

Minutes of the **PLANNING COMMITTEE** meeting held on 12th October 2015 at 7.00pm in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

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

Also present: Mr. I. Orton (co-opted member)
Mrs. C. Bolton (Committee Clerk)

For the Town Clerk: Mrs. K. McElligott

452/15 Apologies for absence

Apologies were received and accepted from Cllrs Harvey and O'Donoghue.

453/15 Declarations of interest

All Members declared a prejudicial interest in Planning application 15/03074/APP – Buckingham public toilets.

454/15 Minutes

The minutes of the Planning Committee Meeting held on Meeting held on Monday 14th September 2015 (PL/07/15) ratified at the Full Council meeting held on 5th October 2015 were received and accepted. There were no matters arising.

455/15 Buckingham Neighbourhood Development Plan

The Town Clerk reported to Full Council on 5th October 2015. Agenda item retained as a precaution.

Cllr Stuchbury commented on a report to be circulated from AVDC entitled Local Plan Issues and Options Consultation; in which up to 3800 new homes were indicated as required in the Buckingham area by 2031. Members would receive the plan; the item would be raised at the next Full Council meeting.

ACTION: FULL COUNCIL AGENDA 23RD NOVEMBER

Cllr Stuchbury also urged Members to attend the next Vale plan Select Committee meeting on 14th October.

456/15 Action Reports

To receive action reports as per the attached list.

456.1 To receive action reports per the attached list, and consider which can now be removed.

Members raised the following items from the list –

Transport matters – Members were unhappy that works on the bypass had been halted pending the remodelling of the Tesco roundabout and felt that outstanding items such as the cycle track, safety barrier and speeding traffic into the Badgers estate should be dealt with independently. The planning Clerk would write to cabinet Member Mark Shaw.

ACTION: PLANNING CLERK

456.2 (41.1/15) To receive a verbal report on the Councillor Training event held on 17th September from Cllrs. Bates and Isham, and a copy of the slides Received.

456.3 (403.2/15 Brookfield Lane) Response from BCC Received. The Planning Clerk would ask BCC to clarify the adjacent schools boundaries. **ACTION: PLANNING CLERK**

456.4 (411/15) To receive and discuss a report from Cllr. Smith on the HEDNA meeting 28/9/15

Received. Members thanks Cllr Smith for his report and briefly discussed the content noting that much of the analysis focussed on urban areas of the Chilterns and Wycombe. It was felt that the more rural northern parts of Buckinghamshire might be expected to take larger volumes of new homes. The final version of the report was due out in October. Concern was expressed that the figures quoted may not match the expectations of neighbouring Council's for development beyond their borders and Members asked the planning clerk to write to High Wycombe and Milton Keynes Councils to ascertain their projected numbers.

ACTION: PLANNING CLERK

457/15 Planning Applications

15/02961/APP

OPPOSE BUT NOT ATTEND

1 Candleford Court, Bridge Street

Change of use of vacant retail unit into one residential apartment including infill of existing shop fronts and insertion of windows and doors to match existing

Members pointed out that the original proposal was for a gym, not a retail outlet, and felt that such a destination role (including niche retail) – together with the café – would improve the character of the development. If the owners improved the riverside path to a safe usable surface, there would be easy access to the main car park at Cornwalls Meadow, and delivery facilities already exist.

15/03074/APP

Part of Car Park, Cornwalls Meadow

Installation of public convenience and adjoining unit to be used as Buckingham shop mobility centre

Members declared an interest as applicant, and made no comment.

The Minor Amended Plans were available at the meeting.

15/03096/APP

NO OBJECTIONS

79 Moreton Road

Single and two storey side and rear extension and conversion of extended roof space to provide habitable accommodation

Members noted the proximity of the extension to the boundary, but felt that as the neighbouring property housed an electricity substation this was less important than if it had been residential.

15/03149/APP

NO OBJECTIONS

49 Woodlands Crescent

Extension to rear and front dormers to provide habitable accommodation

15/03191/APP

NO OBJECTIONS

6 Glynswood Road

Demolition of existing porch and erection of a new porch

15/03324/APP

NO OBJECTIONS

94 Moreton Road

Single storey side extension and garage conversion into habitable accommodation

458/15 Planning Decisions

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

		BTC response	Officer recommⁿ
Approved			
15/01814/APP 42 Highlands Road	Dem.garage/erect s/st.side&rear ext ⁿ	No objections	-
15/01854/APP 23 Moreton Drive	Single storey front extension	No objections	-
15/02035/APP 43 Embleton Way	Erection of garden shed & log cabin*	No objections	-
15/02141/APP Land at Station Terr.	Earthworks (part retrospective)	Oppose	-
15/02488/APP 33 Lace Lane	Conv. of loft + dormers	No objections	-
15/02491/ALB 43 Nelson Street	Alterations to rear elevation	No objections	-
15/02548/APP Sandmartin Close	Reduce kerb,provide 3 parking bays	No objections	-
15/02552/APP Lace Hill School	Installation of windcatchers	No objections	-
15/02776/APP Land at [Benthill]	New house, garage and gym	No objections	-

*Condition 3 states "The log cabin hereby permitted shall not be used or occupied for any purposes other than as ancillary to the residential use of the property on the site." per Members' request in their response.

Not Consulted on:

Approved

15/01467/ATP 1 Waglands Garden	Works to one Wellingtonia	n/a
15/02656/ATP Land at Fishers Field	Fell one willow (T10) to ground	n/a
15/03139/LDO 9 Cheyne Close	Single storey rear extension	n/a
15/02656/ATP Land at Fishers Field	Fell one willow (T10)	n/a

Emergency permission for works given due to condition of tree:

15/03302/ATC University, Hunter St.	Work to Holm Oak	n/a
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Refused

15/03289/LDO 94 Moreton Road	S/st. side extension & conv. garage	n/a
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459/15 Case Officer Reports (& Recommendations)

Reports have been received for the following applications, and are available in the office

8.1 Strategic Development Control (23rd September)

14/02601/AOP [*pulled from the agenda*]

(14th October)

No Buckingham applications.

8.2 Development Control (24th September)

No Buckingham applications.

(15th October)

Any notification of Buckingham applications on AVDC's agenda will be sent out after the publication of this agenda and circulated by email if received.

460/15 Enforcement

460.1 To report one new case file opened:

15/00397/CON3 41 Whitehead Way; alleged construction of an extension and a summerhouse without permission (Permitted Development Rights having been removed)

This was in response to a report from this office; AVDC's Bulletin of new and closed cases has not been issued since July.

460.2 To report any new breaches

None.

Members were disappointed to note that no bulletins had been received from AVDC since July.

Mr Orton left the meeting

461/15 Transport

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

None reported.

462/15 Access

To report any access-related issues.

Cllr Strain-Clark reported on an Access for All meeting where participants had commented that the signal speed at the pedestrian crossing outside Jardine's chemist was still too fast.

The temporary tarmac replacing the brass studs outside the old gaol had also not been fixed with a permanent surfacing.

The Planning Clerk would write to Tfb, copying in Cllr Warren Whyte.

ACTION: PLANNING CLERK

463/15 Correspondence

463.1 Street naming: to note that The Siding has been formally adopted for the 6 houses behind Station Terrace. The developer was hoping for individual house names to be accepted, but no information has been received at time of printing.

463.2 To receive notice of a change of co-opted member.

Both noted.

464/15 News releases

None

465/15 Chairman's items for information

To report on any matters raised at the LCPLG meeting held on 30th September 2015.

Susan Kitchen and Andy Kirkham from AVDC were present and reported as follows:

Councils would be stopping energy efficiency ratings for new build houses; the coding system currently used is to be dropped.

The Vale of Aylesbury's Plan was on track for mid-2017.

A consultation on Local Plan Issues and Options (as mentioned in minute 455/15) would begin for 6 weeks from 23rd October.

Both Aylesbury Vale and Buck County Councils would be heavily involved with planning work for HS2 for the next 2-3 years.

466/15 Date of the next meeting:

Monday 2nd November 2015 following the Interim Council meeting.

Meeting closed at 9pm.

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

