

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 12th August 2019 at 7.00pm in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

Present:

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

Also present: Mr. R. Newall (co-opted member)
Mrs. N. Stockill (Committee Clerk)

For the Town Clerk: Mrs. K. McElligott

264/19 Apologies for Absence

Members received apologies from Cllrs. Try and Mahi.

265/19 Declarations of Interest

There were no declarations of interest.

266/19 Minutes

Members received and **AGREED** the minutes of the Planning Committee Meeting held on Monday 22nd July 2019 to be put before the Full Council meeting to be held on 30th September 2019.

267/19 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan

Members noted a report from the Town Plan Officer summarising progress with VALP and its impact on the BNP.

Cllr. Cole highlighted that AVDC had withdrawn site BUC051 (West Buckingham, Land bound by Brackley Road and the River Great Ouse) from VALP. This was done with no consultation with Town Councillors, and did not seem to have been considered at AVDC's Members' Briefing on VALP before publication of the modifications. The lack of consultation/warning was justified as confidentiality between AVDC and the Inspector. The reason for withdrawal is that BCC raised concerns regarding access to the site, having concluded that the only access was onto the A422. As Milton Keynes is deemed the main destination, the assumption is that traffic from development will go through town centre via West Street, which is too narrow to handle increased traffic; or traffic will use Radclive as a rat-run to the A421. Cllr. Stuchbury said that BCC's Transport Strategy for Buckingham (presented to Town Council on 21/11/16 min 563/16) was designed to understand the potential impact of growth on transport in and around Buckingham and outlined mitigations such as a western link road to support housing development such as site BUC51.

Members discussed and **AGREED** for the Planning Clerk to write to District Council (cc'd to BCC and The Planning Inspector) for an explanation as to why the 300

homes were removed from VALP without consultation with Buckingham Town councillors, pointing out that the 420 houses planned for Osier Way are not on a Neighbourhood Plan designated site, and are as lacking in road access. Members further **AGREED** for the Planning Clerk to illustrate the Committee' concerns to John Bercow MP requesting that he investigate with DCLG whether AVDC have the right to do this.

ACTION PLANNING CLERK

268/19 Action Reports

Members received and noted the action reports.

269/19 Planning Forum

To receive a verbal report from the Chairman on the AVDC Planning Forum meeting held on Tuesday 30th July. The Clerk was asked to circulate the slides to The Buckingham Society (Members had already been circulated).

ACTION PLANNING CLERK

270/19 Planning Applications

For Member's information the next scheduled Development Management Committee meetings are 15th August and 5th September 2019, with SDMC meetings on 14th August and 4th September 2019.

To consider planning applications received from AVDC and other applications

19/01984/APP

NO OBJECTIONS

6 Market Hill

Variation of condition 3 of planning permission 18/03647/APP Approved drawings – Minor alterations to suit site conditions and client adjustments, reference latest submitted plans

19/02473/APP

NO OBJECTIONS

8 Bridge Street

Change of use from A1 (shop) to Sui Generis – Beauty Salon and Massage Parlour (retrospective)

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.

19/02645/APP

OPPOSE

8 London Road

Single storey rear and two storey side extension

Members opposed on the grounds that the extension was too close to the property boundary and not clearly subsidiary to the existing building, per AVDC guidelines.

19/02647/APP

NO OBJECTIONS

6 Wharf View

Two storey rear extension

19/02741/APP

OPPOSE

26 Shetland

Loft conversion with dormer extension to rear roofslope and rooflights to front roofslope

Members had no objection to the principle of the proposal, but felt that gabled dormers on the front roof would be more attractive and in keeping with the Vision & Design Statement SPG, and provide a visual relationship with those on the neighbouring dwelling.

19/02777/APP

NO OBJECTIONS (BUT SEE COMMENTS)

Field House Day Nursery & Field Farm Barns, Tingewick Rd.,

Change of use of Field Farm barns to children's day care nursery (Use Class D1) together with alterations and incorporation into existing nursery. Alterations together with single storey front and rear extensions to Field House Children's Day care nursery

Members had concerns about the width of the accesses and advocated an in-and-out traffic flow via the parking area to obviate congestion. To encourage walking from the nearby estates, it was suggested that a flashing amber 'School Crossing' light be installed on Tingewick Road for safety reasons, to be operated by the nursery at appropriate times.

19/02864/APP

NO OBJECTIONS

1 Skelton Road

Single storey rear extension

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

19/01852/ALB

NO OBJECTIONS (no change)

28 West Street

Mounting of a security camera, the installation of a security grill to the inside of the front door and shop windows, the display of non-illuminated signage on the front elevation, the rendering of the stall riser and paintwork to the shop front, the installation of a satellite dish and external lighting (part retrospective)

Members had responded No Objections subject to HBO's satisfaction on 3rd June; they supported the officer's reservations in their consultee comment.

ADDITIONAL DOCUMENT

19/01147/APP

OPPOSE & ATTEND (no change)

The Coach House, Wharf Yard, Stratford Road

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

Members noted the applicant's response to their previous comments, which had not included any reference to pedestrian access, but would still prefer a comprehensive plan for the Yard complying with BNDP Policy EE2. They reiterated that they would resist any change of use from employment.

NOT FOR CONSULTATION

19/02785/ACL

2 Constance Street, Lace Hill

Application for Certificate of Lawfulness for proposed loft conversion to habitable space. Insertion of roof lights, erection of partitions and installation of window in gable end.

19/02800/ACL

9 Twickenham Road

Application for Certificate of Lawfulness for proposed loft conversion with rear dormer and velux windows to front.

19/02875/ATP

OPPOSE, PENDING FURTHER INFORMATION

3 Highland Mews, Moreton Drive

We would only like to cut off a few branches as it is getting very close to the house and some of the lower branches have fallen in the latest storms as they seem to be dead. The tree has got very large close to the house and we believe cutting a few of the lower branches will create more light into the house and be safer to use the garden space it covers.

The Planning Clerk reported that she had asked the Tree Officer for information on the species of tree as this was not stated, and an indication of the extent of the proposed work in proportion to the tree. The AVDC map also showed it in the wrong garden.

Members asked that, as this was a Protected tree, the Tree Officer insist that a qualified tree surgeon submit a report on the condition of the tree and the extent of the proposed works before making a decision.

271/19 Planning Decisions

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

Approved

19/01103/APP Scout Hall, Adams Cl. Demol.hall, erect terrace of 4 houses

**BTC
response**

**Officer
recommⁿ.**

No objections

Refused

19/02247/APP 12 Pillow Way

S/st. rear extn & conv of garage

Oppose & attend

Withdrawn

19/00511/APP Rear of 2 Market Hill Detached block of 10 flats, etc

Oppose & attend

Not Consulted on:

Approved

19/01467/ATC 54 Well Street

Works to trees

Partial oppose

Refused

19/02061/ACL 26 Shetland

Loft conversion with rooflights

ACL inappropriate; full planning application required, see above.

272/19 Development Management Committee

272.1/19 Strategic Development Management (14th August 2019)

There were no Buckingham applications

272.2/19 Development Management (15th August 2019)

There were no Buckingham applications

Noted.

273/19 Enforcement

Planning Minutes (12.08.19)

RATIFIED

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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.....

273.1/19 Cllr. Stuchbury explained that he would no longer be able to report back to committee on Enforcement updates as he'd been informed this would constitute a breach of GDPR. cases Members **AGREED** for the Planning Clerk to write to AVDC's Lead Legal and Monitoring Officer, for an explanation.

ACTION PLANNING CLERK

273.2/19 There were no new breaches reported.

274/19 Matters to report

Members reported the following damaged, superfluous and redundant signage in the town:

- Cllr. Harvey reported a 'new road layout' sign on the London Road and an inaccurate street sign on Moorhen Way which omitted house numbers 102,104,67 and 69.
- Cllr. Stuchbury suggested that discussions with the Shadow Authority re future BTC participation in S106/CIL proposals be placed on a future agenda. **ACTION SEPTEMBER AGENDA**
- The white lines on the pedestrian crossing into Cornwall Meadow's car park need repainting.
- One of the 'priority to oncoming traffic' signs on Hunter Street is hidden by foliage.
- Cllr. Hirons reported that the Maids Moreton sign on the Akeley side of the village had disappeared.

ACTION PLANNING CLERK

275/19 Chairman's items for information

276/19 Date of the next meeting: Monday 9th September 2019 following the Interim Council meeting.

Meeting closed at 20.13pm.

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