

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 10th April 2017 at 7.43pm following the Interim Council meeting in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

Present: Cllr. Mrs. J. Bates
 Cllr. M. Cole
 Cllr. P. Hiron (Chairman)
 Cllr. D. Isham
 Cllr. A. Mahi
 Cllr. Mrs. L. O'Donoghue
 Cllr. Mrs. C. Strain-Clark
 Cllr. R. Stuchbury

Also present: Mrs. C. Cumming (co-opted member)
 Cllr. W. Whyte (AVDC, BCC)

For the Town Clerk: Mrs. K. McElligott

938/16 Apologies for absence

Apologies were received and accepted from Cllrs. J. Harvey and M. Smith.

939/16 Declarations of interest

There were none.

940/16 Minutes

The minutes of the Planning Committee Meeting held on Monday 20th March 2017 to be put before the Full Council meeting to be held on 8th May 2017 were received and accepted. There were no matters arising.

941/16 Buckingham Neighbourhood Development Plan/Vale of Aylesbury Local Plan

The revised VALP schedule had been circulated by email earlier in the day.

942/16 Action Reports

(709.1 Bourton Meadow Travel Plan) Cllr. Stuchbury reported that the school had been consulting with Cllr. Whyte and residents on possible solutions. Cllrs. O'Donoghue and Mahi said that they had heard nothing of this, though a neighbour of Cllr. O'Donoghue's who was a parent of a pupil at the school had circulated an email, and she would be preparing a response on behalf of the Housing Association tenants.

(805.1 A-boards) Cllr. Strain-Clark felt that Access 4 All should be substituted for Disabled-Go, as more appropriate.

(Enforcement, 4 & 6 Cropredy Court). A response had been received that day and would be included in the next meeting's Action List.

(586.3 Wharf Yard banksman) The Clerk reported that the Buildbase manager had telephoned to say that they did employ a banksman, but that manoeuvring had been made much more difficult by the new parking arrangements. He was referred to the County Council.

(865/16 Lace Hill Medical Centre) Dr. Pryse had telephoned to say that progress was being delayed by uncertainty over the facilities to be provided; he would send an email for circulation.

942.1: Montpelier correspondence with Cllr. Stuchbury (Min.865/16 refers). Members discussed the email, and would clarification on what the proposed building would be – a Nursing Home was not the same as a Care Home, and the connection, if any, with the Medical Centre. Cllr. Stuchbury had attended the doctors' discussion at the Town Hall, and reported that the medical centre may include a renal unit (involving Oxfordshire's Churchill Hospital) and provision for transitional care (between hospital and home). The comment about other similar applications was disputed, as the West End Farm complex was more of a retirement complex, and the Cornwalls Meadow offer was for staffed care units, and both had been opposed by this Council for different reasons.

It was agreed that a letter be written both to the doctors and the developer to see how their plans fit it with the other two. **ACTION PLANNING CLERK**

942.2 (657/16: Response from University re Station Road parking). Members were concerned that the area of hardstanding at Ford Meadow was not large enough, and pointed out that the area was in the ownership of the garage.

942.3: (660.3; AVDC IT problems) Holding response from Cllr. Paternoster noted.

943/16 Planning Applications

17/00870/APP

16 Boswell Court
Single storey rear extension

NO OBJECTIONS

17/00923/ALB

10A West Street
Internal alterations on all three floors and amendments to front elevation windows

NO OBJECTIONS

17/00999/APP

Red Cross Shop [*Moss, the florists*], 9 Cornwalls Centre
Change of use of premises from Class A1 (shop) to a mixed class A1 & A3 use (shops and restaurant/café)

Members would be minded to change the response to NO OBJECTIONS if an accessible toilet was provided for customers on the ground floor.

OPPOSE

17/01003/APP

Bridleway №13, Land between A413 and A421, London Road
Construction of a new bridleway and associated works (diversion of Bridleway №13 (part))

Members were not opposed to the re-siting of the bridleway per se, but felt the bitumen surface was not suited to a rural situation and would have preferred a porous finish kinder to horses (while still usable by pedestrians and pedal cyclists) which would drain better. Given the specification of bitumen and asphalt, the Committee was surprised to see no details of drainage arrangements.

OPPOSE

Cllr. Whyte left the meeting.

17/01112/APP

Waitrose, 14 Meadow Walk
Installation of four 1200mm high ram raid bollards

Members discussed the difficulty of getting a vehicle of a size and power necessary to break the window into the area between the two rows of bollards and the negative impression the proposed installation would give of the town.

NO OBJECTIONS

However, if the store decided they were indispensable, Members asked that they be painted to match the existing bollards.

Minor Amendments/Additional Information

16/01850/APP

University Precinct, Hunter Street

Demolition of two buildings comprising the Santander Bank and University Marketing Suite and erection of 3 storey building to provide new Teaching Facility (Vinson Centre)

No further comments

17/00057/APP

Land off London Road [*Lace Hill employment site*]

3 storey Premier Inn, single storey Beefeater Pub/Restaurant and single storey drive thru Costa with parking, landscaping and access

Plan amended to include ramp access from London Road

Members noted that the total length of the ramp was almost equivalent to the distance between the top of it and the main door to the restaurant, and would deliver customers to the middle of the restaurant.

Proposed by Cllr. Cole, seconded by Cllr, Mahi, that the ramp be not supported. Cllr. Stuchbury called for a recorded vote.

For no ramp:

Cllr. Mrs. J. Bates

Cllr. M. Cole

Cllr. P. Hirons

Cllr. A. Mahi

For the ramp:

Cllr. D. Isham

Cllr. Mrs. L. O'Donoghue

Cllr. Mrs. C. Strain-Clark

Cllr. R. Stuchbury

*The Chairman's casting vote was against the ramp; this meant that the last concern of the Committee had been addressed and the response of **NO OBJECTIONS** could be substituted for the OPPOSE response registered at the 30/1/17 meeting.*

17/00620/APP

OPPOSE

Former HSBC Bank, Market Hill

To place two tables and four chairs on the pavement for Costa customers' use

Additional correspondence re tables, chairs and barriers and drawing showing street light will be retained

Though the applicants had indicated that the tables would be stored inside the shop at night, and not put out on market days, Members still felt that too much of the pavement would be occupied, especially if shopping and prams were to add to the clutter, and the Access group had concurred at their meeting earlier. Smokers would be obliged to sit outside, and concern was expressed at the additional mess this would generate.

Not for consultation, for information only:

17/01176/ATP

Holloway Spinney, Page Hill

Works to trees; Holloway Spinney will require additional thinning of sycamore, crown reductions of defective trees and continuing general woodland management not included in the attached schedule but will be required over the next 2 years.

Members & Tree Wardens had been circulated with this application, and the consensus was that the work was necessary but that the nesting season be avoided.

17/01166/HPDE

128 Western Avenue

The erection of a single story rear extension, which would extend beyond the rear wall of the original house by 3.48m, for which the maximum height would be 3.57m and for which the height of the eaves would be 2.64m.

Members noted the application.

944/16 Planning Decisions

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

		BTC response	Officer recommⁿ
Approved			
17/00055/APP 27 Kingfisher Road	Move fence forward of existing line	No objections	-
17/00206/ACL 53 Bourtonville	Single storey rear extension	No objections	-
17/00234/APP 7 Bushey Close	Two storey side & rear extension	No objections	-
17/00397/APP 56 Overn Avenue	Amendment to 16/03803/APP	No objections	-
Refused			
16/03784/APP The Villas, Stratford Rd.	Infill development over parking	Oppose & attend	-
17/00178/AAD } 4-5 Bridge Street	Retro ^{SP} appl. for 1 fascia sign	} No objections	-
17/00180/ALB } (Michael Graham Est. Agents)			-
17/00224/ALB Old Latin House	Dismantle and rebuild boundary wall	No objections	-

Not Consulted on:

Approved

17/00238/ATP land@Embleton Way Fell 2 ash trees No objections

945/16 Development Management Committee

945.1 Strategic Development Management (5th April 2017) *Cancelled*

945.2 Development Management (6th April 2017) *No Buckingham applications*

Cllr. Cole noted that a revised schedule of SDMC and DMC meetings had been circulated, and those for the rest of 2017 had been moved so that Committee days could be any from Wednesday to Friday with some timed for 10am.

946/16 Enforcement

946.1 To receive the list for February 2017

Noted.

946.2 To report any new breaches

No new reports.

Members discussed the growing problem of parking on the Town Hall forecourt and in front of Domino's, blocking the pavement and forcing pedestrians into the road way. Residents of Castle Court had also complained about the noise from Domino's staff late at night, the sound of the air-conditioning unit (which had been sited on the rear of the building, not the side as per approved plans) and the blocking of the connecting alley with scooters and skip bins. Cllr. Hirons had also noted the forcing of pedestrians on to the steep slope on the Town Hall side because of the occupation of the level side by scooters and skip bins (5, not 2 as permitted). The Enforcement Dept. had been notified and sent photographs.

947/16 Winslow Railway Station Application - 16/03132/ADP

To consider any response BTC should make on this application.

Mr. van der Poll of Winslow TC had contacted the Chairman to ask for support for Winslow's response to this application. Cllr. Hirons had suggested appealing via social media, but Mr. van der Poll had been unwilling to do this.

Given the amount of growth likely in this area a well-serviced station was a necessity, and should be planned to cope with future residential numbers. The new station was on the edge of the built-up area now, so expansion would become more difficult if development took place around it. The Network Rail figures on which calculations had been based were pre-VALP, so out of date. Cycle, motorcycle and car parking needed to be adequate to encourage commuting by rail rather than road, and the new cycleway from Buckingham to Winslow was an opportunity to be exploited, perhaps with cyclist changing facilities as well as secure storage. More extensive drop-off facilities and taxi rank than proposed were also needed if congestion was to be avoided, and traffic lights at the Buckingham Road access to prevent rush hour tailbacks.

Matters relating to Winslow's Neighbourhood Plan were felt to be out of this Council's remit, but a response from this Council was agreed as being within the station's catchment area, and a press release encouraging other Buckingham residents to have their say.

ACTION PLANNING CLERK

948/16 Lace Hill Employment/Health site

Covered earlier in the meeting.

949/16 Transport

Cllr. Cole reported that many of the lamp post stumps on the bypass had been removed recently.

950/16 Access

950.1 Cllr. Strain-Clark asked that the Committee write to the National Trust about installing a handrail to help with the steps to the Chantry Chapel.

950.2 Cllr. Strain-Clark also pointed out that, as she was unable to use the ATM at Barclays when in her wheelchair, she had to use the counter inside the bank. Although a lowered counter is available, it was not manned on her last visit, and she was told that it was out of order. She felt that specialised facilities, of whatever sort, when installed should be maintained and faults corrected promptly and not given lesser importance.

Members decided the manager should be sent a letter asking what company policy was in place for timely repairs and how it was implemented.

ACTION PLANNING CLERK

951/16 Correspondence

None.

952/16 News releases

952.1 17/00620/APP HSBC/Costa use of pavement & BTC response

952.2 (947/16) E-W Rail, as minuted

953/16 Chairman's items for information

None

954/16 Date of the next meeting:

Monday 24th April 2017 at 7pm.

Meeting closed at 9.00pm

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