

PLANNING COMMITTEE

PL/07/19

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 28th October 2019 following an Interim meeting of Full Council in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

Present:

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

Also present: Mrs. Cumming	(co-opted member)
Mrs. N. Stockill	(Committee Clerk)
Mrs. K. McElligott	
Mr P. Hodson	(Town Clerk)

480/19 Apologies for Absence

Members received and accepted apologies from Cllr. Try.

481/19 Declarations of Interest

There were no declarations of interest.

482/19 Minutes

Members received the minutes of the Planning Committee Meeting held on Monday 7th October 2019 to be put before the Full Council meeting to be held on Monday 18th November 2019 and the following amendments were **AGREED**:

Page 5 (395/19) – Cllr. Cole said the responses from John Bercow and Cllr. Paternoster should be appended to the minutes. **ACTION COMMITTEE CLERK**

Page 9 Matter to report – Cllr. Cole said the wording of his statement was not entirely accurate and Members **AGREED** for Cllr. Cole to send the correct wording to the Committee Clerk for the minutes. **ACTION COMMITTEE CLERK**

483/19 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan

The Town Clerk explained he would be attending the AGM of AVALC at 9.30am on Saturday 2nd November at The Gateway with Councillor Harvey and all Committee Members were also invited to attend.

484/19 Action Reports

Members received the action report and raised the following queries:

Esso Station (Greggs) – The Planning Clerk explained she was now in receipt of a (part retrospective) planning application for an extension to the Polling station building.

The Town Clerk informed Members that a place had become available at the Planning Enforcement Training in November.

485/19 Planning Applications

Planning Minutes (071019) Ratified *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.....

PLANNING COMMITTEE

For Member's information the next scheduled Development Management Committee meetings are Thursday 7th & Friday 29th November 2019, with SDMC meetings on Wednesday 6th and 27th November 2019.

To consider planning applications received from AVDC and other applications

19/03531/APP

OPPOSE & ATTEND

Hamilton Precision Ltd., 10 Tingewick Road, MK18 1EE

Variation/Removal of conditions to application 16/02641/APP. Conditions 2, 4, 9, 17, 18, 34, 35.

Members were particularly critical of the proposal that roads not be adopted. This could lead to additional charges for maintenance being levied on tenants, as had happened elsewhere in the town. Concerns were voiced that this was introduced because the roads were not to be built to BCC's adoption standards, but there was nothing in the document list to support this. A less hardwearing surface – such as block paving – was not suitable when refuse lorries had to turn on it every week, as the repeated repair of parts of Lace Hill had proved.

The Clerk was asked to contact BCC Highways for their views on unadopted roads. The deletion of the quoining and addition of decorative brick courses was not supported and removed local design references, though Members were happy about the undifferentiation of tenure types.

The comment was made that the variations and removal of conditions amounted to a fresh application, and that the conditions had been imposed on the approval for good reasons, such as the application of the Vision & Design SPG, and changes apparently made on cost grounds could not be agreed.

19/03622/APP

NO OBJECTIONS

23 Willow Drive

Single storey rear extension

The following two applications were considered together:

19/02627/AAD and 19/03624/ALB

OPPOSE & ATTEND

The Old Town Hall, Market Square MK18 1NJ

Installation of fascia signage; 1N~~e~~ non-illuminated sign above Reception door, 1N~~e~~ non-illuminated sign above shop window and 1N~~e~~ non-illuminated sign on brick pillar of Old Town Hall (retrospective)

Members noted and concurred with the Heritage Officer's comments, and that the Design & Access Statement still made reference to Brewery House, their previous premises in Castle Street.

19/03640/APP

OPPOSE & ATTEND

7 Krohn Close

Single storey side extension and two-storey side/rear extension

Members regretted the proposed loss of yet another small dwelling in the town, and considered the extra parking place in front of a garage in a parking court unacceptable and obstructive for other residents. There wasn't sufficient parking for any of the houses, which led to on-street parking.

The application was opposed on the grounds of overdevelopment of the plot and related effect on the street scene, and the inadequacy of parking provision for a three-bedroom house.

19/03660/APP

NO OBJECTIONS

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Unit D, Bourton Business Centre, Manor Farm, Bourton Road
Change of use from A2 Financial & Professional to D1 Medical Practice –
chiropractor

19/03795/AAD

NO OBJECTIONS

Tesco Stores Ltd., London Road

1 x 42" LCD media screen and 3 x 1250mm x 700mm flag pole signs, overall
2450mm in height

*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.*

*They also noted that it was a retrospective application, and the charging point (with
signage) had been in use for about three weeks already.*

AMENDED PLANS

The next two applications were considered together:

Land adjacent to Tesco Store, London Road [McDonalds]

18/02972/AAD

Installation of 1№ drive totem, 2№ single sided directional sign 'Right Arrow', 1№
single sided directional sign 'Ahead Arrow', and 1№ appendage on existing Tesco
monument sign – (5 total)

*Amended plans: 12m totem sign reduced to 6m (approximately the same height as
the Shell & Travelodge signs)*

18/04235/AAD

Alternative signage to include digital signs, various site signage including 5№ free-
standing signs, 2№ banner units, 23№ DOT signs, 1№ digital booth screen and 2№
PlayLand signs

*Amendments: reduction in number of signs from 31 to 12; banner size reduced;
digital signs in drive-thru allow menu choice/ordering before arriving at the building,
cutting waiting time; the banner units are for temporary promotion adverts,
preventing them being put on lampposts or trees*

*Members noted that the main application had not yet been decided, and therefore
the signage applications were less relevant. However they were pleased at the
reduction in size and number of the signs, but would like a definition of 'temporary'
in the second application, as it was felt likely that this would be effectively a
permanent display with the actual banners changed from time to time.*

The following Minor Amendments had been received, for information only:

19/02225/APP

Royal Latin School, Chandos Road

Installation of 500 linear metres of 2.43m 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
located leading to Swan Pool.

*Amendment: Requirement for fence to be a minimum of 2.4m high to qualify for
funding, and made of anti-climb weldmesh with no horizontal footholds.*

Circulated to Committee Members 8th October; no majority view received.

Members noted that the decision had already been made.

PLANNING COMMITTEE

Request to revise opinion (only 3 responses received to email circulation request)

19/01147/APP

The Coach House, Wharf Yard

Infill of front display window and side opening, insertion of rooflights and window replacement plus alteration to internal walls

An email from the case officer was appended to the agenda.

Members agreed to drop the reference to a design scheme for the whole Yard, but maintained their opposition to the changes to the building on the grounds of lack of natural light to what were to be office premises.

486/19 Planning Decisions

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

Approved

19/01984/APP 6 Market Hill Var.cond.3, 18/03647/APP, layout of shop

19/02152/AAD Beefeater etc. Mounted and free standing signs

Mrs Cumming said the Buckingham Society were opposed to the corporate branding of the Whitbread development and would be issuing a newsletter on their comments.

Members **AGREED** to issue a press release on the Vision & Design Statement with comments from the Buckingham Society.

19/02571/APP 132 Moreton Rd S/st rear extn.,loft extn & porch

19/02767/ALB 65 Well St. Repair damage to corner of building

19/02932/APP 1 Naseby Ct. Var.cond.2 18/03451/APP, extension

19/03126/APP 40 Treefields S/st rear extension

19/03174/APP 9 Bobbins Way Front Porch

BTC

response

Officer

recommⁿ.

No objections

Oppose

ACTION PLANNING CLERK

No objections

No objections

No objections

No objections

No objections

Refused

18/04112/APP 10 Hilltop Ave. Erection of 6ft fence (retrospective)

Oppose & Attend

Withdrawn

18/04485/AAD 8 Swan Business Centre

Partial Support

Installⁿ. Illuminated fascia sign and 1 banner frame at Aldi [PureGym]

19/02916/ACL 57 Aris Way Loft conversion/extension with rooflights

487/19 Development Management Committee

487.1/19 Strategic Development Management (16th October 2019) *Cancelled*

487.2/19 Development Management (17th October 2019) 19/02225/APP Royal Latin School fence; speaker not offered as response changed last meeting *Meeting subsequently cancelled*

488/19 Enforcement

488.1/19 Members noted that Enforcement Officers will be attending the next meeting, and to suggest any particular subjects for discussion.

488.2/19 Cllr. Hirons reported a red planning notice having been posted outside of Oddfellows Hall.

ACTION PLANNING CLERK

Coffee#1 - Cllr Stuchbury suggested that not all the planning conditions had been fully satisfied.

489/19 Matters to report

There were no reports.

Planning Minutes (071019) Ratified *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.*

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490/19 (402/19) 5G consultation PL/90/19

Members received a report from the Planning Clerk and **AGREED** the following responses to the consultation:

1.1 to 1.5 = Don't know without a planning application detailing the proposal

2.1 = No, should be subject to planning approval

2.2 = Don't know without a planning application

3.1 = Yes, providing it is an existing mast.

3.2 = Don't know without a planning application detailing the proposal

3.3 = No, should be subject to planning approval

3.4 = Don't know without a planning application

4.1 = No should be subject to planning approval

4.2 = N/A

4.3 = N/A

5.1 = No

5.2 = N/A

5.3 = N/A

6.1 = Members discussed the concerns surrounding 5G technology and the unknown health impacts of the electromagnetic radiation.

Proposed by Cllr. Stuchbury and seconded by Cllr. Cole that 5G masts should not be erected close to schools or other venues housing vulnerable people. A vote was taken and the results were:

In favour: 4

Against: 3

Abstentions: 1

Motion carried:

ACTION PLANNING CLERK

491/19 Rights of Way

491.1/19 Members noted BCC's press release 'Looking to the future of the Rights of Way network in Bucks.

491.2/19 Members discussed the RoW consultation and to bring it back to a future meeting of Planning Committee. **ACTION COMMITTEE CLERK**

491.3/1 Members received and noted notice of the intention to divert part of Footpath 36 from St Rumbold's Field to the Gawcott Road. It will be re-established along the roadside footpaths of the estate.

492/19 Response to Written Question

Members received a response to Cllr. Stuchbury's question to the Shadow Authority.

Members **AGREED** for Cllr. Stuchbury to submit another question with guidance from Cllr. Cole and the Town Clerk.

ACTION TOWN CLERK/CLLR COLE/ CLLR STUCHBURY

493/19 Chairman's items for information

494/19 Date of the next meeting: Monday 25th November 2019 2019 at 7pm

Meeting closed at 20.59

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