

Minutes of the **PLANNING COMMITTEE** meeting held on 13th May 2019 at 7.15pm, following the Extra-ordinary meeting of Full Council, in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham.

Present:

Cllr. M. Cole	(Chairman)
Cllr. J. Harvey	Town Mayor
Cllr. P. Hirons	(Vice Chairman)
Cllr. D. Isham	
Cllr. A. Mahi	
Cllr. Mrs. L. O'Donoghue	
Cllr. R. Stuchbury	
Cllr. M. Try	

Also present: Mr. P. Hodson Town Clerk
Mrs. C. Cumming (co-opted member)
Mrs. L. Stubbs Administrator

954/18 Apologies for absence

Apologies were received and accepted from Cllr. P. Hirons and Cllr. Ralph.

956/18 Declarations of interest

957/18 Minutes

The minutes of the Planning Committee Meeting held on 15th April 2019 to be ratified at Full Council on 20th May 2019 were received and accepted. There were no matters arising.

958/18 Buckingham Neighbourhood Development Plan

Town Clerk reported that BCC have confirmed that Neighbourhood Plans are still being dealt with by AVDC and that the Town Council has an upcoming meeting with an officer at AVDC.

Cllr. Tim Mills spoke about his new role as Chair of the Development Management Committee at AVDC and that he would no longer be able to attend full planning meetings at BTC. The Committee congratulated Cllr Mills on his appointment.

After discussion, Members agreed to investigate the cost of Economic Development in relation to the Neighbourhood Plan.

ACTION: TOWN CLERK

959/18 Action Reports

This item was deferred to the next meeting.

Cllr. Tim Mills left the meeting at 7.28pm.

960/18 Planning Applications

It was noted by members that the dates of the Development Management Committee should have read 15th May and Strategic Development should have read the 16th May.

The following two applications were considered together:

The Old Latin House, Market Hill

NO OBJECTIONS

19/01326/APP

Removal of the front elevation, pier and roof of the link building that links the front wing of the Old Latin House with the intermediate and rear wings.

19/01327/ALB

Installation of a new pier built in stone and a glass screen between the pier and the rear wing and new roof.

Members felt this design was a huge improvement.

The following two applications were considered together:

The Old Market House, High Street

NO OBJECTIONS

19/01433/AAD

Replacement signage

19/01434/ALB

To upgrade the existing signage to new Prezzo guidelines

Members noted that Highways' response stated that the signage was internally lit, contrary to the drawings and Conservation Area guidelines.

19/01541/APP

NO OBJECTIONS

22 Greenway Walk

Single storey rear extension

19/01581/APP

OPPOSE AND ATTEND

Maple Cottage, 1A Highlands Road

Demolition of existing conservatory, erection of single storey front and rear extensions

Members opposed the application on the grounds of overdevelopment of the plot and detrimental effect on the street scene. The Committee might be minded to revise its response if the front extension was deleted from the proposal.

Members' response was agreed before the application had been advertised in the neighbourhood. If, after the statutory notices have been posted, neighbours make comment and possibly raise valid planning reasons not obvious to Members viewing from the public domain, they reserve the right to amend their response.

Amended plans

18/03597/APP

NO OBJECTIONS (changed from OPPOSE & ATTEND)

9 Portfield Way

Proposed first floor front, part two storey, part single storey side/rear extensions

Amendments: The front and rear gabled extensions have been deleted, altering a rather complex roofscape to a single stepped ridge with end gables; the second storey is therefore much less bulky, and the remaining extension is flush with the existing housewalls front and back, and approximately $\frac{3}{4}$ width of the existing garage. The ground floor rear extension doubling the size of the kitchen so that its

new outside wall is flush with that of the existing house (ie Infilling an L-shape) is unchanged and has a single-pitch roof.

The front door has also lost its canopy.

Members agreed that the amendments adequately addressed their previous concerns, and withdrew their opposition.

Not for consultation:

19/01330/ATC

NO OBJECTIONS

Fleece Yard, Market Hill

To remove 1 no Sycamore tree.

For information only:

19/01253/INF4

OPPOSE, PENDING FURTHER INFORMATION

London Road

Install of Adverts to buildings (Beefeater, Costa, Premier Inn) and freestanding signs. Illuminated internally or externally. Building mounted and free standing signs to best communicate the nature of the operator's businesses and direct patrons where necessary.

Members expressed concern at the way this proposal had been listed - why such a big application was for information only instead of as an AAD application. They made the following comments and requests for clarification:

** This is a substantial application, openly worded including lighting and indoor and outdoor locations, and it would set a dangerous precedent if we are not consulted about it.*

** This is the entrance to Buckingham, and we must have a say it how it looks*

** We have been consulted about the McDonalds signage opposite, so why not for the Premier/Beefeater/Costa?*

** On tonight's agenda we were consulted about minor signage at Prezzo's (albeit in the Conservation Area) so why not this?*

** Which planning law applies to this signage which does not allow us to comment?*

** Is the milestone safe and protected?*

Members accordingly opposed the application, requiring more information, and the opportunity to comment on it.

ACTION: PLANNING OFFICER

961/16 Planning Decisions

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

Approved

		BTC response	Officer recommⁿ
17/04668/ADP	Tingewick Triangle	Housing estate, roads etc	No objections*
18/03954/APP	rear of Old Latin Ho.	New brick wall & gates	No objections
19/00220/APP	26 Page Hill Ave.	2-st side extension	No objections
19/00249/APP	31 Lime Avenue	Garage conversion	No objections
19/00547/APP	49 Overn Ave.	S-st front & side extn and bay window roof	No objections
19/00810/APP	34 Moorhen Way	Single storey rear extension	No objections

* Changed from Oppose & Attend 4/2/19

Withdrawn

19/00773/APP 57 Aris Way Loft conversion, alterations to roof No objections

Not Consulted on:

Approved

19/00589/PVN Tesco, London Road P-V installation on roof No objections
 19/00730/ATP The Manor, Avenue Rd. Work to cedar No objections

Planning Inspectorate

18/02828/APP 6 Wharf View; Appeal against refusal
Inspector has dismissed the appeal.
 Note that the later application 18/04607/APP was also refused, on 28th February 2019.

962/18 Development Management Committee

Members noted the recent dates and that there were no Buckingham applications.

963/18 Enforcement

Reporting new breaches: Members discussed signage in the Town Centre conservation area.

ACTION: TO BE REVIEWED BY OFFICERS

964/18 Matters to Report

The removal of the Failed Road sign on Top Angel road was discussed. Buckingham Society raised some queries about the proposed street names for the Tingewick Triangle development. After some debate it was decided to keep the street name Bucca's Lane because of its historical importance to Buckingham. It was agreed that there should be no changes to the original list, apart from grammatical corrections:
 Kings Sutton Square
 Bucca's Lane
 St Ebbe's Lane (the St added to make it more easily pronounceable)
 Botolph Mews
 Swithin Lane
 Cllr. Cole also noted that the Tingewick Triangle Development was now being marketed as St Rumbolds' Way.

965/18 Chairman's items for information

Cllr. Stuchbury thanks Cllr. Cole for his work as Chair and wished him luck in his next appointment. This was echoed by Cllr. Isham.

966/18 Date of the next meeting:

Monday 3rd June at 7pm.

Meeting closed at 8.09pm.

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