

Minutes of the **PLANNING COMMITTEE** meeting held on 10th October 2016 at 7.15pm following the Public Session in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

Present: Cllr. Mrs. J. Bates
 Cllr. M. Cole (Vice Chairman)
 Cllr. J. Harvey
 Cllr. P. Hirons (Chairman)
 Cllr. D. Isham
 Cllr. A. Mahi
 Cllr. M. Smith
 Cllr. Mrs. C. Strain-Clark
 Cllr. R. Stuchbury
 Cllr. M. Try

Also present: Mrs. C. Cumming (Co-opted member)
 Ms C. Childs (Deputy Town Clerk)
 Mrs. N. Stockill (Committee Clerk)

For the Town Clerk: Mrs. K. McElligott (Planning Clerk)

471/16 Apologies for Absence

Apologies were received and accepted from Cllr. Mrs. L. O'Donoghue.

472/16 Declarations of Interest

Cllr. Smith declared an interest in agenda item 11 as a Friend of Buckingham University. All Members noted a personal interest in application no. 16/03123/APP as the applicant was the Town Crier.

473/16 Minutes

The minutes of the Planning Committee Meeting held on Monday 12th September ratified at Full Council on Monday 3rd October were received and accepted. There were no matters arising.

Members **AGREED** to take agenda items 6.1 and 6.6 next for the benefit of members of the public present.

474/16 Planning Applications

16/03123/APP

NO OBJECTIONS

1 Coxwell Close, MK18 7BE

Demolition of existing conservatory and erection of single storey rear extension.

The Chairman ruled that planning application 16/03123/APP could be discussed impartially by Members without having to declare a prejudicial interest. *[The applicant is the Town Crier]*

Proposed by Cllr. Cole, seconded by Cllr. Stuchbury and **AGREED** unanimously that this Council has **NO OBJECTIONS** to the application.

Cllr. Hirons called for a vote and Members voted unanimously in favour of this application.

In light of the fact that three applications on the agenda were retrospective, Members discussed the long-established practice of the Committee to offer “No Comment” responses in such cases.

Proposed by Cllr. Hirons, seconded by Cllr. Strain-Clark and **AGREED** that henceforth, this Council will discuss and comment upon retrospective planning applications. Cllr. Hirons called for a vote and Members voted unanimously in favour of the proposal.

16/03321/APP

NO OBJECTIONS

Stevens, 8 Little Balmer, MK18 1TF

Retention of use of Unit 8 for Class D2 use (Change of use from B1/B2) (retrospective)

Cllr. Stuchbury acknowledged that Energy Effects Fitness Studio was a popular facility serving over 100 people of the community. He commented that the original vision for Buckingham Industrial Estate was to house industrial and warehouse units. However, it was increasingly becoming more of a trading estate. Cllr. Stuchbury stated that Energy Effects Studio was offering a professional service and was not a retail outlet and therefore, as long as there was sufficient parking to meet planning requirements then he was in support of the application.

Cllr. Cole noted that Members had discussed a previous application for a gym on Buckingham Industrial Estate but the application had been withdrawn. He further noted that the designated gym unit at Candleford Court was still unoccupied.

The parking provision was queried: the guideline for leisure use is 1 space per 11m² of public area, which equates to 9-10 spaces, so 12 is more than required.

Proposed by Cllr. Mahi, seconded by Cllr. Try and **AGREED** that this Council will support the application.

Cllr. Hirons called for a vote. The results of the vote were:

9 in favour

1 abstention

Members of the public left the meeting at 19.21 and the original agenda order was resumed.

475/16 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan

Members discussed the public consultation (closing 19th October 2016) on the regulations required to implement some of the neighbourhood planning provisions in the Bill. Members expressed concerns that they had been previously informed about the consultation and now the deadlines for responses was approaching. *[Clerk's note: information was circulated to Members by the Town Clerk via the NALC bulletin on 12th September]*

Cllr. Cole referred to the Secretary of State's ruling on the Development of 42 dwellings at Great Horwood *[Planning Application 14/0154/APP]* adding that the application was deemed to be inconsistent with the local Development Plans and therefore the ruling may have an effect on the Moreton Road phase III calling-in

Members **AGREED** to write to the DCLG expressing their concern that the consultation was not brought to their attention directly, and voicing their concerns about VALP and whether the new Act would be retrospective in application as many Local Plans would be in place by then.

ACTION PLANNING CLERK

476/16 Action Reports

To receive action reports as per the attached list, with detailed answers as listed.
Church Street Bins – Cllr. Strain-Clark explained that following an investigation it came to light that the AVDC bin crews had been placing the empty wheelie bins on the pavement. The District Council have highlighted the issue with their Bin Crews.

Cllr. Hirons declared an interest in the item on Church Street Bin as a member of St Peter & St Paul's church.

Lace Hill Health Site – Cllr. Stuchbury advised Members contact Claire Bayley requesting an update ahead of the Swan Practice Partnership meeting.

Cotton End Steps – The Planning Clerk advised that a meeting with the Developers with a view to adoption and other matters had been postponed.

Employment Development – Town Clerk to prioritise arranging a meeting with Economic Development Officers at AVDC. **ACTION TOWN CLERK**

BCC Transport Integrated traffic proposals – Cllr. Stuchbury asked for a copy of the letter to Chris Urry. **ACTION PLANNING CLERK**

13 High Street Signage – The Town Clerk had written a strong email to Mr. Dales but was awaiting a response. He was asked to pursue a reply. **ACTION TOWN CLERK**

477/16 Planning Applications

For Member's information the next scheduled Development Management Committee meetings are 13th October and 3rd November 2016, with SDMC meetings on 12th October and 2nd November 2016.

To consider planning applications received from AVDC and other applications

16/03139/APP **NO OBJECTIONS**
1 Balwen
Single storey rear extension

16/03219/APP **NO OBJECTIONS**
21 Osprey Walk
First floor extension over an existing attached garage

The following two applications were considered together:

16/03279/APP & 16/03280/AAD **NO OBJECTIONS**
Esso Petrol Filling Station [bypass]
Retention of ATM
Internally illuminated ATM surround

16/03378/AAD **NO OBJECTIONS**
Willen Hospice Shop, 2 Bridge Street
One externally illuminated fascia sign, one externally illuminated hanging sign and one non illuminated logo sign.

16/03450/APP **NO OBJECTIONS**
19 Well Street
Change of use from teaching rooms (D1) to dwelling (C3)

Not in our parish (but close to the border)

16/03312/COUOR

NO OBJECTIONS

The Granary, Gawcott Fields Farm
Change of use from office to residential

Additional Information had been received on the following application:

16/03018/ALB

Response revised to NO OBJECTIONS

The Kings Head PH, 7 Market Hill

Signwriting and external lighting to building and repainting of the ground floor element of building

Additional details are of the lighting; at the 12th September meeting Members responded: "No Comment at present - Members awaited details of the proposed lighting as none had been provided."

Members felt the lighting would be acceptable and altered the previous response.

Not for consultation:

16/02556/LDO

17 London Road

Single storey permitted extension

LDO granted 12/9/16, the same day details were added to the website.

16/03339/ATP

Glanwin House, Avenue Road

Oak tree – to reduce the canopy on the south side away from the house, by up to 1.3m and up to 2m on the south east and south west sides. To remove the lower limb growing in a south westerly direction and a further sub-lateral from the branch behind, which loops over the top of the former.

Members noted the size of the tree, and guessed that it pre-dated the building of the house.

Members supported work to the lower limbs, which were close to the house front, but opposed the canopy reduction which seemed to be excessive and could stress the tree unnecessarily.

16/03428/INTN

S/O 11 Needlepin Way

Intention to install one electronic communication apparatus

Members felt that electronic infrastructure was as vital as electricity, drains, etc, and should be designed into the application documents and installed in the building phase rather than the occupation phase of new estates.

478/16 Planning Decisions

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

| | | BTC response | Officer recommⁿ |
|-----------------|---|---------------------|-----------------------------------|
| Approved | | | |
| 16/00145/APP | Land at Lenborough Rd. Erection of single dwelling | Oppose | - |
| 16/00991/APP | Nursery Bungalow Demol.bungalow, erect 4 houses | No objections | - |
| 16/02360/APP | } 6 Bourton Road Extension & new access | No objections | - |
| 16/02361/ALB | | No objections | - |
| 16/02825/APP | 16 Ball Moor S/st side ext'n to commercial bldg. | No objections | - |
| 16/02884/APP | 1 Sandhurst Drive Replacement front porch | No objections | - |
| Refused | | | |
| 16/02659/APP | Land at 1 Woodlands Cres. Erection of attached dwelling | Oppose & attend | |

16/02802/APP 114 Burleigh Piece Demol.garage, erect single dwelling Oppose & attend

Not Consulted on:

Approved

| | | |
|-------------------------------------|-----------------------------------|-----|
| 16/02013/LDO 98 Embleton Way | Permitted extension | n/a |
| 16/02556/LDO 17 London Road | Single storey permitted extension | n/a |
| 16/03041/ATC University, Hunter St. | Works to one willow | n/a |

Noted

479/16 Development Management Committee Case Officer Reports (& Recommendations)

479.1 Strategic Development Control (12th October)

Meeting cancelled due to lack of business

479.2 Development Control (13th October) Cllr. Cole would be attending to speak to 15/04106/AOP – land adj. 73 Moreton Road.

480/16 Enforcement

480.1 To receive the August update of new and closed cases

16/00331/CON3 change of use from A1 to A3 (Esquires Coffee 30 West St) – Members expressed great concern that this case had not been resolved and **AGREED** a strong worded letter to AVDC's Planning and Environment Health Departments, mentioning in particular the lack of extraction equipment and the possible damage to the interior of the Listed Building. **ACTION PLANNING CLERK**

480.2 To receive a decision on 16/00105/CON3 (6 Well Street)

Cllr. Cole expressed dissatisfaction at Philip Dales' response. Members acknowledged the apparent inequality in charging fees for change of use and advocated an inflated fee for retrospective applications.

Proposed by Cllr. Harvey, seconded by Cllr. Strain-Clark and **AGREED** to write to Philip Dales and Bill Nicholson stating their concerns on this issue.

ACTION PLANNING CLERK

Members debated a pattern of enforcement investigations in Buckingham and concluded they would like to see more data on historical applications.

Proposed by Cllr. Hirons, seconded by Cllr. Harvey and **AGREED** for Cllr. Stuchbury to write to Philip Dales as County Councillor requesting the following: Historical enforcement data from April 2014 to date on how many breaches were reported, investigated, enforced and rejected. The Council would like to see comparative data for Buckingham, Aylesbury, Winslow and Haddenham.

480.3 To receive the case number 16/00387/CON3 for unapproved internally lit signage at 3 Well Street

Noted

480.4 To report any new breaches

The Planning Clerk reported there had been a complaint regarding the Beauty Box's external sign on Meadow Walk. **ACTION PLANNING CLERK**

481/16 Lace Hill Employment/Health site

To report any update.

See minute 476/16.

482/16 Consultation

To discuss and consider a Town Council response to the revised consultation on the University's plans for Station Road Car Park. Selected details were circulated with the agenda; the full details are available at www.buckingham.ac.uk/station-road-pc

Cllr. Harvey reported reading mixed views on the consultation from members of the public. He said that his personal opinion was that the University should build a clause into their tenancy agreements to prevent students from owning a car, similar to the practice of Oxford University. He complimented the design of the railway footpath and said the development was reasonable given the current number of students at Buckingham University.

Members generally agreed that, following previous discussion and investigation, the parking problem on Station Road was due to students from the Royal Latin School and not Buckingham University. Cllr. Harvey stated that the Royal Latin School could reinvigorate their planning application for an additional car park from 2012.

Cllr. Stuchbury suggested seeking clarification on how the walkways will be lit and whether they would consider requesting an extension of the yellow lines on along Station Road. Members **AGREED** to respond to the consultation with the following points:

- The plans have broadly met the Town Council's concerns and it appears to be a sound and responsible design.
- The Council would like to seek assurances that use of the footpath will not be restricted in anyway and will be looking to have it adopted as a statutory right of way by BCC.
- The new car park poses a flooding risk as, given the gradient; surface water will run across the site and into the proposed car park. There are already drainage problems on to Station Road from the station site and track bed.
- The parking of cars along Station Road is of great concern and the Town Council would like to see the University engaging with more robust traffic control measures.
- The Council would like clarification of what street lighting will be in place along the railway walk.

Mrs Cummings said the Buckingham Society would be formulating a response and one of their main points was that the building's architecture could be more striking (acting as a focal point as you come up Chandos Road).

483/16 Transport

To report any damaged superfluous and redundant signage in the town.

Cllr. Bates noted the signs in the Sorting Office forecourt were quite battered; could the shop be asked to renew them?

484/16 Access

To report any access-related issues.

Cllr. Harvey expressed grave concern over the ability for emergency vehicles to access and navigate through Lace Hill housing estate. Members **AGREED** to write to the Lace Hill Developers, Transport for Bucks and all of the Emergency Services.

ACTION PLANNING CLERK

Cllr. Isham left the meeting at this point 20.44

Cllr. Strain- Clark said there was no dropped kerb on one side of the eastern access from Badgers Way onto Bourton Road.

Members **AGREED** to write to Cllr. Mark Shaw with a copy to Cllr. Warren White regarding the removal and tardy replacement of dangerous street light columns across Buckingham.

ACTION PLANNING CLERK

485/16 Correspondence

To receive and discuss an email from Mr. & Mrs. Smith

Members **AGREED** to refer the matter to Transport for Bucks and respond to Mr & Mrs Smith accordingly.

ACTION PLANNING CLERK

486/16 News releases

Oak Tree

Urgent concern on access to Lace Hill

487/16 Chairman's items for information

None

488/16 Date of the next meeting:

Monday 31st October 2016 following the Interim Council meeting.

Meeting closed at 9.02pm.

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