

9PL/11/19

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 3rd February 2020 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. 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)
 Mrs. L. Stubbs (Communications Clerk)
 Mrs. K. McElligott (Planning Officer)
 Mr P. Hodson (Town Clerk)

No members of the public attended and so there was no public session.

722/19 Apologies for absence

Apologies were received and accepted from County Cllrs. Clare and Whyte and District Cllr. Mills

723/19 Declarations of interest

There were no declarations of interest

724/19 Minutes

The minutes of the Planning Committee Meeting held on Monday 20th January 2020 to be received at Full Council on Monday 16th March 2020 were received and the following amendments were proposed by Cllr. Cole and **AGREED**.

(690/19) insertion of "following a meeting" after *being included*,

(692/19) insertion of a line following the submitted response comments for application 19/04481/PIP as follows. "Members noted that the surroundings of the site include a 24-hour petrol station and is also soon to have a 24-hour McDonalds outlet."

(695/19) removal of "be" in *must be ensure*

ACTION: COMMUNICATIONS CLERK

725/19 Buckingham Neighbourhood Development Plan

725.1/19 Town Clerk introduced the report on CIL and S106 funding.

Cllr. Harvey proposed and Cllr. Cole seconded the following recommendations from the report.

That the Town Council now write to the Shadow Executive, requesting that:

- The new Council commences plans to introduce CIL to Aylesbury Vale as quickly as possible, to ensure that town and parish councils in the Vale are treated equally with those in the rest of the county, and that the government's

intention to support the introduction of Neighbourhood Development Plans through the partial allocation of CIL funding is met by the new Council.

- The new council reviews the current S106 arrangements for culture and leisure are reviewed, to ensure they are suitable for the new unitary arrangement, and to better involve town and parish councils?
- The new Council reviews the current Matrix of Sport and Leisure Facility Provision Standards in Aylesbury Vale, as last agreed in 2004, during 2020

Members **AGREED**.

ACTION: TOWN CLERK

725.2/19 Members received the press release from AVDC about Milton Keynes 2050. Members also received a briefing note from the Town Plan Officer. Members noted that the briefing note from the Town Plan Officer was extremely helpful, and highlighted that the Milton Keynes 2050 report is not a planning document, but a report into possible ideas to meet future housing needs in the area.

Cllr. Hirons proposed that a simple statement of general favourability towards the document be sent to Milton Keynes Council. Cllr. Cole seconded.

Cllr. Stuchbury proposed an amendment "that although at this stage we can't see anything alarming in this document because it goes until 2050, the town council is alarmed about the lack of consultation of the East-West Expressway and the 100,000 houses to be built in Buckinghamshire." There was no seconder and so the amendment fell.

A vote was taken on Cllr. Hirons proposal and the votes were:

For: 5

Against: None

Abstentions: 2

The proposal was **AGREED**.

ACTION: TOWN CLERK

726/19 Action Reports

To receive action reports as per the attached list.

In relation to the car at Bletchley Road roundabout (min 695.3) Cllr. Cole quoted [Section 132 of the Highways Act 1980](#), and suggested this be included in a response to Buckinghamshire County Council to ask Highways to enforce on the basis of the law. Members **AGREED**.

ACTION: PLANNING OFFICER

Cllr. Stuchbury noted that, as District Councillor he had requested for application 19/04481/PIP to be sent to committee in accordance with the minutes of the last meeting.

727/19 Planning Applications

For Member's information the next scheduled Development Management Committee meetings are Thursday 20th February and Friday 13th March 2020, with SDMC meetings on Wednesdays 19th February and 11th March 2020.

To consider planning applications received from AVDC and other applications

20/00161/AAD

OPPOSE

Hair@22 Ltd, 22 Market Hill

Retrospective consent for shop name fascia sign

Members reiterated that internally lit signs are not permitted in the Conservation Area, which is why the new signage was reported to Enforcement last November (19/00621/CON3) and trust the LPA to maintain the integrity of this policy. The comments of the Heritage Officer are noted.

A parallel Listed Building application is awaited

AMENDED PLANS

19/00391/APP

OPPOSE & ATTEND

The Workshop, Land off Tingewick Road

Subdivision and change of use of existing domestic, ancillary outbuilding to a B1 office and creation of new access

Creation of new access and blocking up of existing access has been added to the change of use application. An illustrated briefing note was circulated with the agenda.

Members agreed to change their response from No Objections on the grounds that the drawing supplied was inadequate, the new site was dangerously close to the junction with Nelson Street, and there were as yet no comments on the proposed access from BCC Highways. A more detailed drawing showing an adequate vision splay and which of the mature trees within the site would have to be removed was awaited. Concern was expressed that the whole wall would have to be moved back to allow an emerging vehicle sufficient vision up and down the street.

The new opening would be directly opposite the end parking bay on the opposite side of the road – the parking bays mean that eastbound traffic is obliged to move towards the centre of the road – and is where the white centre lining splits into two for the junction hatching. The opening would involve the removal of the one pillar on this side of the road remaining from the old bridge approaches (two remain on the Barham Lodge side, although without capstones) and should the LPA be minded to approve this application, Members would look to see it being replaced in an appropriate position when the old access is blocked up. The views of the Heritage Officer would also be appreciated.

ADDITIONAL PLANS

19/03849/APP

DEFERRED FOR FURTHER INFORMATION (NO CHANGE)

Esso Petrol Filling Station, Buckingham Bypass

Single storey side and rear extension

Additional documents: Planning Design and Access Statement; [Transport] Technical Note.

Members declined to make a response at the 25th November meeting and asked for further information as follows: “Members would like further information on parking provision (including accommodation for commercial drivers taking a statutory break); lighting levels (parking and signage) as the site is adjacent to the bypass; opening hours, if different to the petrol station; a response from Environmental Health, as there was no detail of the bakery area – were staff expected to use the toilet facilities in the public area?”

They would also like reassurance that the toilet is fully accessible for disabled customers; and the incorporation of grey water reuse and solar panels.”

Members noted that the number of parking spaces was to remain at 15, but the Statement supplied made no mention of HGV parking, nor did it address any of the other queries. Furthermore, work was on-going on the site. Members noted that the applicants claimed to operate many such convenience sites, and should therefore be aware of the standard planning process and wait for a decision before starting work, let alone carrying on after the application had been submitted, presumably on the assumption that permission would be granted.

Enforcement would be informed that work was being done in advance of planning permission.

NOT IN OUR PARISH (in Thornborough but adjacent to the boundary)

19/04387/APP

DEFERRED FOR FURTHER INFORMATION

Land south of Bourton Road [E of the river, S of Thornborough Bridge]

Change of use from redundant agricultural shelter to holiday studio

Additional plan shows 6m x 3m parking space (down the lane on the east side of the Padbury Road, at Cloverick Moor farmhouse - about 500 yards walk) and location of septic tank (adjacent to the ‘holiday studio’ and c.5m from it)

Members would still like to know how electricity is to be generated for the premises; a generator is likely to disturb the peaceful enjoyment of the surrounding countryside – a public footpath from the picnic area by the 14th century Listed Thornborough Bridge passes along this side of the river towards Adstock, and there are Roman temple remains on the Buckingham side of the river as well as other Romano-Celtic remains in the immediate area, the setting of which would be affected by a wind generator. No solar panels are shown on the drawings.

Members would also like to be reassured that any overflow from, or malfunction of, the septic tank will not contaminate the river.

Cllr. Harvey briefly left the room.

NOT FOR CONSULTATION

20/00178/ACL

NO COMMENT MADE

12 Catchpin Street

Applications for a Lawful Development Certificate for the proposed loft conversion with front and rear Velux windows

Mr. Newall explained the process and purpose of Lawful Development Certificates.

728/19 Planning Decisions

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

Approved

19/04047/AAD White Hart Hotel Replacement signage & repainting No objections

19/04049/ALB

19/04146/ALB White Hart Hotel Internal & external refurbishment Oppose & Attend*

* The following was received from Parish Support and circulated on 7th January;

The planning officer wanted to pass on the following information regarding the TC’s comments on the application above.

**BTC
response**

**Officer
recommⁿ**

Planning Minutes (03022020)

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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.....

It is noted that the Town Council have objected to the above application and requested to speak at committee as the Design & Access Statement made no mention of access for the disabled and it is felt that the refurbishment could make better provision. In addition, members asked that the outside drinking area not be furnished with heaters.

The application in question is for Listed Building Consent only, as the proposed works do not require planning permission. When assessing Listed Building applications, the LPA can only assess the impact on the special architectural and historic interest of the listed building. Therefore, in this case, the points raised by the Town Council are not considered to be material considerations that would trigger committee. This application will therefore be determined under delegated powers.

Not Consulted on:

Approved

19/04034/ATP 4 Pine Close Works to horse chestnut Oppose

Refused

19/04154/ACL 2 Chandos Close ACL for s/st rear extension replacing conservatory

[Members had No Objections]

Members noted the decisions.

729/19 Development Management Committee

Members noted the cancelled meetings, members requested that a report be put together on the number of cancelled development meetings.

ACTION: PLANNING OFFICER

Cllr. Cole asked how many more outstanding applications we had waiting to be discussed at a development management committee meeting, Planning Officer reported that there were 58 remaining at 31/1/20, of which 3 were on this and the next agenda: 26 no objections, 24 oppose of which 20 were oppose and attend, 5 others (support, no comment, etc.). It was also noted that additional development meetings scheduled for before the 1st April 2020 were to pick up items from previous meetings, for example site visits, not to decide new cases.

730/19. Business Plan PL/149/19

Cllr Stuchbury thanked the Town Clerk for his work. Cllr. Harvey proposed that the Business Plan be agreed, Cllr. Hirons seconded. Members **AGREED**.

ACTION: TOWN CLERK

Cllr. Hirons suggested that long term indicators comparing house prices with neighbouring towns could still be included. Cllr. Stuchbury felt that building a working relationship with the new unitary authority could also be included.

731/19 Enforcement

731.1/19 It was noted that Cllr. Stuchbury has raised an Enforcement Case (20/00042/CON3) re Sunday working on the Beefeater/Premier Inn site, contrary to the Construction Management Plan, and the St Rumbolds Fields advertising is 20/00019/CON3. Enforcement responded with site visits quickly to these reports.

731.2/19 Members discussed the widely reported discovery of bodies at the site of the West End Care Home. Members were concerned that the full archaeological reports had not yet been received by BCC, and yet building work had been reported to be continuing at the site.

It is to be noted that the Estates Manager has not noticed any change in the site or any building work in place since the Summer of 2019. This was observed whilst working at the Cemetery.

Members **AGREED** that the breach of condition 15 of the planning permission for West End Care home should be reported to planning enforcement at AVDC as a matter of urgency. Additionally, that the archaeological report should be made available on the planning portal as soon as it was available.

ACTION: PLANNING OFFICER

Members **AGREED** that the current failure of the developers at the West End Care Home Site to ensure completion of the archaeological reports should be reported as an enforcement matter to BCC, who oversee the archaeological aspects.

ACTION: PLANNING OFFICER

Cllr. Stuchbury was concerned that there was a lack of paperwork surrounding the original archaeological agreements. Cllr. Cole stated that in February 2019 AVDC planning department were aware that there was a probable medieval burial field in the area.

Members **AGREED** that Historic England should be consulted about the find.

ACTION: PLANNING OFFICER

Members **AGREED** that a press release should be made, stating that the Council is very concerned about the lack of archaeological report when work is continuing and that the council is pursuing the matter with the relevant authorities. The council views this find as part of Buckingham's heritage and that the history of the area is what we live and breathe for. All work should stop due to this major discovery.

ACTION: PLANNING OFFICER

The previous actions related to this agenda item have been carried out with respect to the fact that, to the best of the Council's knowledge, no work is ongoing at the West End Care Home site.

Cllr. Harvey also reported that a house on the corner of Hunter Street and Manor Street appeared to have uPVC windows. Planning Officer to check if this house is listed.

ACTION: PLANNING OFFICER

732/19 Matters to Report

It was reported that the decking near the river at the back of Cornwalls Meadow carpark is rotten, broken and dangerous in places. Planning Officer to investigate and report to AVDC.

ACTION: PLANNING OFFICER

Cllr. Hirons reported that the sign on Toombs Yard fell off. Planning Officer to investigate.

ACTION: PLANNING OFFICER

733/19 Chair's items for information

None.

734/19 Date of the next meeting:

The next meeting of the Planning committee will take place on Monday 24th February 2020 following the Interim Council meeting, in the Small Committee Room, Lace Hill Sports and Community Centre, Catchpin Street, Buckingham MK18 7RR

Meeting closed at 8:15pm

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

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