

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 28th November 2016 at 7.15pm following a Public Session in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

Present: Cllr. Mrs. J. Bates
Cllr. M. Cole (Vice Chairman)
Cllr. P. Hirons
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)

For the Town Clerk: Mrs. K. McElligott

581/16 Apologies for Absence

Members received and accepted apologies from Cllr. J. Harvey.

582/16 Declarations of Interest

Cllr. Mahi declared an interest in applⁿ 16/04060/APP as a neighbour of the property. Cllrs. Smith and Strain-Clark declared an interest in applⁿ 16/01850/APP as Friends of Buckingham University.

583/16 Minutes

To receive the minutes of the Planning Committee Meeting held on Monday 31st October 2016 ratified at the Full Council meeting held on 21st November 2016. There were no matters arising.

Members agreed unanimously to take application 16/03784/APP next, for the convenience of the members of the public present.

584/16 Planning Application

16/03784/APP

OPPOSE AND ATTEND

The Villas, Stratford Road

In fill development between existing dwellings and above existing parking to provide new one bed apartment

Members felt that outstanding matters from previous applications should be enforced before a decision was made on this application, for example that the decorative panels on the bay window of No.3 The Villas were still shown in the drawings as matching those on No.1 & No.2 whereas it was actually a white PVC lapped panel, incongruous in the context, and that some fencing and garden maintenance deficiencies were affecting neighbouring boundaries. This is a building

on one of the principal entrances to the town, and its design integrity should have been maintained.

This application was clearly premeditated when the double garage was applied for; the doorway in the street elevation appeared only a month after approval, and was not included in the application drawings (which showed shrubbery screening a blank wall). The garage itself was never constructed, apart from this rear wall, and the area has become a dumping area for rubbish, so Members have never discovered whether it was usable or, indeed, possible to manoeuvre into it via the remaining space; the 5 cars that park there currently park to the side of the space rather than the bottom as indicated on drawings. This proposal could lead to another two cars requiring parking spaces, and one 'garage' space has been reduced in area in order to accommodate the stairs and cycle parking. This is likely to lead to some vehicles being parked elsewhere to the detriment of other residents' amenity and road safety. The argument that this is a town centre site, with consequent reduction in parking provision permitted, was rejected as it outside the boundary set in the Neighbourhood Plan.

Members could not see the point of a 'feature bay window' on the rear of the maisonette, as the only bay windows on The Villas are on the street elevation. A window at first floor level over a kitchen sink will allow residents to overlook the houses behind, and it is not clear what finish is intended; possibly more white PVC to match the dormer inserted into No.3?

The statement that 'the proposal will not affect daylight/sunlight to any neighbouring properties' cannot be correct as there are three side windows in No.4 and one in No. 3, though without a drawing showing the outline of the roof on these two walls, it is impossible to tell whether all of these will be affected.

The bin bay in the arch is not adequate for the existing dwellings, let alone another. Members reiterated their previous concerns about overdevelopment of this plot and the effect on a floodable area of extending the impermeable cover and voiced objections to this planning creep.

The Committee voted unanimously to oppose the application on the grounds of overdevelopment of the plot, loss of amenity for neighbours, inadequate parking and effect on stormwater drainage.

Members agreed unanimously to take application 16/01850/APP next, for the convenience of the members of the public present.

16/01850/APP

SUPPORT

University Precinct, Hunter Street

Demolition of two buildings comprising the Santander Bank and University

Marketing Suite and erection of 3 storey building to provide new Teaching Facility

Minor Amendments: 15 drawings/documents have been amended and BCC & Historic England have made response to these. The amendments can be summarised as

- *the pattern and material of all the windows has been changed*
- *the windows on the north elevation of the wing projecting towards Hunter Street (facing the garden square) where the eight separate (4 on each floor) windows have been replaced by four 4 continuous over the two storeys (lighting the void, see below)*

- *the wing projecting forward towards Hunter Street has interior layout changes with a void at first floor level effectively making the remaining floor area a mezzanine, and its roof height has been reduced by making it a double roof with a central trough; it also has had a staircase extension added to the Hunter Street frontage, which projects into the paved area beside the cottages and behind the layby*
- *the parking area at the access road end of the block has been expanded from 8 bays to 9; this has been achieved by narrowing the path from the rear of the Security building to single width and deleting the planted area between the parking and the ramped courtyard. The 2 disabled spaces remain where they were.*
- *the clock tower above the main entrance, a 'feature' on the elevation facing Hunter Street behind the landscaped square, has been deleted.*

Members had responded 'Oppose and Attend' to the initial application.

Proposed by Cllr. Cole, seconded by Cllr. Smith, that the decision be rescinded in light of the amendments offered.

Members agreed unanimously to support the amended application with the following conditions:

- 1. That the archaeological investigation be carried out as soon as possible, per BCC's recommendation;*
- 2. That consideration be given to allocating disabled parking spaces in the car park adjacent to the proposed bank and bookshop with a level access to the building, rather than at the most distant point possible from the main entrance to the new building.*

[Clerk's note; due to the system failure at AVDC, the formal notification of these amendments was not received until 29th November 2016]

Mrs Robinson left the meeting at 19.27. Agenda order was resumed

585/16 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan

585.1 To receive a verbal report on the meeting on 14th November at The Gateway from the Chairman. *[The slides were circulated separately by email 16/11/16]*

The Chairman reported that there was no clear indication how the 5 year housing allocation would be allocated within the County. He felt that Buckinghamshire County Council were keen to develop in Buckingham, Haddenham and Winslow because of the existing infrastructure within the towns. Cllr. Stuchbury speculated the final figures for housing allocation may be lower than estimates within the NDP and advocated caution when reviewing the housing sections of the plan. He added that Members should be seeking clarity from the VALP Scrutiny Committee.

585.2 To receive for information various changes to NP legislation from DCLG

Noted

586/16 Action Reports

586.1/16 To receive action reports as per the attached list.

586.1.1 (420/16 - BCC Transport Badgers/Meadway junctions) Cllrs. Stuchbury and Smith met BCC Cllr. Mark Shaw on the 7th November 2016 and presented the Committee's concerns. Mr Shaw took on board the points but noted he was constrained by agreements between County Council and contractors.

586.1.2 (881/16 Employment Development) Cllr. Smith informed Members that both District's Economic Development Officers had left and there were no plans to fill their posts. Cllr Stuchbury proposed a recommendation to to Full Council that

Members promote the Town's economic development sites as outlined within the NDP. There was no seconder for the recommendation. Cllr. Smith identified only one site of economic development in the NDP (site Q located behind Wipac).

586.1.3 (484/16 Lace Hill Emergency Vehicle Access) Members noted a response from Thames Valley Police's'_Inspector Chris Young and asked the Planning Clerk to expedite a response from other Responsible Authorities.

ACTION PLANNING CLERK

586.1.4 (480.1 29-30 West St) Cllr. Smith expressed concern that Esquires coffee shop had been trading for over 5 months without the appropriate licences in place and it was still unclear what damage might be sustained to the medieval murals. Members **AGREED** to ask the Planning Clerk to expedite the issue with Planning Enforcement. The Planning Clerk explained that Cllr. Mordue was also pursuing the matter with Environmental Health.

586.1.5 (267.1/16 Tingewick Road triangle site) Cllr. Stuchbury informed Members that BCC Officer, Steve Essam was handling the application and Section 106 proposals were drafted. Members noted their thanks to Cllr. Stuchbury for ensuring the Developers agreed to complete the roadworks on Tingewick Road before any houses were constructed.

586.1.6 Mrs Cumming requested an action point for the Town Clock which had been malfunctioning. The Planning Clerk agreed to correspond with the Villiers Hotel for an update on maintenance to the clock.

ACTION PLANNING CLERK

586.2: (415.2/16) To receive and discuss the response from Cllr. Shaw, BCC Noted. Members felt the current availability of parking in Bridge Street should be brought to his attention

ACTION PLANNING CLERK

586.3: (537/16; Wharf Yard safety); The HSE rules on Reversing include *Consider employing a trained signaller (a banksman), both to keep the reversing area free of pedestrians and to guide drivers. Be aware: The use of signallers is not allowed in some industries due to the size of vehicles involved, and the difficulty that drivers have in seeing them.* Figures quoted show that for accidents involving reversing vehicles with banksmen/ signallers the majority involve injuries to the banksmen themselves.

Members discussed and **AGREED** to write to the Buildabase recommending that in accordance with recommendations in H&S guidance they follow the practice of using a Banksman.

ACTION PLANNING CLERK

586.4 (3 Well Street amended plans16/01944/ALB)

Noted

(α) Cllr. Tim Mills: I won't repeat what others have already said [*i.e. The Buckingham Society's response, circulated separately*] but I agree that ventilation should be through the roof trough as originally agreed]

Noted

(b) Historic England: response attached

Noted

587/16 Planning Applications

For Member's information the next scheduled Development Management Committee meetings are 12th January and 2nd February 2017, with SDMC meetings on 11th January and 3rd February 2017.

The Planning Clerk advised Members of three new meetings on the 1st, 14th and 15th December 2016.

*The Clerk reports that no formal notification (and therefore decision sheet) had been received for the applications below marked **

To consider planning applications received from AVDC and other applications

The following two applications were considered together:

16/03870/APP & 16/03871/AAD

OPPOSE

Tesco Store, London Road

Installation of dry cleaning, key cutting, shoe and watch repairs pod to front of store
Three internally illuminated fascia signs and six vinyl graphics to proposed new sales pod.

Members felt that the proposed 'pod' was an ugly addition to the entrance of the store, and was yet another separate unit on the site. They also expressed concern at the effect on the Timpson's branch and the two dry-cleaners in the town centre, and the knock-on effect on other businesses if such offers were made at an out-of-town site.

The second application would be irrelevant if the first was refused, but should the LPA be minded to approve the installation of the pod, Members registered No Objection to the signage application

16/03987/APP

NO OBJECTIONS

10 Bobbins Way

Single storey rear extension

16/04018/ALB

NO OBJECTIONS

Dollond & Aitchison [*Boots Opticians*], 13 Market Square

Remove, clean and re-install sign. Prepare and decorate existing timber shopfront frames, entrance door, stall riser and entrance soffit. Preparation and decoration of existing stall riser to match the existing grey. Internal shop fitting refit including general decorations, replacement of existing shop fittings, with new wall bays. Decoration of basement floor.

Members hoped that some means of disabled access to the shop could be found, and commented that the existing call button could be better sited for disabled persons' use .

16/04060/APP

NO OBJECTIONS

3 Akister Close

Single storey rear extension and first floor extension above existing garage.

The following two applications were considered together:

16/04144/AAD & 16/04145/ALB

NO OBJECTIONS

Co-Operative Funeral Services, 14 Market Square

Retention of non-illuminated fascia sign and projecting sign

Members noted the positive response to an Enforcement request to regularise the change.

16/04175/APP

NO OBJECTIONS

1 Bodenham Close

First floor side extension

Additional Information

16/02641/APP

OPPOSE & ATTEND

Hamilton Precision Ltd, 10 Tingewick Road

Demolition of existing Class B2 warehouse and construction of 51 residential units with access and parking

Additional information: Planning response from BCC Highways; Planning Response from BCC SuDS officer; Response from AVDC Ecologist; Existing and Proposed flood zone extents; Environment Agency response

A resident of Fishers Field had also asked that his comments on the application be drawn to Members' attention.

Members found no reason to revise their original response to this application, noting that the EA had stated that it was unable to withdraw its objections and the BCC SuDS officer had withdrawn her opposition subject to conditions about the surface water drainage, the need for a pump, and the maintenance of the system being met in advance of the start of construction; plans for these matters had been requested in her previous response, but not yet submitted. Members also commended the BioDiversity Officer, Paul Holton, for his insistence on the 9m riverbank wildlife buffer in his response, which they fully supported.

Amended and Minor Amended Plans

15/04106/AOP

Land adj. 73 Moreton Road

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

Minor Amendment: the addition of "up to" in the description.

Members would prefer the phrase 'no more than' ten dwelling houses to match the Neighbourhood Plan policy.

No Objection

16/03803/APP

OPPOSE

56 Overn Avenue

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

Minor amendment: the rear extension has been shortened and a wedge shaped extension added to the side adjacent to the neighbour's fence.

Members remained opposed on the grounds of overdevelopment of the plot.

Not for consultation

16/03874/INTN

NO OBJECTIONS

S/O [Site outside] 106 Needlepin Way

Notice of intention to install 2 x DSLAM electronic communication apparatus and 1 x PCP electronic communications apparatus pursuant to the Town and Country

Planning (General Permitted Development)(England) Order 2015 and the Electronic Communications Code (Conditions and Regulations 2003 (as amended)

16/03888/ATC

NO OBJECTIONS

46 Nelson Street

Ash (multi-stemmed coppice) – fell selected larger stems periodically until October 31st 2026. Tree stands in rear garden and is the only ash.

Members felt that more applicants should be encouraged to develop a management plan for their trees.

588/16 Planning Decisions

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

Approved		BTC response	Officer recommⁿ.
16/03139/APP 1 Baiwen	Single storey rear extension	No objections	-
16/03141/APP 15 Hilltop Avenue	Ch. of picture window→part-bricked window	No objections	-
16/03279/APP Esso Station, bypass	Retention of ATM	No objections	-

Members are informed that at date of publication of the agenda no decision has been notified since 6th November.

Not Consulted on:

Approved

(Not in our parish)

16/03312/COUOR The Granary, Gawcott Fields Farm Ch/use office to residential
Noted

589/16 Development Management Committee meetings

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

- 589.1 Strategic Development Control 23rd November (*cancelled*)
- 589.2 Development Control 3rd November (15/04106/APP)
24th November (15/04106/APP site visit)
- 589.2.1 To receive a report on the 3rd November meeting from the Planning Clerk
Noted

590/16 Enforcement

590.1 (16/00331/CON3; 29-30 West Street) To receive and discuss a response from Mr. Dales
Noted.

590.2 To receive the October update from Cllr. Mills.
Noted

Mr Barham left the meeting at 20.32

590.3 To report any new breaches
None

591/16 Statutory consultation: new footpath off Verney Close, Buckingham

To receive and agree a response to the dedication of a new footpath in Buckingham

Members discussed the new footpath that is to stretch from the skate park bridge along the northern side of the river to meet Bridge Street. The new part is the few yards joining footpath 42 (Verney Close to the bridge) to the boundary with Candelford Court land (where the riverside path is a s106 requirement). It was noted that work to the Candelford Court path would be necessary to make it usable. Members **AGREED** to respond with thanks to County Council and to convey their thanks to Mr Edwards of the Buckingham Society for the work he had contributed to this resolution.

592/16 Precept

To discuss and agree Committee recommendations for the forthcoming Precept budget

Members discussed the previous year's unused budget of £5000 for screens in the Chamber and potential allocation for 2017/18.

Proposed by Cllr. Smith, seconded by Cllr Mahi, and **AGREED** unanimously to carry forward monies into 2017/18 and to ask the Town Clerk to investigate costs of reviewing the NDP.
ACTION TOWN CLERK

593/16 Lace Hill Employment/Health site

To receive any update.

Members referred to the presentation at Full Council on the 21st November 2016.

594/16 Transport

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

Diversion signs along the bypass could be removed by Greenspaces team if redundant.
ACTION PLANNING CLERK

595/16 Access

To report any access-related issues.

Cllr. Strain Clark remarked that, despite recent roadworks the uneven pavement along Church Street had not been repaired

Cllr. Strain-Clark reported faulty disabled press-pads at Vibbins and Boots Opticians. Members **AGREED** for the Planning Clerk to write a press release encouraging businesses to check their entrance buttons are working.

ACTION PLANNING CLERK

596/16 Correspondence

None

597/16 News releases

595/16 Push button checks

584/16 Council shows support for the University's plans and regrets delay on decision caused by AVDC website.

Members discussed and **AGREED** a press release on the plans for the Lace Hill Health and Employment Site, explaining that the proposals still have to go through the full planning process.

598/16 Chairman's items for information

None

599/16

Date of the next meeting:

Monday 19th December 2016 following the Interim Council meeting.

21.08 meeting closed.

Signed.....Date.....
Chairman

