

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 7th October 2019 at 7.00pm in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

Present:

Cllr. M. Cole	Town Mayor
Cllr. P. Hirons	(Vice Chairman)
Cllr. A. Mahi	
Cllr. Mrs. L. O'Donoghue	(Chair)
Cllr. A. Ralph	
Cllr. R. Stuchbury	
Cllr. M. Try	

Also present: Mr. R. Newall	(co-opted member)
Mr P. Hodson	(Town Clerk)
Mrs. K. McElligott	(Planning Officer)
Mrs. L. Stubbs	(Administrator)
Mr. M. Panter	(Panter Hudspith Architects)
Mr. C. Stoker	(University of Buckingham)
Cllr. W. Whyte	(BCC)

PUBLIC SESSION

19/02225/APP THE ROYAL LATIN SCHOOL, CHANDOS ROAD, MK18 1AX

Installation of 500 linear metres of 2m high boundary fencing to the rear playing fields of the school; fencing will be powder coated black and be of a mesh anti-climb construction, a new pedestrian gate will be installed where an old gate is currently leading to Swan Pool

A representative from the Royal Latin School drew Councillors attention to the additional documents now added to the planning application, including support from neighbouring Buckingham School and the Department of Education about the safeguarding need for the fencing to stop trespassers as well as the revised design.

19/03398/APP ODDFELLOWS HALL, 48 WELL STREET, MK18 1EP

Conversion of former meeting place (Class D1) to form 9N₂ student apartments (Class C3) with associated communal facilities

Seven members of the public came to express their views about this application. Some of their main concerns were:

- There are 9 bedrooms in the plan, but each has a double bed so the building could be occupied by 18. This would cause knock on implications for problems with:
 - Water supply and drainage which is already poor in the area due to a historic drainage system. Would it be able to handle the additional pressure?
 - Parking, as there is already a shortage of on-street parking.
 - The number of extra bins required and whether the landlord would ensure they are tidied off the footpath.
- The corner of the building has electricity and telephone cables for the street attached to it, and building work could disrupt the power supply.
- the windows of the hall being very close to and overlooking their windows.

- The sharp narrow bend in the street where the building is located mean that vehicles pulling up to drop off students would block the street.
- Deliveries of building materials would block the street entirely as vans would have to pull in front of existing resident's doors and large delivery trucks already cannot pass through the street at all.
- That there was missing information in the application:
 - No asbestos assessment
 - The building plans don't show adjoining and nearby buildings accurately
 - No flood risk stated but neighbouring buildings do have a flood risk.
- That they would prefer the building be used for a purpose that fits the Hidden Quarter ethos, for example arts and crafts use.
- That housing students in the building would be contrary to the nature of a quiet residential street in the conservation area. A single house or meeting place would be acceptable.
- The flats are not accessible for disabled people.
- There is no fire exit, only the entrance access. In a very old, closely built building fire would spread very quickly through the street. The communal kitchen is at the rear of the basement level increasing this risk, would the residents be able to get out in time? Would a fire engine be able to access the building, particularly if extra cars were trying to park in the area further blocking already very narrow roads.

19/03261/APP MULBERRY GIFTWARE & COLLECTABLES, 8 CORNWALLS CENTRE, MK18 1SB [ex Curious Minds vintage shop, 8 Cornwall Place]
Change of use of A1 Shop to Sui Generis

The owner of the dog grooming business intending to open in this shop spoke about their pre-existing business across the wider area and that clients dropping dogs at the shop would be able to use the local shops and cafes while they were waiting for the dog to be ready for collection, bringing additional business to the town.

389/19 Apologies for absence

Apologies were received and accepted from Cllrs. Isham and Harvey.

Members thanked all those who attended the public session for sharing their views and **AGREED** to take the following item out of agenda order for the convenience of residents present:

390/19 Planning Applications

19/03398/APP

OPPOSE AND ATTEND

Oddfellows Hall, 48 Well Street, MK18 1EP

Conversion of former meeting place (Class D1) to form 9N^o student apartments (Class C3) with associated communal facilities.

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. There was a considerable turnout of local residents to the Town Council Committee meeting.

While Members welcomed a proposal to bring the hall back into use, there were many criticisms of this particular scheme:

- Rooms were shown with double beds, so there could be 18 tenants – this was felt to be too many;*
- There was no evidence that the water supply and disposal was adequate to this increased demand (BNP policy I5); use of the toilet during occasional meetings was not a valid precedent, and the sewerage system in Well Street was antiquated;*
- This was true also of other utility services - no evidence of capacity was presented;*
- There was no detail of the refuse disposal arrangements; the room provided would not accommodate 18 individual bins, and a large skip bin would not be able to access the room – this could lead to bins being left out on the pavement permanently, to the detriment of pedestrian passage;*
- Continuous as opposed to occasional use will lead to light and noise nuisance for the neighbouring properties to side and rear;*
- There was no evidence of liaison with the University (confirmed by a member of the University staff present), so the flats could well be let to non-students, with a related difficulty in enforcing the terms of the Management Plan;*
- BNP policy EE3 does not include support for class C3 accommodation; policy EE8 is for University-led development of student accommodation*
- None of the flats, or the kitchen etc in the basement, are completely accessible for those with mobility problems;*
- There are no alternative exits to the main door onto Well Street for use in emergency (which is surely required for a licensed HiMO);*
- The building is not entirely in Flood Zone 1, so a Flood Risk Assessment is required; BNP policy I4 also applies;*
- There is no asbestos report or method statement for safe removal;*
- There does not appear to have been an accurate survey of the fabric, in particular the rear wall, reported to be cracked;*
- There are no to-scale sections of the site – particularly those showing the relationship of the building and its windows to the surrounding properties; the insertion of a new floor across these windows will lead to overlooking of neighbouring properties;*
- The ceiling height in the basement is reported to be only 1.8m;*
- The proposal is contrary to AVDLP policy GP8 (protection of the amenity of existing residents) and BNP policy DHE6 (provision of good quality of outdoor space) – the small stepped walled yard cannot be considered ‘good quality’;*
- Buckingham students are more likely to use taxis than bicycles and Well Street is too narrow for additional traffic and unsuitable for U-turns to avoid the even narrower streets between the site and the main campus buildings; furthermore the taxi-drivers’ custom of using the horn to announce their arrival will cause nuisance to neighbours; there is likely to be additional takeaway delivery traffic as well;*
- Concern was expressed at the efficacy of an offsite management company only available during office hours, when most complaints are likely to be about night-time disturbance ...*
- ... and the policing of the no-car condition of the tenancy agreement;*

- *The lack of parking space would also affect the actual building works and deliveries of materials; closing the road off for safety reasons would not be feasible and could deny access to the adjacent houses;*
- *The carelessness in the preparation of documents and drawings does not inspire confidence.*

Members felt that a site visit by the District Committee would be advantageous.

Members **AGREED** unanimously to **OPPOSE** and **ATTEND**.

391/19 Declarations of interest

Cllr. Hirons declared an interest in the 8 London Road application as a near neighbour.

392/19 Minutes

The minutes of the Planning Committee Meeting held on 9th September 2019 ratified at Full Council on 30th September 2019 were received and accepted. There were no matters arising.

393/19 Invited Guests – University site Tingewick Road (Hartridges)

Mr. M. Panter of Panter Hudspith Architects and Mr. C. Stocker Bursar for the University of Buckingham were welcomed and gave a presentation on the changes to the proposed Tingewick Road University buildings. Outline consent for this was given in 2013. There has been a long delay in having permission granted by AVDC despite all objections being addressed.

The current proposal is for a Law and Computer Science building, with a clock tower, double height lecture hall, roof top terrace designed not to overlook existing residents, and a Chinese walled garden in the grounds. The building is 18-20% bigger than the original plans - this is still within the outline consent. The change from use as medical school means less staff but around 100 extra students. The car parking facilities will remain the same size, parking barriers will be used to control entry.

The outline consent for additional buildings to be constructed at a later stage is still valid, and would include two additional academic buildings and two student accommodation buildings. A footbridge will connect this site to the rear of the AdeR Building in Hunter Street; there will be the same amount of public access as currently including along the riverside walk.

Mr Panter agreed to make a digital copy of the plans available so that plans could be shared with residents.

Members expressed that they liked the design and hoped permission could be granted swiftly and asked questions about the approach taken by the University with AVDC. Cllr. Stuchbury asked to be included in correspondence about the delay.

Cllr. Whyte left the meeting at 7.55pm

Members **AGREED** to take the following item out of agenda order for the convenience of residents present:

394/19 Planning Applications NO OBJECTIONS (Change from Oppose & Attend)

The Royal Latin School, Chandos Road

Installation of 500 linear metres of 2m high boundary fencing to the rear playing fields of the school; fencing will be powder coated black and be of a mesh anti-climb construction, a new pedestrian gate will be installed where an old gate is currently leading to Swan Pool.

New documents:

- *Arboricultural Method Statement [Nicholsons]*
- *Detailed Tree Investigation Report (on the Oak Tree) (MacIntyre Trees)*
- *Leaflet on different style of fence (vertical bars rather than mesh)*
- *Letter of support from the Head Teacher of The Buckingham School*

Members agreed the new style of fence was more acceptable, but asked that the area around the oak tree be hand-dug for its long-term well-being.

395/19 Buckingham Neighbourhood Development Plan

395.1 Vision & Design statement:

It was **RECOMMENDED** that the motion from Councillor Stuchbury was **AGREED** and sent to **FULL COUNCIL**:

“The Buckingham Vision & Design Statement will reach its 20th anniversary in 2021 and in recognition of this I am proposing the following:

- That Buckingham Town Council, in conjunction with the Buckingham Society, reviews the V&D Statement in line with current planning guidance as part of the preparation of the revised Buckingham Neighbourhood Plan.
- That Buckingham Town Council seeks confirmation of the Buckinghamshire Council’s intent to adopt the Buckingham V&D Statement as a Design Guide, replacing the current AVDC SPG .
- That Buckingham Town Council, in conjunction with the Buckingham Society and other interested parties, hold a celebration event marking 20 years of the Buckingham Design Guide. “ **ACTION: COMMITTEE CLERK**

395.2 Members noted the reply from Cllr. Paternoster (appended to minutes in Appendix A) but felt it did not answer their concerns. Members **AGREED** to write to the Planning Inspector about the removal of site M and the insertion of Osier Way and Moreton Road III into VALP without consultation.

ACTION: TOWN PLAN OFFICER

395.3 The response from Mr. Bercow was noted (appended to minutes in Appendix B).

396/19 Action Reports

The action reports were noted.

(315/19) Cllr. Stuchbury noted that a response to the question to the Buckinghamshire Council Shadow Authority about the use of CIL and S106 would be received on the 8th September.

(310.2/19)The Planning Officer circulated paper copies of the MK minute about the East-West expressway .

397/19 Forward Planning

Report PL/65/19, planning business plan, was **AGREED**. Members **AGREED** that an additional sum of £5,000 per year should be budgeted in 2020/2021 and in each year going forward towards the costs of reviewing the Neighbourhood Plan.

ACTION: TOWN CLERK

398/19 Planning Applications

19/03195/APP

NO OBJECTIONS

38 Bourton Road

Two storey side/rear extension and single storey front extension

19/03223/APP

NO OBJECTIONS (comment)

5 Swallow Close

Single storey side and rear extension and garage conversion.

Without the plans of the upper storey/number of bedrooms Members were unable to tell if there was adequate parking according to guidelines; should there need to be extension of parking they asked for a permeable surface.

As a general comment, they would like to see evidence of the number of bedrooms so that sufficient within-curtilage parking could be gauged. This applied to several of the applications considered at the same meeting.

19/03261/APP

NO OBJECTIONS

Mulberry Giftware & Collectables, 8 Cornwalls Centre, [ex Curious Minds vintage shop, 8 Cornwall Place]

Change of use of A1 Shop to Sui Generis

Change of use is to dog grooming salon

The following applications were considered together, but Members were asked to note that the second one was an ACL not for consultation

2 Mallard Drive

19/03342/APP

NO OBJECTIONS

First floor front extension

19/03350/ACL

Application for a Lawful Development Certificate for a Proposed single storey rear extension to a dwelling with matching materials

Cllr. Try requested that when new developments were built, the council request stock of small homes that could be expanded, as over time the prevalence of this approach could cause a housing stock issue for the town.

19/03378/APP

NO OBJECTIONS

Lauriston, Avenue Road

Single storey side extension

The yellow notice was posted on the day of the meeting and therefore Members' response was agreed before the neighbours had had adequate time to consider their response. 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.

Members **AGREED** to produce a press release about the reasons for opposing **19/03398/APP** application. (Min 390/19 refers)

19/03421/APP

OPPOSE AND ATTEND

18 Edging Lane

Rear dormer and 3No roof lights to front

Members felt that the box dormer was over-large and ugly and out of keeping with the gabled dormers prevalent in the estate; it was detrimental to the street scene, as it would be clearly visible from the spine road.

19/03433/APP

NO OBJECTIONS

8 London Road

Two storey rear and two story side extension

The yellow notice was posted on the day of the meeting and therefore 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

Additional Plans

19/03161/APP

NO OBJECTIONS

32 Bradfield Avenue

Demolition of existing rear extension and erection of two storey side and single storey rear extension.

Amendment: proposed extension reduced in depth to make it subsidiary to the existing dwelling

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

Minor Amendments /Additional Information

19/01326/APP & 19/01327/ALB

NO OBJECTIONS

The Old Latin House, Market Hill

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.

Installation of a new pier built in stone and a glass screen between the pier and the rear wing at ground floor only. Installation of first floor external wall and window to be supported on a new beam spanning between the front and rear wings, such external wall being set behind the gable end corner of the front wing. Installation of a new single pitched tile roof over the ground floor.

Extension of the existing tile roof of the intermediate wing over the first floor.

New documents: Response of Heritage & Conservation Officer and applicant's history and context description as requested.

Minor Amended plans had also been received, for Members' information

399/19 Planning Decisions

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

Approved

18/04641/AAD	} Scissors Barbers, Bullring	Barber pole & fascia signage (retrospective)
18/04642/ALB		
19/02864/APP	1 Skelton Road	Single storey rear extension
19/02571/APP	132 Moreton Road	Single storey rear extension,

BTC response

Officer recommⁿ

}	Partial oppose
	No objections
	No objections

Planning Minutes (071019)

Ratified

page 7 of 11

PUBLIC SECTOR EQUALITY DUTY 2010/CRIME AND DISORDER ACT, 1988: the decisions made during the course of the meeting were duly considered and it was decided that there were no resulting direct or indirect implications in respect of crime and disorder, or equalities considerations, other than those stated in the minutes.

Initial.....

19/01984/APP 6 Market Hill, loft extension and a porch
18/03647/APP Minor amendments to plans No objections

Not Consulted on:

Approved

19/02800/ACL 9 Twickenham Road Loft conversion with dormer & rooflights

Refused

19/02785/ACL 2 Constance Street Loft conversion with roof-lights
PDR removed for roof-lights fronting a highway

Declared invalid (full application required)

19/03056/ACL 1 Candleford Court Ch/use commercial to residential

Cllr. Try noted that the Candleford Court application was declared invalid and that they may have taken note of the Council's comments.

Cllr. Cole **RECOMMENDED** that a motion be taken to the next available meeting of **FULL COUNCIL**, with regard to writing to the Planning Authority over Cllr. Macpherson's comments about the planning department at a recent LAF meeting, the motion should include the delays over the new cemetery. **AGREED.**

ACTION: CLLR. COLE, COMMITTEE CLERK

400/19 Development Management Committee

No comments

401/19 Enforcement

401.1 It was noted that the two enforcement bulletins received by AVDC are different, one is an update on all undecided cases known about by the Council and the other updates only reports made by this Council. Some of the reports were very out of date.

It was **AGREED** that the Planning Officer should write to AVDC enforcement team expressing concern over the way enforcement cases are being dealt with.

ACTION: PLANNING CLERK

401.2 Cllr Stuchbury reported that there was building work taking place by the Esso Garage, thought to be a Greggs development that the Council has not received planning notification for. It was **AGREED** to investigate this.

ACTION: PLANNING CLERK

402/19 Consultation: 5G Mobile Coverage In Rural Areas

Cllr O'Donoghue reminded Members that they could reply to the consultation individually. It was noted that Totnes Town Council have rejected a 5G mast recently due to concerns about blanket radio waves.

Members **RECOMMENDED** that officers write a report for the next Planning Committee meeting advising on any relevant research for Members to consider before responding to the consultation.

ACTION: PLANNING CLERK

403/19 Planning Training – Enforcement

Planning Minutes (071019)

Ratified

page 8 of 11

PUBLIC SECTOR EQUALITY DUTY 2010/CRIME AND DISORDER ACT, 1988: the decisions made during the course of the meeting were duly considered and it was decided that there were no resulting direct or indirect implications in respect of crime and disorder, or equalities considerations, other than those stated in the minutes.

Initial.....

Cllr O'Donoghue and Cllr. Ralph confirmed that they would like to attend. Cllr. Ralph requested confirmation of the date of the training. Members **AGREED** that after other Councillors had been offered the training any remaining places should be offered to the Buckingham Society as co-optees on the Planning Committee.

ACTION: TOWN CLERK

404/19 Cycleway Complaint

Members noted the complaint and **AGREED** that the complainant be written to, and informed that it had been discussed by the Council and would be passed on to BCC and TfB to address.

ACTION: PLANNING CLERK

405/19 Matters to report

405.1 Cllr. Hirons reported an abandoned vehicle on Burleigh Piece, and **AGREED** to pass on details including registration number, marque and model, and more precise location to the planning officer.

ACTION: CLLR. HIRONS, PLANNING CLERK

405.2 Cllr Cole expressed his concern about missing and incorrect signage at the Tingewick Road roundabout, travelling from Tingewick. There is no mention of Buckingham, only of Tingewick Road Industry, where it should also indicate Buckingham Town Centre and that the road markings on the western approach direct all traffic into the left hand lane when the right hand lane is currently redundant and that this is confusing. Members **AGREED** that this was a safety issue and should be raised with TfB again.

: PLANNING CLERK

406/19 Chair's items for information

None

407/19 Date of the next meeting:

Monday 28th October 2019 following the Interim Council meeting.

Meeting closed at 9:45pm.

Chair..... Date.....

Appendix A

Katharine McElligott

From: Katharine McElligott
Sent: 11 September 2019 10:46
To: Katharine McElligott
Subject: FW: Site M, Buckingham Neighbourhood Plan

-----Original Message-----

From: Cllr Carole Paternoster <CPaternoster@aylesburyvaledc.gov.uk>
Sent: 05 September 2019 12:23
To: Paul Hodson <townclerk@buckingham-tc.gov.uk>
Subject: RE: Site M, Buckingham Neighbourhood Plan

Dear Paul

Your ref: Min No 267/19

Thank you for forwarding to me the letter from Buckingham Town Council regarding the deletion of Neighbourhood Plan Site M from VALP, and the inclusion in VALP of two sites (Moreton Road Phase III and land off Osier Way) which are not designated in the Buckingham Neighbourhood Plan.

AVDC will be consulting on the Inspector's major modifications to VALP next month, and it would be appropriate to raise this matter with the Inspector during this consultation.

I will pass Buckingham Town Council's comments to the planning policy officers dealing with VALP and Neighbourhood Plans.

Regards.

Carole

Cllr Carole Paternoster
Cabinet Member for Strategic Planning and Infrastructure AVDC

-----Original Message-----

From: Paul Hodson [mailto:townclerk@buckingham-tc.gov.uk]
Sent: 04 September 2019 15:58
To: Cllr Carole Paternoster
Subject: Site M, Buckingham Neighbourhood Plan

Dear Carol,

Please find attached a letter regarding the removal of site M from VALP,

Kind regards,

Paul

Paul Hodson
Town Clerk
Buckingham Town Council
01280 816426

www.buckingham-tc.gov.uk

1



RT HON JOHN BERCOW MP

HOUSE OF COMMONS, LONDON SW1A 0AA

020 7219 6346 | john.bercow.mp@parliament.uk

Mr Paul Hodson
Town Clerk
Town Council Offices
Verney Close
Buckingham. MK18 1JP.

18 September 2019

Dear Mr Hodson,

Thank you for your correspondence regarding the Buckingham Neighbourhood Plan and the failure of AVDC to notify you of the deletion of a site from the VALP document. I appreciate that this is a most concerning issue and thank you for taking the time to write to me.

To ensure that your concerns are appropriately addressed, I have today written to Robert Jenrick MP, Secretary of State for Housing, Communities and Local Government, requesting he look into the issues raised in your correspondence and provide me with his comments. I will write again with the response I receive.

In the meantime, should you have any additional questions, or feel I can be of any further assistance, please do not hesitate to contact me again.

P. P. George Blair

John Bercow

MEMBER OF PARLIAMENT FOR BUCKINGHAM | SPEAKER OF THE HOUSE OF COMMONS