

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 31st October at 7.49pm following the Interim Council and Public Session in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

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

Also present: Mrs. N. Stockill (Committee Clerk)
For the Town Clerk: Mrs. K. McElligott

532/16 Apologies for absence

Apologies were received and accepted from Cllrs. Cole, Harvey and Mrs Cumming of The Buckingham Society.

533/16 Declarations of interest

There were no declarations at this point.

*Members **AGREED** to take planning application 16/01944/ALB next for the benefit of members of the public present.*

534/16 Amended Planning Applications

16/01944/ALB

OPPOSE & ATTEND

The Garage, 3 Well Street

Internal alterations including change to bar design, minor change to proposed staircase design (reversed circulation) and change of layout to front staircase and lobby, and change of extraction system and flue. (Amendment to Listed Building Consent ref 16/00533/ALB).

The first-advised amendments appeared to be, to the rear elevation:

- a) *Replacement of the flat roof to the infilled light well with a GRP warm deck roof*
- b) *Installation of a chiller unit above this roof*
- c) *Installation of air intake and air extraction vents*

Subsequent amended drawings indicated that c) had already been installed, and that, following complaints from neighbours about equipment noise and smells, it was now proposed to add a large (450mm diameter) duct from the existing outlet grille to the centre of the rear wall where it would turn a right angle to form a chimney ending 1m below the roof ridge, and crossing the upper part of one window. The duct would include a large (600mm long) silencer.

Members had heard objections from neighbours in the preceding Public Session, who had advocated a return to the original approved plans which vented through the central trough in the roof. Due to the noise of the plant installed and the smells, they had been unable to use their gardens since the bar/restaurant had opened, and measurements by Environmental Health had led to an abatement order being served. Concern was also expressed at the cavalier way the existing grilles had

been installed in the rear wall of the Listed Building. One speaker had noted that he lived close to an Indian restaurant and a fish-and-chip shop, and suffered no noise or smell nuisance from either.

The Committee agreed to oppose the ducting, described as 'appalling', and asked that the original plan to vent through the central roof area be enforced even though this might make regular cleaning difficult. Investigation of the driving of holes in the structure to install the existing plant was also requested; and for this response, with reasons, to be copied to Cllrs. Mills and Cole, the Historic Buildings Officer, Historic England and the Buckingham Society.

Members of the public left the Chamber at 20.08 and the original agenda order was resumed.

535/16 Minutes

The minutes of the Planning Committee Meeting held on Monday 10th October 2016 to be ratified at Full Council on Monday 21st November 2016 were received and accepted.

Cllr. Smith referred to minute 475/16. He stated that the Town Clerk's circulation had not contained a link to the consultation on neighbourhood planning, vindicating Member's argument that they had not been informed about the consultation within an appropriate timeframe. The minute was therefore altered to read:

475/16 Members expressed concerns that they had **not** been previously informed about the consultation....

536/16 Buckingham Neighbourhood Development Plan

To receive any update from the Town Clerk.

Cllr. Hirons noted that he would be attending the District Council's Modernising Local Government and VALP meeting on the 14th November 2016 with the Town Clerk.

537/16 Action Reports

To receive action reports as per the attached list.

(183/16 Lace Hill Health Site) The Planning Clerk explained there would be a presentation on the Lace Hill Medical Site to Full Council on the 21st November 2016 from a representative of Hallam Land Development.

(419/16 Signage) The Planning Clerk explained that despite a recent (automated) reply from TfB declaring no problem-case closed they were still being pursued for an appropriate response on the matter.

(484/16 Street lighting) – Cllr. Hirons questioned when remedial action would be taken to replace streetlights across Buckingham.

Members **AGREED** to suspend Standing Orders so that Cllr. Whyte could respond.

Cllr. Whyte explained that Transport for Bucks (TfB) had to reschedule the street lighting project as more lamp columns needed removing than was originally anticipated. A new work schedule had been issued and the programme will recommence on the 23rd November in Badger's Way. Members discussed the processes of testing, removing and replacing streetlights and **AGREED** that more communication was needed to reassure residents that the streetlights will be reinstated.

(485/16 Wharf Yard deliveries) – Members asked the Planning Clerk to investigate whether there was a requirement for heavy goods vehicles to use a Banksman for manoeuvring or reversing around a difficult junction. **ACTION PLANNING CLERK**

(413/16 Cotton End Steps) – Cllr. Stuchbury explained to Members that he had recently met with the Developers at Lace Hill and had been told that designs were available for the new Toucan crossing.

(413/16 Retail activity on Industrial Park) – Cllr. O'Donoghue noted a Buckingham Butchers advertisement in the MK18 magazine and suggested forwarding a copy of the advert to Planning Enforcement Officers in AVDC. **ACTION PLANNING CLERK** (480.1/16 29/30 West Street) – Members expressed strong concern that no enforcement action had been taken on 29/30 West Street.

538/16 Planning Applications

16/03581/APP **NO OBJECTION**
Ring Road Garage, Gawcott Road, MK18 1DR
Proposed extension to existing workshop

16/03600/APP **NO OBJECTION**
Flat 37 [of Payne's Court], 27 High Street, MK18 1NU
Change of use from D1 Medical Centre to 1N₂ C3 Residential Flat (no internal or external works proposed)

16/03803/APP **OPPOSE**
56 Overn Avenue, MK18 1LT
Single storey front and rear extension and pitched roof over existing flat roofed garage with dormer windows to provide habitable area within the roof space
Oppose for reasons of overdevelopment

AMENDED PLANS

Not for consultation:

16/03709/ATP **OPPOSE**
1 Waglands Garden MK18 1EA
T29 - Yew, Reduce back overhanging branches back to boundary, up to 3.5m from ground level.
T30 - Yew, Reduce back overhanging branches back to boundary, up to 3.5m from ground level.
T31 - Wellingtonia, Reduce back overhanging branches back to boundary, up to 4 m from ground level. |
Members noted that yews grow very slowly and that extensive work on the Wellingtonia had been approved in 2015; further work might unbalance the tree. It was not clear whether the Royal Latin School (who had indicated ownership of the trees) had contacted the residents of 1 Waglands Garden with their proposal. It was reported that some yew branches were overhanging the boundary, but that the Wellingtonia seemed to have no problem lower growth. A vote was taken – 4:3 to oppose the works.

Cllr. Whyte left the meeting at 20.47

16/03823/ATP **NO OBJECTION**
1 Manders Gardens, High Street, MK18 1NU
T1, T2 & T3 Leylandii, remove trees to ground level
T4 – Sycamore, remove tree to ground level

539/16 Planning Decisions

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

	BTC response	Officer recomm ⁿ .
Approved		
16/02773/APP Land adj.9 Swan Business Centre Ch/use land to 8 parking spaces	No objections	-
16/03018/ALB Kings Head PH Signage, lighting and repainting	No objections*	-
16/03123/APP 1 Coxwell Close S/st rear extension	No objections	-
16/03219/APP 21 Osprey Walk 1 st fl. extn. over existing garage	No objections	-
16/03280/AAD Esso station, bypass Internally illuminated ATM surround	No objections	-

* Revised 10/10/16 from 12/9/16 'Comments deferred' following receipt of additional plans

540/16 Development Management Committee

540.1 Strategic Development Control: 2nd November: Meeting cancelled

540.2 Development Control: 13th October

540.2.1 Development Control: 3rd November 15/04106/AOP – revised report

540.2.2 To receive a written report on the 13th October meeting from Cllr. Cole.

Members expressed their thanks to Cllr. Cole for producing a thorough report. Cllr. Hirons explained that he had recently attended a meeting of the NBPPC North Bucks Parishes where a letter was agreed regarding the District's five-year housing land supply.

541/16 Enforcement

541.1 To receive the September Enforcement update (via Cllr. Mills)

Foxglove Close – Members discussed and **AGREED** for the Planning Clerk to check with Pauline Hawkins at AVDC whether the matter was being dealt with by the AVDC Estates Department. **ACTION PLANNING CLERK**

541.2 To receive a response on the Co-op Funeralcare signage, 14 Market Sq.
Noted.

541.3 To report any new breaches
There were none.

542/16 Lace Hill Employment/Health site

See minute 537/16.

543/16 Transport

543.1 To receive a request from Ross Osborn of the Bucks LAF, and discuss and agree whether to participate and recruit volunteers.

Cllr. Hirons said that he had received correspondence from the Town Clerk noting that Mr. David Child of the Buckingham Society had volunteered for the position. Members **AGREED** to support David Child in the post.

543.2 To receive and discuss a public transport options document from Buckingham LAF.

Members noted the report, suggesting that the numbers of trips per day and boarding point locations should be updated. Cllr. Smith added the boarding point on Badgers Way (outside of Badger's shop) is used more frequently since the shop closed. Members discussed and **AGREED** to contact the local Transport User Group inviting them to nominate a representative to engage with the local Area Forum on the continued agreement of non-funded bus routes in and through Buckingham. **ACTION PLANNING CLERK**

Members discussed at length the various options of funding and maintaining a community mini-bus. It was acknowledged that more investigation was needed. Members **AGREED** to write to Cllr. Whyte expressing interest in the continued discussion of public transport options in Buckingham and noting that the Town Council will be seeking a volunteer from the local Transport User Group.

ACTION PLANNING CLERK

Cllr. Strain-Clark declared an interest in the following item.

543.3 (322.2: RLS Travel Plan) To receive for information the comparison photographs of parking in Chandos and Station Road in term & holiday periods

Members noted the photographs and asked that be forwarded onto the Royal Latin School with Members' comments on the Travel Plan.

ACTION PLANNING CLERK

Members discussed the University of Buckingham's proposed development at Chandos Road and expressed concern how parking would be manage during construction.

Proposed by Cllr. O'Donoghue, seconded by Cllr. Stuchbury and **AGREED** to write to the University of Buckingham requesting a traffic survey on the Chandos Road carpark and their plans for relocating the current 58 permit holders during construction.

543.4 To report any damaged superfluous and redundant signage in the town.
None

544/16 Access

To report any access-related issues.

Cllr. Strain-Clark welcomed the slower change of lights at the crossing by Jardine's the Chemist.

Members discussed the number of recent accidents involving pedestrians tripping over broken paving slabs in the Town Centre adding that there was no express intention from BCC to fund pavement repairs within 2016/17. Members **AGREED** to write to BCC (copies to TfB, Cllr. Whyte and Mark Shaw) emphasising the hazardous conditions of pavements around Buckingham Town Centre and stating concern that icy weather may led to more.

ACTION PLANNING CLERK

Members **AGREED** to personally report any damaged paving slabs through to BCC via the online portal.

545/16 Correspondence

545.1 To receive for information statistics on HiMOs in the District, provided by Cllr. Stuchbury.

Members discussed the report and **AGREED** to respond to AVDC asking for the following:

- The total number of HIMO properties currently registered in Buckingham.
- The report to be updated quarterly and sent to Buckingham Town Council.
- To issue advice on how residents can find out if a particular address is a registered HiMO.

545.2 To discuss whether it would be advantageous to invite Cllr. Whyte to meetings where matters within his respective Wards are to be discussed.

Members discussed the issue and the following recommendation was proposed.

Proposed by Cllr. Smith and seconded by Cllr. O'Donoghue to **RECOMMEND** to Full Council to invite all District and County Councillors to Committee meetings as appropriate.

545/16 News releases

Members **AGREED** the following press releases:

- Pavements in Buckingham Town Centre.
- Parking on Station and Chandos Roads.
- Streetlight Programme.

ACTION PLANNING CLERK

546/16 Chairman's items for information

None

547/16 Date of the next meeting: Monday 28th November 2016 at 7pm.

Meeting closed at 9.53pm.

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