

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 16th May 2016 at 7.05pm 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. Mrs. L. O'Donoghue
 Cllr. M. Smith
 Cllr. R. Stuchbury
 Cllr. M. Try

Also present: Mrs. C. Cumming (co-opted member)
 Mrs. C. Carter (Committee Clerk)

For the Town Clerk: Mrs. K. McElligott

36/16 Election of Chairman

To elect a Chairman of the Committee for 2016 – 2017
 Proposed by Cllr Smith, seconded by Cllr O'Donoghue and **AGREED** *nem con* to appoint Cllr Hirons to the position of Chairman.

37/16 Election of Vice Chairman

To elect a Vice-Chairman of the Committee for 2016 – 2017
 Proposed by Cllr Stuchbury, seconded by Cllr O'Donoghue and **AGREED** *nem con* to appoint Cllr Cole to the position of Vice Chairman.

38/16 Apologies for absence

Apologies were received and accepted from Cllrs Strain-Clark and Mahi.

39/16 Declarations of interest

Cllr Bates declared an interest in item 12.1 enforcement (53/55 Nelson St) as a near neighbour.

40/16 Minutes

The minutes of the Planning Committee Meeting held on 25th April 2016 to be ratified at Full Council on 27th June 2016 were received and accepted. There were no matters arising.
 Agreed

Members AGREED to move to planning applications for the benefit of visitors

41/16 Planning Applications

16/01413/APP

OPPOSE AND ATTEND

Land off Chandos Road

Construction of two and half storey block containing nine flats and one two storey detached house, including new vehicular access off Wagland Gardens and associated parking cycle, and bin store and landscaping.

Members expressed extreme concern at the proposal to build in a Protected Woodland area with many interesting trees. Approximately 40% of the trees would need to be felled, including a fine Copper Beech, and very many of the Root Protection Areas would in fact be subject to constant pressure from site traffic. Remaining trees – including a by no means mature Giant Redwood - would be so close to buildings that there would be pressure in the future to trim or even fell them, as has happened already with the Wellingtonia nearby at 1 Waglands Garden. Removing so many trees and replacing them with concrete slabs would affect the absorbency of the land and exacerbate the stormwater flooding of the properties on the other side of Chandos Road, already a problem. The woodland area also houses a diversity of species and forms a useful wildlife corridor.

Highways' response, based on the 2003 application for Waglands Garden, was lazy and out of date; it took no account of the increase in school traffic nor the demolition of Fir Cottage and its replacement with a block of 12 flats. No assessment of the impact of extra traffic had been requested. [Clerk's note: Highways comment for the earlier – Refused – application 03/00575 was reported to the Committee as "Highways – raise no objections and recommend the imposition of conditions" and in the report for the later 03/03202 as "Highways comments awaited" though the application was approved at the meeting. There are few documents on the website, and those for 03/03202 concentrate on the proposed diversion of Dark Alley through the estate. BTC comments indicate that the rest of the application was the same as the earlier one.] The proposed dwellings are some distance from the town centre, and there is no bus service; a resident's place of employment may not be within cycling distance, and car commuting will conflict with the busy morning school peak period. Members recommended a Site Visit, optimally at 8.30am on a school day.

The provision of 9 parking bays for 9 flats was inadequate and contrary to AVDC Guidelines and would lead to visitors parking on the access road or Chandos Road, neither of which was acceptable. These flats are very similar to those across the road at Royal Court and two vehicles per flat can be expected if occupied by a working couple.

Though a disabled parking space is designated, it is no wider or longer than the other 8; it was also noted that access to the ground floor was via a flight of steps, and no ramp was proposed, nor a lift for the upper floors.

16/01421/APP

2 Otters Brook

Erection of 1.8m fence

NO OBJECTIONS

42/16 Terms of Reference

Per the agreement at Full Council on 9th May 2016, to review the Terms of Reference for

42.1 Planning Committee

The following Recommendation was agreed at Full Council and had been incorporated already

Proposed by Cllr. Try, seconded by Cllr. Isham, and **RECOMMENDED** that the Committee's Terms of Reference be amended as follows in line with AVDC's new divisions so that paragraph 11, under **Area of Operations**

11. The Committee shall be responsible for and have the authority for (unless stated elsewhere) the following aspects of the Town Council's functions:

- Planning Applications (excluding those for more than 20 10 houses or for new multi-unit retail and multi-unit industrial developments)
- Transport

- Forward planning
- Planning Enforcement

Cllr Hirons commented that point 11 and 12.3 were the same.

Mrs Cumming commented that a reference to the co-opted Member from The Buckingham Society should be included. **ACTION: PLANNING CLERK**

A motion proposed by Cllr Harvey, seconded by Cllr Harvey that Chairman should be changed to Chair and Vice Chairman to Vice Chair was defeated, 5 votes to 3. Cllr Hirons abstained.

42.2 Tree Subcommittee

These have not been reviewed since consultation on tree applications ceased, so have to be adapted to take account of the change. If Members are satisfied with the current scheme of email consultation followed by the consensus or majority response being emailed to AVDC, they can be rewritten for consideration at the next meeting.

Members **AGREED** to leave the scheme as is, though Cllr Stuchbury proposed inviting a Member of AVDC to explain the policies with regard to trees and wildlife. Members **AGREED** to look into an invitation to run a public meeting to discuss the situation, whilst forming part of the recently agreed Town Action Commission.

For Members information the following recommendation from Environment Committee was agreed at Full Council 9th May 2016; agreed to progress through Resources Committee

Proposed by Cllr Harvey, seconded by Cllr Stuchbury and **RECOMMENDED** to Full Council that through the Town Action Commission, the Town Council bring together various groups within the town to have formal discussion on the subject. To establish a Town Action Commission with a focus on maintain, enhancing and preserving trees and hedgerows within the town.

ACTION: RESOURCES COMMITTEE

43/16 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan

To receive a report on the VALP Scrutiny Committee meeting held on 11th May at The Gateway – Cllrs. Bates, O'Donoghue and Try

Cllr O'Donoghue apologised for not attending due to illness.

Cllr Bates said that Members of the committee did not seem to understand what was being discussed. The general impression was one of uncertainty over the materialisation of the plan and that AVDC did not have a 5 year housing supply.

Only Llew Monger and Peter Cooper made challenges to the document and asked where housing allocations should be located within the vale.

Cllr Smith said he understood that South Bucks and the Chiltern authorities had said no to further allocation but it was not clear whether AVDC would absorb the numbers.

Cllr Stuchbury commented that it seemed a confused policy, as to why housing developments were proposed at sites which had no projection for nearby employment – travel would be mandatory.

Cllr Try commented that the committee briefly discussed the matter of cross boundary conversation between local authorities though it was again unclear that any conclusions had been made.

The draft VALP was due to be issued in June 2016; the Minute Clerk commented that matters raised in the Scrutiny meeting minutes were unlikely to make it to the proposed deadline for draft issue.

Members agreed that it would be worth Councillors from Buckingham attending any future Scrutiny Committee Meetings the next was scheduled for 13th June 2016.

Mrs Cummings said she would be attending on behalf of the Buckingham Society.

All Town Councillors, in particular those not due to attend the Resources Committee meeting on the same night were urged to attend the next Scrutiny committee meeting.

ACTION: ALL COUNCILLORS

44/16 Action Reports

To receive action reports as per the attached list.

Cllr Smith requested an update on the Toucan crossing at Tesco.

Cllr Stuchbury said he was due to meet Tfb technician Graham Smith on Thursday 19th May to discuss elements of nearby work with the developer. Cllr Stuchbury said the funds were in place to provide the crossing, it needed to be ensured that it was provided, whether it was by the developer or county.

44.1 (860.3; School places) To receive a response from Cllr. Paternoster

Members were not satisfied with the response; it had not address questions raised.

Members **AGREED** that the Planning Clerk would send Cllr Paternoster's letter to Cllr Mohammed, copying in both District Councillors.

ACTION: PLANNING CLERK

44.2 (840; Page Hill Nursery) To receive a response from BCC

Noted

44.3 (865.2; signage) To receive a response from Waitrose

Noted

Cllr Try left briefly during the following item

44.4 (881; Cotton End steps) To receive the requested briefing note from the Town Clerk

Members received the note.

Cllr Harvey expressed frustration that the decision made in March had not been advanced.

The Planning Clerk explained that a full application required surveying works, proper technical specification drawings, letters from all residents stating they were happy with the proposal and drawings clarified before submission. Graham Smith from TfB was carrying out the survey work.

Members **AGREED** that the Town Clerk should provide a proper project plan and timescale and that an email to AVDC should be sent to get the New Homes Bonus funding prepared.

ACTION: TOWN CLERK

45/16 Planning Applications

16/01459/APP

NO OBJECTIONS

96 Moreton Road

Erection of front porch onto an existing open storm porch with pitched roof extended

The following two applications were considered together:

16/01523/AAD & 16/01569/ALB

NO COMMENT

4-5 Bridge Street

Retention of non-illuminated fascia sign

It is not Members' practice to comment on retrospective applications

Cllr Stuchbury left briefly during the following item

16/01575/APP

OPPOSE

38 Embleton Way

Conversion of integral garage into habitable accommodation

Members noted that only two parking places would remain for this 4-bedroom house, and its position on the turning head meant that any additional vehicles could block access to the neighbouring houses. They asked that either half the garage be retained for parking, or that an additional space be made (with a permeable surface) on the front garden.

AMENDED PLANS

16/00929/APP

OPPOSE

11 Sandhurst Drive

Erection of first floor side extension over existing extension and converted garage and single storey front and rear extensions to existing extension and converted garage

Members noted that the office had not been informed of this considerable addition to the sizeable extensions already proposed (the Clerk had noticed the extended response time on the AVDC website), nor had any attempt to make the first floor extension clearly subsidiary been made. Members therefore continued to oppose the application.

Not for consultation:

16/01120/HPDE

18 Lenborough Close

Demolition of existing conservatory to rear. Erection of a single storey rear lean-to extension, which would extend beyond the rear wall of the original house by 3.3m, for which the maximum height would be 3.6m, and for which the height of the eaves would be 2.1m.

16/01517/ATP

Land at Salisbury Cottages, Bath Lane

T1 Oak – reduce the lateral branches extending towards 1/2 Salisbury Cottages

Cllr Harvey left briefly during the following item

46/16 Planning Decisions

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

			BTC response	Officer recommⁿ
Approved				
15/04011/APP	Land at Market Hill	Conv. Grade II Listed Summerhouse	Support in principle	-
15/04012/ALB		to 2-bed single storey dwelling	Support in principle	-
16/00121/APP	29-30 West St.	Ch/use upper floors A1 (retail) to	Oppose&attend*	Approve
16/00122/ALB		C3 (dwelling)		
16/00799/APP	4 Cheyne Close	1 st fl. front ext. over porch	No objections	-
16/00880/APP	35 Meadway	Pitched roof over garage	No comment	-
16/00874/APP	3 Well Street	Var.to 15/03645/APP	No objections**	-
16/00885/APP	14 Boswell Court	Single storey side extension	No objections	-
16/00901/APP	41 Whitehead Way	S/st.rear extn & garden store (retrosp).	No comment	-
16/00910/APP	6 Busby Close	First floor side extension	No objections	-

* This matter is being taken up with the officer; the decision was dated 9/5/16

** Members were circulated some minor amendments with the agenda.

Members were infuriated that the application for 29-30 West St had been approved by officers without consultation. Buckingham’s Town Councillors had filed a response of oppose and attend; but had been denied their democratic right to be heard and object to the application.

The Planning Clerk would write, copying in District Members Simon Cole and Tim Mills.

ACTION: PLANNING CLERK

Not Consulted on:

Approved

16/00742/ATP Land beh. Lenborough Cl.	Works to trees	n/a
16/00751/ATP Royal Latin School	Work to trees T4126 & 4127	n/a
16/01156/ATC 10 Chandos Road	Fell 3 trees	Objections were sent

Prior approval not required

16/01138/HPDE Avenue Ho., Avenue Rd. Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5.5m, for which the maximum height would be 3.6m, and for which the height of the eaves would be 2.5m.

46.2 Planning Inspectorate

15/04176/APP Direct Pizza Co., 25 Hillcrest
Operation of a hot food takeaway counter for customer collection within the existing hot food preparation and delivery business
Cain

Appeal against refusal of permission (15/3/16)

To discuss whether to add any further comments to those made already (attached for information): last date to file extra comments 3rd June 2016.

The applicant's Grounds of Appeal was also attached

Members **AGREED** no further comment was necessary.

47/16 Development Management Committee Case Officer Reports (& Recommendations)

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

47.1 Strategic Development Control (19th May 2016)

47.2 Development Control (20th May 2016)

47.3 To receive a report from Cllrs. Cole and Bates on the SDMC meeting of 27th April 2016 (application 14/02601/AOP, Moreton Road Phase III)

Members thanked Cllrs Cole and Bates for their comprehensive written report.

Following the Town Clerk's letter to the Secretary of State, a holding letter had been received from Brandon Lewis, Minister of State for Housing and Planning at the Department for Communities and Local Government. The case was being reviewed by the National Planning Casework Unit.

Members once again re-iterated their frustration that AVDC do not have a 5 year plan in place.

48/16 Enforcement

48.1(16/00106/CON3; 53/55 Nelson Street) To receive a report from Mr. Dales
Noted

48.2 (885.2) Response from Mr. Dales

Cllr Smith commented that the response did not address the impact of cumulative minor amendments.

48.3 To report any new breaches

None reported

49/16 Lace Hill Employment/Health site

To receive any update

No further information forthcoming.

50/16 Transport

50.1 To report any damaged superfluous and redundant signage in the town.
It was noted that Cllr Warren Whyte was chasing Transport for Buckingham for the start of the signage decluttering project.

51/16 Access

To report any access-related issues.
Members **AGREED** to change the subtext of this item to:
To report any further access related issues not already addressed.
Cllr Harvey asked the Planning Clerk to chase up a response on the position of the Moreton Rd bus stop. **ACTION: PLANNING CLERK**
Cllr Smith commented that a meeting with Disabledgo was taking place on Wednesday 18th May, with a view to maximising cover of facilities listed in the town.
Members also asked the Planning Clerk to search for information and legislation to clarify what AVDC's responsibilities were with regards to access and planning.

52/16 Information

To receive for information the Guidance Notes issued with a SLCC Planning Training Session attended by the Deputy Town Clerk and the Committee Clerk in April 2016
Members commented the information was a good summary.

53/16 Correspondence

53.1 To receive and discuss a letter from Mr. Richard Pill, trading as English Regional Transport Reform.
Noted with thanks

54/16 News releases

- 1. Further potential loss of trees in the town
- 2. Protection of historical art 29/30 West St

55/16 Chairman's items for information

The Chairman was due to start a series of treatments and may be asking the Vice Chairman to lead meetings for a time.
Members all wished the Chairman well.

56/16 Date of the next meeting:

Monday 6th June 2016 following the Interim Council meeting.

Meeting closed at 9.25pm.

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