Action Reports

5.1 To receive action reports as per the attached list.

733/15 Cllr Stuchbury said his question would be going to cabinet this coming week.

570.1/15 Toucan Crossing, Lace Hill – Cllr Stuchbury commented that AVDC had been contradictory in saying the crossing was in the S106 agreements from Tesco's

extension application, when in fact it was also included in the S106 agreements by all developers on Lace Hill – Cllr Stuchbury would continue to pursue.

Members **AGREED** to discuss the matter further on the next agenda.

ACTION: MARCH 21ST AGENDA

5.2 Members are asked to decide whether any items more than six months old to which no eventual reply seems likely, can be abandoned and deleted from the list.

Proposed by Cllr Stuchbury, seconded by Cllr Isham and **RECOMMENDED** to Full Council that the Town Council adopt the following policy - Items on the Planning Action List over 6 months old that have not been acted upon are compiled and sent to District Members for follow up.

786/15 Planning Applications

Draft Planning Responses – 22nd February 2016

15/004106/AOP

OPPOSE AND ATTEND

Land adj. 73 Moreton Road

Outline application with access to be considered and all other matters reserved for the erection of thirteen dwellinghouses with associated parking and amenity space provision. Construction of new vehicular access and closure of existing access from Moreton Road

Members noted that the developer had not participated in the 'call for sites' for the Neighbourhood Plan, and is consequently not included as a site for development (policy HP1). The Plan allows for "windfall sites" but only for up to 10 dwellings (Policy HP7). There is no reference to the Plan in any of the documents. Policy DHE1 also applies, as considerable site clearance has already taken place, and it is proposed to fell more trees, including some in a TPO'd group whose roots may be ensuring the stability of the bank at the roadside.

It was also felt that the access was unsafe; even if the verge is taken back, the proximity of the house below to the edge of the road restricts visibility. The suggestion was made that access via the AVDC land on Western Avenue would be preferable.

The vote to oppose was unanimous.

The following two applications were considered together:

16/00005/AAD & 16/00007/APP

12 Market Square [formerly Faulkners Estate Agents]

Replacement internally illuminated fascia sign

OPPOSE

Members noted that internally illuminated signs are not permitted in the Conservation Area

Insertion of new shopfront

NO OBJECTIONS

16/00337/APP

OPPOSE AND ATTEND

Buckingham Opportunities Centre, 61 Well Street

Re-fenestration of the old part of the building

Members noted the desire to respect the character of the Victorian building, but felt that aluminium windows did not do this and suggested retaining the wooden windows and installing secondary glazing.

The vote to oppose was unanimous; letters would also be sent to the Cabinet Members and Bucks Care, copied to the Ward Members, regretting the lack of regard for the appearance of the building, and the disruption to clients while the work was carried out.

16/00351/APP

NO OBJECTIONS

2 Skelton Road [Moreton Road Phase II]

Erection of 1.8m high brick wall enclosing footpath to side of house

16/00420/APP

NO OBJECTIONS

60 Moreton Road

Removal of main roof, raising of eaves and replace with new pitched roof with dormers to front and rear and to form bedroom in roof void. Construct rear single storey extension.

The following two applications were considered together

16/00445/APP & 16/00505/ALB

NO OBJECTIONS

Ondaatje Hall, Church Street

Single storey rear orangery style extension (Amendment to planning permission 15/03729/APP & Listed Building Consent 15/03570/ALB)

Not in our Parish Report PL/47/15 was circulated with the agenda

16/00151/AOP

OPPOSE

Land off Walnut Drive and Foscoote Road, Maids Moreton

Outline application with all matters reserved except access for up to 170 dwellings, public open space and associated infrastructure

Members only considered aspects of this proposal that affected Buckingham, and opposed the application on the grounds of the effect on traffic, leisure facilities, schools, health facilities and town centre parking. It was noted that BCC opposed Moreton Road III on traffic grounds and advocated a town-wide traffic strategy; traffic from this estate would either use Mill Lane/Stratford Road or the Moreton Road, neither of which were safe cycle routes, and the distances (and gradients) involved to access the town centre, secondary schools and employment areas would encourage car use; 400/day were estimated.

AVDLP Policies RA2 and RA14 apply to Maids Moreton as an Appendix 4 settlement.

787/15 Planning Decisions

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

BTC Officer

Approved

		response	recommⁿ
15/03963/APP	24 Aris Way	S/st rear extension with rooflight	No objections -
15/04124/APP	1 Ford Street	Conv.barn/garage to living accom.	Oppose -
15/04125/ALB	1 Ford Street	Conv.barn/garage to living accom.	Oppose

Withdrawn

15/03372/APP	Nursery Bungalow, West St.	Demolition of bungalow, erection 4 detached houses & access	No objections
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Not Consulted on:

Approved

15/04264/ATC	Telephone Exchange Works	to trees overhanging fence	n/a
16/00011/ATC	4 Victoria Row	Works to willow, apple & alder trees	n/a

Prior approval not required

16/00096/ATP	Manor Lodge	Topping of Lime tree	n/a
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788/15 Development Management Committee Case Officer Reports (& Recommendations)

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

788.1 Strategic Development Control – 17th February – no Buckingham applications

788.2 Development Control – 18th February – no Buckingham applications

Noted

789/15 Enforcement

789.1 To receive an updated list of current cases
Members noted a number of items had been closed due to 'no breach of control'

789.2 To report any new breaches

Cllr Harvey reported a new light on top of Buckingham Fort
15/00116/CON3 Cotton End Steps – members requested further supporting evidence and an explanation of 'de minimus'

ACTION: PLANNING CLERK

790/15 Transport

To report any damaged superfluous and redundant signage in the town.
Cllr Strain-Clark reported a sign missing from the approach to the old church yard from Church St.
Cllr Cole reported the sign from the A413 Padbury into Buckingham on entrance to the town almost entirely demolished.
Also a remaining 'new 30mph speed limit' sign outside the Swan Centre.
Cllr Cole reported notices that the A421 would be closed for 3 weeks at night.
Members instructed the Planning Clerk write to Transport for Buckinghamshire and request signs are installed to point to Lace Hill Academy School and Lace Hill Community Centre, Cllr Stuchbury would be copied in.

ACTION: PLANNING CLERK

791/15 Access

To report any access-related issues.
Cll Strain-Clark reported the poor dropped kerb at the entrance to Clarence Park; and the poor state of repair of the footpath from Church St up to the church.
Cllr Isham reported a set of bollards that had been positioned by the Whale pub round the tactile paving at Market Hill. The Planning Clerk would take photos and pursue.

ACTION: PLANNING CLERK

792/15 Correspondence

To receive and discuss an email from Cllr. Paternoster re Cotton End Steps
Members discussed the response and **AGREED** to request the correspondence from the householder who had objected the original access position.
Members also **AGREED** that the Town Clerk personally contact the Managing Directors of all 3 developers on site to attempt to bring the matter to a satisfactory conclusion for all involved. Members were very frustrated at the lack of action.

ACTION: TOWN CLERK

793/15 News releases

Cotton End steps, issue to Town Council's web page, Advertiser and local radio

794/15 Chairman's items for information

None

795/15 Date of the next meeting:

Monday 21st March 2016 at 7pm

Meeting closed at 9.05pm.

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