

Minutes of the **PLANNING COMMITTEE** meeting held on 14th September 2015 at 7.00pm in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

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

**Also present:** Mrs. C. Bolton (Committee Clerk)

**For the Town Clerk:** Mrs. K. McElligott

**399/15 Apologies for absence**

Apologies were received and accepted from Cllr Stuchbury

**400/15 Declarations of interest**

None

**401/15 Minutes**

The minutes of the Planning Committee Meeting held on Monday 24<sup>th</sup> August 2015 to be ratified at Full Council on 5<sup>th</sup> October 2015 were received and accepted. There were no matters arising.

*Cllr Try arrived during the following item*

**402/15 Buckingham Neighbourhood Development Plan**

The Planning Clerk informed Members that the Town Clerk and Councillors were manning a stall on the market on Tuesday 15<sup>th</sup> September to raise awareness about voting in the referendum on Thursday 17<sup>th</sup>.

Members were disappointed that the Buckingham Society had not done more to assist the Town Council to raise the profile and importance of the forthcoming referendum. Councillors Mahi, Smith and Hirons said they would be present at the count at the Community Centre. The Town Clerk would email the guest numbers to AVDC.

Cllr Smith requested that all notices pertaining to the referendum were removed on Friday morning. **ACTION: PLANNING CLERK**

**403/15 Action Reports**

To receive action reports as per the attached list.

Signage – Cllr Smith requested the Planning Clerk write to Ann Davies to find out a date for the start of the works.

4 the Villas – an ombudsman case officer has been assigned to Mrs Robinson.

Cornwalls Meadow Access – to be chased up **ACTION PLANNING CLERK**

Cotton End steps – AVDC had advised the Town Council to apply for New Homes Bonus funding; to put right the failure of the developer to provide adequate, safe and effective disabled access from that end of the Lace Hill estate. The original approved planning application from 2011 detailed a ramp. Members were very

frustrated that the developer had not been made to provide adequate disabled access by AVDC as part of the snagging process; Cllr Hirons commented that New Homes Bonus funding should not be used for this purpose. Members generally felt that the only way to put the error right and provide suitable access was for the Town Council to resolve the issue.

Proposed by Cllr. Smith, seconded by Cllr Strain-Clark, and **RECOMMENDED** to Resources that Buckingham Town Council apply for New Homes Bonus funding to reinstate the sloped path at Cotton End.

403.1 (284/15; RLS Travel Plan) response from RLS

Noted

Members requested a review later on in the year.

403.2 (341.2; Brookfield Lane) response from RLS

The Planning Clerk would write to Bucks County Council to ask what they would do to maintain the verges and surfacing.

403.3 (344.3; LTP4) Response from BCC

Noted.

**ACTION: PLANNING CLERK**

#### **404/15 Planning Applications**

##### **15/02552/APP**

**NO OBJECTIONS**

Land South of A421 and East of A413 [*Lace Hill*]

Variation of condition on Non Material ref 13/A2832/NON relating to amendments to make provision for the addition of wind catchers to the hall roofs, kitchen extract and nursery canopy

*Members assumed that this was a retrospective application as the school is now open.*

##### **15/02684/ALB**

**NO OBJECTIONS**

51A Well Street

Internal alterations to the ground floor area

##### **15/02929/APP**

**OPPOSE**

9 Little Balmer

Change of use from Class B1 light industrial to Class D2 leisure/gym

*Members regretted the loss of another industrial unit, and pointed out there was inadequate parking for staff plus customers. These could be expected to travel singly, leading to perhaps 10 or 12 cars being parked at any one time which would lead to overflow parking around other units and inconvenience to their occupants.*

##### **15/02685/APP**

**NO OBJECTIONS**

Wards Hardware, 7 High Street

Change of use of part of ground floor from dental practice (D1) to optical practice (mixed use A1/D1)

*Members were pleased to note that one ground floor room was to be kept as a dental surgery, given the lack of accessible dental practices in the town.*

*They also wish to point out that these premises have not been "Wards Hardware" since 2007, and that the site should be indexed as 7 High Street to enable other details, such as the property history, to be accessed. The 2008 change of use to a dental surgery is acknowledged in the application description, so the continuing use of the previous occupants as identifier is illogical.*

##### **15/02958/APP**

**OPPOSE**

Former Railway Station site [Land behind Station Terrace]

Erection of 6 dwellings

*Members noted that the majority of their previous reasons for opposition (to 15/01662/APP) remained valid. These were: "The separation of the semi-detached houses into detached and increase in footprint of all three (the second since the original approval) was felt to be an overdevelopment of the plot and a resulting size and bulk unsympathetic to the existing Station Terrace houses. Parking spaces are crammed into the reduced areas available. Despite this Council's repeated warnings about the presence of springs on the site and the possible damage to existing properties, Railway Walk and Station Road which disruption of the natural drainage might cause, Members have seen no SuDS report or other evidence that this has been acknowledged or is being addressed."*

*Their other reason ("Furthermore soil is being moved around and off the site, and concern has been expressed that the previous railway use could have deposited contaminants into the soil which have not been tested for") has been addressed by application 15/02141/APP.*

**15/03007/APP**

**OPPOSE**

27 Stratford Road

Provision of new vehicle crossover and parking space to front

*While expressing sympathy for the applicant's health problems, Members felt that this was an unsafe proposal in a difficult stretch of A road on a busy principal access to the town centre and with restricted vision to the east. They noted that a similar visibility problem opposite, at The Villas, had been permitted on the grounds that there was manoeuvring space on site enabling vehicles to turn and thus enter and leave the site forwards, and there was no such possibility on this side of the road.*

The following Minor Amendment had been received, for information only:

**15/02200/APP**

8 Beech Close

Single storey rear extension, conversion of loft space comprising insertion of rear dormer window and roof light to front.

*Minor Amendment: Dormer window has been reduced in width.*

*Members remain concerned that the principal residents to be overlooked by the dormer had not been advised by the placing of a yellow notice in Holton Road, and therefore had no opportunity to comment. The Clerk was asked to check again with the Officer on the siting of the yellow notices.*

**405/15 Planning Decisions**

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

		<b>BTC response</b>	<b>Officer recomm<sup>n</sup></b>
<b>Approved</b>			
15/01349/ALB 1 Ford Street	Conv.2-st.garage to living accomm <sup>n</sup>	No objections	-
15/01968/ALB 13 Castle Street	Internal alterations & repaint wall	No objections	-
15/02274/APP 122 Moreton Road	S/st. Side & rear extensions	No objections	-
<b>Refused</b>			
15/01348/APP 1 Ford Street	Conv.2-st.garage to living accomm <sup>n</sup>	No objections	

**Not Consulted on:**

**Approved**

15/01758/ATC Hamilton House Works to trees n/a

#### **406/15 Reports to Development Control**

##### **Case Officer Reports (& Recommendations)**

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

##### **406.1 Strategic Development Control (2<sup>nd</sup> September)**

14/02601/AOP Moreton Road Phase III (Approval)

406.1.1 To receive a verbal report on the meeting – Cllrs. Cole & Bates - and record a vote of thanks to Cllr. Harvey for his successful involvement of the Secretary of State.

It appeared that a meeting on site had been held that morning.

Cllr Monger had moved that decision be postponed due to the statutory purdah period before the referendum date, but was overruled.

Consideration was suspended on receipt of an email from the Secretary of State and following legal advice, the application will be reconsidered on 23<sup>rd</sup> September 2015.

Members asked for sight of the legal advice submitted to AVDC, if possible before the 23<sup>rd</sup>. Cllr Cole expressed regret that the Ward Members had not attended the meeting which weakened the opposition, in his perception.

##### **406.2 Development Control**

**(3<sup>rd</sup> September)** No Buckingham applications

#### **407/15 Enforcement**

407.1 (13 High Street) To receive an update from Ms. Hack.

Cllr Smith commented the marquee had come down but the lit signs were still present.

407.2 To report any new breaches

Cllr Smith queried some new site activity on Moreton Rd, opposite the old Police Station.

A property in Overn Crescent was also discussed as a possible unlicensed HMO.

**ACTION: PLANNING CLERK**

#### **408/15 Transport**

408.1 (341.1/15) To discuss the notes of the meeting held on 14<sup>th</sup> August 2015

Members felt that the meeting had been very useful, and would like to know if a follow up was planned. Members expressed the wish for Town Council representation at the next meeting

**ACTION: PLANNING CLERK**

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

Cllr Harvey mentioned the numerous to let and sold signs proliferating the town for long periods.

Cllr Cole reported signs still showing 'new speed limit', which had now been in force for 2 years.

**ACTION: PLANNING CLERK**

#### **409/15 s106 Quarterly update**

To receive and discuss the quarterly update for s106 matters. Note that this has been reformatted per Minute 136.2/15

Cllr Hirons requested more information from Bucks County Council as the lead local flood authority on the action it intends to take with the funds.

**ACTION: PLANNING CLERK**

#### **410/15 Access**

To report any access-related issues.

Cllr Strain-Clark reported that Access for All were to investigate charitable status.

**411/15 Correspondence**

411.1 To discuss the invitation from the District Councils to attend a forum on HEDNA on Monday 28<sup>th</sup> September 2015, and agree a representative to attend. Cllr Smith would attend.

**412/15 News releases**

Preparation of information following referendum result  
Legal advice sought by AVDC ref Moreton rd planning application, if not called in.

**413/15 Chairman's items for information**

None

**414/15 Date of the next meeting:**

Monday 12<sup>th</sup> October 2015 at 7pm.

Meeting closed at 8.45pm

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