

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 12th September 2016 at 8.05pm following the Interim Council meeting in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

Present: Cllr. Mrs. J. Bates
 Cllr. M. Cole (Vice Chairman)
 Cllr. J. Harvey
 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)
 Mrs. N. Stockill (Committee Clerk)

For the Town Clerk: Mrs. K. McElligott

409/16 Apologies for Absence

Members accepted apologies from Cllrs. P. Hirons (Chairman) & Mrs. L. O'Donoghue

410/16 Declarations of Interest

There were none.

411/16 Minutes

The minutes of the Planning Committee Meeting held on Monday 22nd August 2016 to be put before the Full Council meeting to be held on 3rd October 2016 were received and accepted. There were no matters arising.

412/16 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan

To receive any update from the Town Clerk.

Cllr. Cole referred to the recent announcement from Housing and Planning Minister, Gavin Barwell regarding the Neighbourhood Planning Bill and quoting:

www.gov.uk/government/news

"The Bill will speed up and strengthen the popular neighbourhood planning process by simplifying how plans can be revised as local circumstances change and ensure that plans come into force sooner once approved by local people....The process can be unnecessarily uncertain and complex. Measures in the Bill will clarify the process which is currently based on a patchwork of statute and case law and make the system fairer for all parties."

Proposed by Cllr. Harvey, seconded by Cllr. Stuchbury and **AGREED** unanimously that the Council writes to the Secretary of State asking if the decision on Moreton Road Phase 3 would be in the spirit of his announcement.

Members held a lengthy discussion on revisiting the Neighbourhood Development Plan for Buckingham ready for when the Vale of Aylesbury Plan becomes a reality. Members **AGREED** to review the NDP each month within the standing agenda item.

ACTION COMMITTEE CLERK

East-West Expressway – Cllr. Stuchbury said that he felt the Council needed formalise their position on the A421 expressway route, i.e. that we should clarify

what our choice of route was and why it was important to Buckingham. Cllr. Harvey said in support that we should liaise with Brackley, Winslow and Bicester. Cllr. Stuchbury added MK. Following investigation of the timescales, what representations have already been made, and who is to make the decisions the group can then come to an evidence based decision. He pointed out that the Town Councils have limited budgets compared with District and County Councils.

Proposed by Cllr, Stuchbury, seconded by Cllr. Harvey and **RECOMMENDED** to Full Council that the Town Council form a working group to formulate how the Council responds to the A421 Expressway proposals.

Mrs. Cumming noted that there would be a further VALP consultation before January, and that the Buckingham Society had also suggested that 'made' Plans should have 5 years grace before revision.

413/16 Action Reports

5.1 To receive action reports as per the attached list.

(846/16) Fault Reporting – The Planning Clerk explaining that despite two letters there had been no response from TFB on the revised criteria for action on pothole repairs.

(322.2) Travel Plans – Cllr. Smith state that the parking issues at Bourton Meadow School had been debated on the Facebook group 'Buckingham: What Matters'. He suggested writing to the Academy asking for a copy of their travel plan and asking them to address the increasing concerns from residents. Cllr. Harvey agreed with Cllr. Smith and expressed concern that the school had been allowed to grow without that infrastructure in place.

Proposed by Cllr. Smith, seconded by Cllr. Harvey and **AGREED** unanimously that the Council writes to Buckinghamshire County Council (copy to Cllr. Warren Whyte) asking for this matter to be looked into as it was causing huge amounts of stress to local residents and carries the potential to cause a road traffic accident.

ACTION PLANNING CLERK

322.1/16 Moreton Road Bus Stop – Cllr. Harvey noted the recent road works which were (assumedly) to clear water away from the development but as a result they've added some extra pavement to the south side of the site entrance with no dropped kerb. Cllr. Harvey said he had raised the issue with Cllr. Whyte and been reassured that a dropped kerb would be added to the right-hand side of the entrance. Cllr. Harvey added that there was now enough pavement for a bus stop at the entrance and suggested that the Planning Clerk writes to Passenger Transport at BCC alerting him to the changes at the Moreton Road entrance and asking if the bus stop proposal could be reinstated.

ACTION PLANNING CLERK

[Clerk's note: The works are principally to reinstate a connection between the drainage ditch in the verge north of the access and south of it. The extended footpath is to provide access to a new zebra crossing (relocated from adjacent to the playground), and one assumes that installation of the crossing will involve a dropped kerb on the eastern side of Moreton Road. The bus stop cannot be moved so close to a crossing]

260.3/16 VALP – Cllr. Smith said that Andy Kirkham had announced that a summary of the VALP would soon be available for comment, and added that for a consultation to be seen as meaningful then all of the consultation comments should be made available for scrutiny.

Proposed by Cllr. Smith, seconded by Cllr. Harvey and **AGREED** that the Council writes to Andy Kirkham asking for all of the consultation comments to be made available for scrutiny.
ACTION PLANNING CLERK

Cotton End Steps – Cllr Harvey expressed discontent that the County Council still had not reinstated the ramp at Cotton End Steps. Members asked the Town Clerk to report progress to the next Planning meeting.
ACTION TOWN CLERK

Retail activity on Industrial Park - Members discussed the response from AVDC regarding Buckingham Butchers' trading activity that was stated as being only 10% retail. Members **AGREED** to write to AVDC asking how they were certain and satisfied that 10% was a measure of Buckingham Butchers' non-wholesale trade
ACTION PLANNING CLERK

322.3 Lace Hill Bridle Way – Mrs Cumming said that the recent report from the British Horse Society's Rights of Way Officer stated that Bridleways 13 and 22 are completely blocked. The issue has been passed to the Rights of Way Officer in BCC but has not progressed. Members **AGREED** writing formally to the Developers with a copy to the BHS stating that their Temporary Orders and permitted extensions had now expired and the bridleway blockages must now be removed and public access reinstated.
ACTION PLANNING CLERK

BCC Integrated Traffic Proposals – Cllr. Stuchbury proposed asking for a date of publication. Members **AGREED** to write to Christine Urry.
ACTION PLANNING CLERK

5.2 (320.3/16) 16/00368/CON3, new fence at 4 Cropredy Court: Mr. Dales had confirmed it breached planning condition 7 of AV/1002/75 which removed various permitted development rights including those for fences. The Planning Clerk confirmed that she would write to the occupants inviting an application.
Noted by Members.

414/16 Planning Applications

16/02773/APP **NO OBJECTIONS**

Land adj. to 9 Swan Business Centre, Osier Way
Change of use of land to create approximately 8 additional car parking spaces
Members request the use of porous materials for the surface

16/03018/ALB **NO COMMENT AT PRESENT**

The Kings Head PH, 7 Market Hill
Signwriting and external lighting to building and repainting of the ground floor element of building
Members awaited details of the proposed lighting as none had been provided.

16/03141/APP **NO OBJECTIONS**

15 Hilltop Avenue
Changing picture window to one which is bricked up to part way. This will be more heat efficient and has already been carried out in the other houses in the block.

16/03195/APP **NO OBJECTIONS**

Chandos Court, Chandos Road
Erection of a steel frame canopy to main entrance of Chandos Court.

Not for consultation:

16/03041/ATC

University of Buckingham, Station Road, Buckingham

[aerial photo shows riverbank behind Prebend House]

1 x willow – a large branch has broken from this tree leaving the specimen in a weak position. The work will involve pollarding the remaining crown to approx. 8m above ground level

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

16/00991/APP

Nursery Bungalow, West Street

Demolition of bungalow and former nursery buildings, construction of four dwellings with attached single garage and associated works, including new access onto West Street

Minor amendments: Eastern fence of Plot 4 back garden added [garden now same width as neighbour's]; voids under houses added [for flood waters]

16/02641/APP

Hamilton Precision Ltd, 10 Tingewick Road

Demolition of existing Class B2 warehouse and construction of 51 residential units with access and associated parking

Minor amendments: change to "Street scene" from Tingewick Road, showing deletion of existing electricity substation and new site plan showing its replacement adjacent to the western site boundary on two Block B parking places; two parking places are provided on the previous site of the substation.

The street scene drawing has 5 examples of Buckingham architecture referenced in the building designs.

Members expressed concern that the new site for the substation would prevent the re-location of the access via Foundry Drive on Clarence Park.

Members also sought clarification on the actual total of affordable housing to be provided (the Design and Access Statement only mentions 18; the developer presentation stated 41) and whether the mix of types accords with AVDC policy.

415/16 Planning Decisions

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

		BTC response	Officer recommⁿ.
Approved			
16/02038/APP	Tesco, London Road	Sprinkler tank and pump house	No objections -
16/02069/APP	Brethren Meeting Hall	Remove lobby, erect extension	Oppose & attend Approve
16/02210/ALB	Norton Ho., Hunter St.	Internal repair works	No objections -
16/02314/COUM	51-53 Badgers Way	Conversion of shop to flat	No objections -
16/02329/APP	6 Wren Close	2-st rear ext ⁿ . & s-st front ext ⁿ .	No objections -
16/02391/APP	} Willow Bank, Mill La.	Ch/use residential (C3) → institution	{ No objections -
16/02392/ALB		(D1) and internal alterations	
16/02452/APP	Royal Latin School	New entrance & extn for Rotherfield	No objections -
16/02477/APP	126 Western Avenue	Single storey front & rear extension	No objections -
16/02804/APP	4 Cotton End	Single storey side extension	No objections -

Not Consulted on:

Approved

16/02543/ATC University, Island car park Works to willow trees No objections

No objection

16/02240/INTN Castle Mills, Tingewick Rd. Installation of a cabinet, etc. No objections

415.2 Planning Inspectorate

15/02125/APP 2 Bridge Street

Change of use from a charity shop (Class A1) to a hot food takeaway (Class A5); installation of extraction/ventilation and alterations to the shopfront

Inspector has allowed the appeal. Decision document is attached

Cllr. Cole drew the Members' attention to the Inspector's statement that "Any lawful parking would be a matter for the police", which it is not unless on the zebra crossing markings or if obstructing traffic or pedestrians. Members expressed their dissatisfaction that BCC hadn't submitted any concerns regarding the obvious parking problems of this business proposal.

Proposed by Cllr. Harvey, seconded by Cllr. Mahi and **AGREED** unanimously to write to BCC, drawing their attention to residents' concerns and asking why this critical aspect was not flagged.

ACTION PLANNING CLERK

416/16 Development Management Meetings

417.1/16 Strategic Development Control (2nd September) *meeting not held; an informal Members' briefing was held in its place, which featured 16/02641/APP Hamilton Precision site (21st September) agenda not yet available*

417.2/16 Development Control (1st September, moved to 2nd September)
16/2069/APP

Land adj. 1 Mallard Drive

Removal of existing entrance lobby; erection of single storey rear extension to provide new entrance lobby and toilet and replacement of garage doors with windows.

Cllr. Cole's report is attached to these Minutes as Appendix A:

417/16 Enforcement

418.1/16 To receive the July update of new and closed cases.

Noted

418.2/16 To report any new breaches

Cllr. Bates drew attention to an exercise studio located on the Industrial Estate.

ACTION PLANNING CLERK

418/16 Lace Hill Employment/Health site

To receive any updated information.

None

419/16 Transport

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

Cllr. Smith reported damage to an illuminated weight limit sign on the Bourton Rd just past the entry to Badgers Estate. The sign on the other side of the road is very dirty and hard to read.

ACTION PLANNING CLERK

Cllr. Strain-Clark noted that the information board in the old churchyard is now restored and replaced (790/15 refers).

420.1/16 (642.1; Candleford Court path) The Clerk reported verbally a contact made by Jonathan Clark, BCC Strategic Access Officer which indicated a lack of background knowledge, including the inclusion of the riverside path link in the s106; a minute trail and sundry documents have been supplied to him and copied to Cllr. Whyte, who has been very active in this matter, to fill this lacuna and further correspondence is awaited. All that this Council is asking for is that the s106 be implemented and that BCC permit public access via their Verney Close land to link

the path to Verney Close and Cornwall's Meadow. Members expressed their thanks to Planning Clerk, Katharine McElligott stating that they were grateful to have someone of Katharine's determination and calibre to support them through the planning process.

420/16 Access

To report any access-related issues.

Cllr. Smith referred to recent correspondence from a neighbour on Badgers Estate regarding their safety concern on the entrance/exit for Badgers onto the bypass. Cllr. Smith added that there is a similar concern re the right turn out of Meadway. Members noted that this would be the third TFB safety audit for these roadworks. Cllr. Smith said that the permitting authority (Transport for Bucks) hadn't foreseen the dangerous implications of their plans and they need to prevent right hand turns out of Badgers and Meadway. Cllr. Stuchbury noted that many of the issues began when the streetlights on the bypass were switched off without the related provision of the solar-powered cats-eyes, despite Buckingham Town Council's protests.

Proposed by Cllr. Smith, seconded by Cllr. Mahi and **AGREED** unanimously to invite Cllr. Mark Shaw, Simon Dando and other TfB officers for an on-site visit at the Badgers and Meadway junctions.

ACTION PLANNING CLERK

Cllr Try left the meeting at 21.46

421/16 Correspondence

To receive for information the response to a letter arising from Full Council (15th August; Min. 300/16) reference EH responses to planning applications. Members discussed and noted the response.

422/16 News releases

Rights of Way enforcement issues at Candleford Court and bridlepaths

423/16 Chairman's items for information

None.

424/16 Date of the next meeting: Monday 10th October 2016 at 7pm.

Meeting closed at 21.54

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

Appendix A

Min. 417.2 – Cllr. Cole’s report on the development Control Meeting.

16/2069/APP Land adj. 1 Mallard Drive

“The AVDC Planning Officer’s report on the development of the Brethren Meeting Hall recommended approval with a number of conditions attached regarding materials, hours of use and capacity, lighting, landscaping. No condition had been attached regarding the use of main drainage in place of the proposed cesspit.

The Development Management Committee heard objections against the development from myself, from Neil Newberry representing Mrs Mohtadi and neighbouring residents, and from District Councillor Stuchbury speaking for both himself and fellow Ward Councillor Mordue.

Our common grounds for objection were the expansion of the hall as inappropriate overdevelopment in its residential estate setting; the installation of a cesspit at the entrance to a residential estate which has main drainage; the parking; the future use of the Hall should the current use cease; and AVDC’s previous opinion that it should retain its domestic appearance.

I also challenged the planning officer’s submission that “it assimilates well into the residential context,” and regarding drainage, drew to the committee’s attention a 2006 application to demolish the garage and replace it with a dwelling which would be attached to main drainage.

Mr Newberry was concerned about increased parking, and submitted photographs to show that vehicles attending the meetings – at 5.30am on a Sunday and at 18.00 on a Monday – were in excess of the previous retrospective planning approval given in 2011, which allowed parking for four cars.

Cllr Stuchbury spoke of the weight of objections – there were 36 objectors, 34 of whom were neighbours – and his concern that this development would set a precedent for non-residential use in a residential estate, and urged the committee to turn down the application for all the reasons they had heard.

The applicant Mr Bruce Gardner and his architect Mr Stuart Parsons spoke briefly on the application, assuring the committee that the congregation would not increase beyond its current 25, and that the additional parking spaces sought were for one disabled vehicle and a turning space. They were not questioned on drainage.

District Cllr Tim Mills spoke in favour of the application, questioning the parking concerns. Before the vote was taken, Chairman Cllr Patrick Fealey pointed out that there was a lay-by opposite the property which worshippers could use.

The DMC voted unanimously in favour, although adding conditions limiting occupation to 25, and restricting the use of the building “to a religious meeting place and for no other purpose, and that use to cease when the premises cease to be occupied by the Brackley Fox Lane Gospel Hall Trust.” No condition was made about drainage, other than “mains would be preferable.””