

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 19<sup>th</sup> December 2016 at 7.15pm in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

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

**Also present:** Mrs. C. Cumming (co-opted member)  
 Mrs. N. Stockill (Committee Clerk)  
 Cllr. Mordue  
 Cllr. Newell

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

**653/16 Apologies for absence**

There were none.

**654/16 Declarations of interest**

There were none.

**655/16 Minutes**

The minutes of the Planning Committee Meeting held on Monday 28<sup>th</sup> November 2016 to be ratified at Full Council on Monday 23<sup>rd</sup> January 2017 were received and accepted. There were no matters arising.

**656/16 Buckingham Neighbourhood Development Plan/Vale of Aylesbury Plan**

To receive any update from the Town Clerk.

Members discussed the VALP Consultation Summary Report and Cllr. Smith noted that the report incorporated some of Buckingham Town Council's responses. Cllr. Stuchbury said the Council should ask how Buckingham Town Council and resident's comments would be incorporated and influence the final plan. Cllr. Harvey supported Cllr Stuchbury and added that, in his opinion, the BNDP reflected each and every point from consultation and it provided an audit trail that the consultation took place across Buckingham.

*Cllr. Newell left the meeting 19.24*

Cllr. Mordue explained to Committee Members that District Council had reached an agreement to allow building on some Greenfield sites but this was opposed by County. He added that District's agreement was based on technical assessments and therefore more likely to gain consent from the Planning Inspector. Cllr. Mordue added that space needed to be found for thousands more homes across Aylesbury Vale over the next few years and it was imperative that BTC maintains a position

that building must take place on Green Belt in order to avoid a disproportionate number of new settlements.

*Cllr Mordue left the meeting 19.34*

Proposed by Cllr. Harvey, seconded by Cllr. Smith and **AGREED** to write to AVDC and ask how Buckingham Town Council and resident's comments would be incorporated and influence the final plan. **ACTION PLANNING CLERK**

**657/16 Action Reports**

To receive action reports as per the attached list.

(413/16 Travel Plans) The Planning Clerk advised Members there had been no response from the Chair of Governors at Bourton Meadow or The Royal Latin School. Members asked the Planning Clerk to press for a response.

(586.1.3 Lace Hill – emergency vehicle access) Cllr. Stuchbury explained he had passed a response to the Planning Clerk to be circulated to Members.

**ACTION CLLR STUCHBURY & PLANNING CLERK**

(795.3 13 High St) Cllr. Smith noted that the issue of the illuminated sign was still not resolved and should be pressed forward with alacrity.

**ACTION PLANNING CLERK**

**658/16 Planning Applications**

**16/04110/APP**

**OPPOSE**

George Grenville Academy, Chandos Road

Replacement of fencing along Chandos Road, removal of pedestrian gate on north side of school driveway entrance, replacement of pedestrian gate on south side of school driveway entrance, renovation of existing ornate entrance gates, addition of enclosure fencing and gates around school carpark, addition of new pedestrian gate and footpath to provide level access from Chandos Road public footpath to the Children's Centre within the school grounds.

*Members would be minded to revise their response to No Objections if the fence facing onto Chandos Road were to be painted black or dark green. The purple colour proposed was felt to be unsuited to the Conservation Area and would not, as suggested, blend in with the shrubbery behind.*

**16/04185/APP**

**NO OBJECTIONS**

1 Woodlands Crescent

Two storey side and single storey front and rear extensions

*Members noted that no objections had been submitted by the neighbours about the placing of the two-storey extension on the side closest to Nø3, and found no other reason to oppose.*

**16/04279/APP**

**NO OBJECTIONS**

Land off London Road [*Needlepin Way, Lace Hill*]

Development of an electrical substation and associated temporary access

**16/04346/APP**

**NO OBJECTIONS**

69 Overn Crescent

Two storey rear extension and replacement flat roof with new pitched roof

**16/04382/APP**

**NO OBJECTIONS**

1 Otters Brook

Demolition of existing conservatory and erection of single storey rear extension

**AMENDED PLANS**

**16/01413/APP**

**OPPOSE & ATTEND**

Land off Chandos Road

Construction of two and half storey block containing nine flats and one two storey detached house, including new vehicular access off Wagland Gardens and associated parking, cycle & bin store and landscaping

*Amendments: reduction of the overall footprint of the block of flats so that it is 1.6m further from Chandos Road, allowing more space between the building and the retained trees.*

*Members saw nothing in the amended plans that addressed the concerns expressed in their previous response, and noted the comments made by neighbours about the two additional parking spaces for visitors, and the use of the roadway as a short-cut to school though there was no continuous footway and none proposed. It was reported to the meeting that the recent rains had caused flooding in Chandos Road from the school entrance, and a drain strip across the entrance was recommended.*

**MINOR AMENDED PLANS**

**16/03803/APP**

56 Overn Avenue

Single storey front and rear extensions and pitched roof over existing flat roofed garage with dormer windows to provide to provide habitable area within the roof space

*Amendments are as follows: drawing additional to previous Minor Amendments (considered at 28/11/16 meeting) to show proposed first floor layout and corrected side elevation drawing showing forward projection of garage area.*

*Members were informed that the decision (to approve) had already been made.*

Members were also informed, for interest, that the Archaeological report for the University site on Hunter Street (16/01850) had been added to the website document list, together with the response from BCC re flooding and drainage. The official notification of the amended plans considered at the 28<sup>th</sup> November meeting was received on 6<sup>th</sup> December 2016.

**Not consulted on:**

**16/04381/ATP**

Royal Latin School, Chandos Road

T29 – Yew – localised crown lift of the overhanging crown to provide a maximum ground clearance of 2.8m, by way of reducing/removing low secondary branches only, creating a more upright habit, retaining maximum screening.

T30 – Yew - localised crown lift of the overhanging crown to provide a maximum ground clearance of 2.8m, by way of reducing/removing low secondary branches only, creating a more upright habit, retaining maximum screening. To allow for area below the crown overhang to [be] utilised as a decked area whilst retaining the natural screen the trees provide.

Members were asked to note that these two trees formed part of the application 16/03709/ATP, 1 Waglands Garden, which was refused on 6<sup>th</sup> December 2016 with the following comment: No reason is given for the proposed works, and following a site visit no reason could be identified for the proposed works to be carried out, which would cause harm to the shape of the trees and the visual amenity of the area.

Members added no further comments to those elicited by email: to oppose any work other than necessary maintenance.

## 659/16 Planning Decisions

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

Members should note that not all of the following are confirmed by documentation, but all are marked as decided on the website.

Approved		BTC response	Officer recomm <sup>n</sup>
15/00084/AAD Buckingham Fort	New signage	Oppose*	-
16/03450/APP 19 Well Street	Ch/use teaching (D1)→dwelling (C3)	No objections	-
16/03581/APP Ring Road Garage	Extension to existing workshop	No objections	-

\* Revised to No objections following negotiated compromise circulated by email

### Not in our Parish (Gawcott-with-Lenborough)

16/03312/COUOR The Granary, Gawcott Fields Farm	Ch/use office → residential	No objections	-
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### Refused

16/01523/AAD } 4-5 Bridge Street	Retention of non-illum. <sup>d</sup> fascia sign (Michael Graham estate agents)	{ No comment {(retrospective)	-
16/01569/ALB }			-

### Not Consulted on:

#### Approved

16/03339/ATP Glanwin Ho., Avenue Rd.	Works to oak tree	Partial support*	-
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\* "Members supported work to the lower limbs, which were close to the house front, but opposed the canopy reduction which seemed to be excessive and could stress the tree unnecessarily." The officer's report records that during a site visit it was clarified that the application did not include reduction of the whole canopy as illustrated in the plan submitted; he therefore concluded that the works were reasonable.

#### Refused

16/03709/ATP 1 Waglands Garden	Works to 2 Yews and 1 Wellingtonia	Oppose	
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## 660/16 Development Management Committee Case Officer Reports (& Recommendations)

### 660.1/16 Strategic Development

(14<sup>th</sup> December 2016) no Buckingham applications

### 660.2/16 Development Management

(1<sup>st</sup> December 2016, transferred from 25<sup>th</sup> November) 15/04106/AOP Report on site visit, land adjacent 73 Moreton Road.

### 660.3/16 Development Management

(15<sup>th</sup> December 2016) 16/01944/ALB 3 Well St. Report circulated by email with the Recommendation that Listed Building Consent be granted.

The item had been pulled from the agenda and delegated for officer decision as AVDC declared the request to speak had arrived too late. A letter of protest at the denial of democratic representation would be sent.

#### ACTION PLANNING CLERK

Members discussed and **AGREED** writing to the Historic Buildings Officer asking for their view on the extraction vents at the rear of 3 Well Street and noting recent problems that have been experienced with submitting application via the District Online Planning Portal.

## ACTION PLANNING CLERK

### 661/16 Enforcement

661.1/16 To receive the local case list for November per Cllr. Stuchbury.  
Brethren Hall – Members discussed and **AGREED** that if nearby residents are complaining that the conditions of the hall are being breached and asserting that an excess number of people are attending gatherings, then complainants need to arrange a survey of attendees and provide evidence to substantiate their complaint.

661.2/16 To report any new breaches

Mrs Cumming noted a shed had been erected on the parking area next door to the Old Police Station and cottages. Planning Clerk to investigate.

**ACTION PLANNING CLERK**

### 662/16 s106 update

To receive the latest information from AVDC & BCC

Proposed by Cllr. Smith, seconded by Cllr. Hirons and <b>RECOMMENDED</b> to Full Council to ask every Committee to propose appropriate projects for the future use of s106 monies.
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Members recollected that s106 monies had to be spent on projects benefiting the area of the development.

### 663/16 Lace Hill Employment/Health site

To receive any update.

None

### 664/16 Transport

Cllr. Stuchbury raised the matter of feedback on proposed routes of HS2 lorry movements, noting that the deadline for feedback was the 20<sup>th</sup> January 2017. Members **AGREED** to place this on the agenda for the 16<sup>th</sup> January 2017.

**ACTION PLANNING CLERK/ COMMITTEE CLERK**

664.1/16 To discuss and agree any comments on the BCC Highway Safety Inspection Policy (response date 26<sup>th</sup> December 2016)

Members discussed the recent installation of lighting columns across Buckingham and expressed disappointment that they have not yet been switched on during the darkest months of the year.

Proposed by Cllr. Harvey, seconded by Cllr. Smith and **AGREED** to write to the appropriate department at BCC asking if they were paying for electricity to the redundant lighting columns and if not, how much money have they saved.

**ACTION PLANNING CLERK**

664.2/16 To report any damaged superfluous and redundant signage in the town.

Bernadines Way - Cllr. Cole noted redundant direction and estate agent signs. Planning Clerk to inform Highways. **ACTION PLANNING CLERK**

13 High St – Cllr Smith. Reported an A-frame advertising Xmas trees was blocking driver's line of sight when exiting the Waitrose car park.

**ACTION PLANNING CLERK**

### 665/16 Access

To report any access-related issues.

Lampposts in Church Street – Cllr. Strain-Clark informed Members there was now a lamp post on the opposite side of the road but when installing the lamppost the

contractors found there was no power supply, it having been moved when the now-removed post on the west side was installed.

**666/16 Correspondence**  
None

**667/16 News releases**

667.1 Street Lighting - Members **AGREED** a press release to inform residents that BTC have been working hard with BCC to switch on the streetlights and it had been raised at every Planning Committee for 6 months, noting it is the statutory responsibility of the County Council. BTC were disappointed at lack of project planning for removing and replacing the lampposts. The Transport for Bucks link for reporting faulty or damage street lights would be included.

667.2 Proposed loss of trees in connection with the planning application 16/01413 (see above).

**668/16 Chairman's items for information**  
None

**669/16 Date of the next meeting:** Monday 16<sup>th</sup> January 2017 at 7pm.  
Cllr. Try gave his apologies for the next meeting.

Meeting closed at 21.11pm.

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