

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 24<sup>th</sup> April 2017 at 7.00pm in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

**Present:** Cllr. Mrs. J. Bates  
 Cllr. M. Cole (Vice Chairman)  
 Cllr. J. Harvey  
 Cllr. P. Hiron (Chairman)  
 Cllr. D. Isham  
 Cllr. A. Mahi  
 Cllr. Mrs. L. O'Donoghue  
 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)  
 Cllr. W. Whyte (AVDC, BCC)

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

**972/16 Apologies for Absence**

There were no apologies for absence.

**973/16 Declarations of Interest**

There were no declarations of interest.

**974/16 Minutes**

To receive the minutes of the Planning Committee Meeting held on Monday 10<sup>th</sup> April 2017 to be put before the Full Council meeting to be held on 8<sup>th</sup> May 2017.

**AGREED**

**975/16 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan**

Revised VALP schedule circulated by email 10/4/17  
 Noted

**976/16 Action Reports**

950/15 (Accessible Banking) – Cllr. Strain-Clark remarked that Barclays bank in Central Milton Keynes had a lower accessible desk for wheelchair users but it was not in working order. Members recalled their experiences of local banks not providing adequate facilities for customers with access issues. Cllr. Harvey said the Santander bank at Hunter Street was being redesigned and suggested writing to Santander asking them ensure the new layout is accessible in a way that none of the other banks in town currently are. **AGREED ACTION PLANNING CLERK**

Cllr. Smith proposed a press release with a copy to all local banks and the Buckingham & Winslow Advertiser. **AGREED ACTION PLANNING CLERK**

865/16 (Cotton End Steps) – Cllr. Stuchbury said that the Town Clerk had reported the New Homes Bonus scheme was changing and would affect the allocation to Parish Councils.

*Cllr. Whyte entered the chamber at 19.12*

Cllr. Harvey confirmed that apart from a £80k top slice there were to be no other changes to the New Homes Bonus Scheme that would affect Buckingham Town Council's ability to apply for funding.

Cllr. Smith questioned why Cotton End Steps had not been resolved and requested that the Town Clerk proceed and feedback to the next meeting.

**ACTION TOWN CLERK**

Cropredy Court - Cllr. Cole read out an extract from Mr Dales' letter of the 7<sup>th</sup> April 2017:

*"With regard to 4 Cropredy Court we invited an application and as one has not been submitted, the next step is to decide whether or not to take enforcement action. .... On the presumption that the property has three bedrooms our parking standards would require the provision of a maximum of 2 spaces, which I note from the photos that you supplied can be more than satisfactorily accommodated on the front drive. In the circumstances we will invite an application, but for the reason given it would not serve a useful purpose to pursue the matter further."*

Cllr. Cole stated that it was unacceptable for there to be no Planning Enforcement within an area where Permitted Development Rights had been withdrawn. He added that by not investigating and penalising such development AVDC were setting a precedent whereby anyone intending to extend their property might not see the need to apply for the permission, resulting in a loss of fee income for AVDC. Cllr. Strain-Clark raised concern over Mr Dales' uncertainty as to whether there were 3 or 4 bedrooms in the premises, stating that Mr Dales' response was vague and raising doubt that nobody would be following up with an investigation. Members **AGREED** for the Planning Clerk to write to the Planning Office outlining Members' concerns.

**ACTION PLANNING CLERK**

664.2/16 (13 High St Signage) – The Planning Clerk explained that no response from AVDC had been received despite numerous.

Members discussed their disquiet in the numerous unresolved planning enforcement issues on the Action List.

Proposed by Cllr. Stuchbury, seconded by Cllr. Smith and **AGREED** unanimously that the Planning Clerk write to Buckingham Town Council's nearest neighbouring Town Councils asking if they are experiencing similar issues with their Planning Authority and issue a press release on the matter.

**ACTION PLANNING CLERK**

**977/16 Planning Applications**

For Member's information the next scheduled Development Management Committee meetings are Wednesday 26<sup>th</sup> April and Friday 19<sup>th</sup> May 2017, with SDMC meetings on Friday 28<sup>th</sup> April and Wednesday 17<sup>th</sup> May (at 10am) 2017.

**16/03373/AAD**

**NO COMMENT**

The Kings Head, 7 Market Hill

New signage to pub

*Members had been advised that this is the parallel application to 16/03018/ALB, to which Members returned a 'no comment' response on 12<sup>th</sup> September 2016, and which was approved on 13<sup>th</sup> October 2016.*

**16/000672/APP**

**NO OBJECTIONS**

8 Martin Close

Single storey rear extension

Members noted that the proposal also included conversion of the garage into a utility room and store, and felt that this should have been included in the description. In this particular case there was adequate parking space remaining within the curtilage, but this would not always be the case and could affect the consideration of an application where displaced parking might cause an obstruction.

#### Minor Amendments

#### **16/03302/APP**

#### **OPPOSE & ATTEND**

Land to the rear of the Grand Junction PH, High Street

Provision of a 61 bed care home with 14 assisted living apartments with associated access, parking and landscaping

*New documents: Flood Risk Assessment and SuDS maintenance plan.*

*Though the revised FRA was welcomed, Members would not revise their response as the application was still contrary to policies EE5 and CLH8 of the Neighbourhood Plan; was still to house vulnerable elderly people in a flood risk area, contrary to NPPF; would be difficult and risky to evacuate in a flood emergency; would increase the flood risk to other properties, both residential and commercial; and the principal access had already been decreed too dangerous for pedestrian traffic by the Planning Authority in relation to the proposed siting of public toilets at this point.*

*Members also discussed the most recent response from the BCC SuDS officer which requested that a “whole life maintenance and management plan” for the SuDS system be included in the s106 agreement rather than as a planning condition, to give it weight and ensure its continuance over the lifetime of the development. The view was that s106 agreements should be a quid pro quo to balance the negative effects of a development on the whole community, not a means of enforcement on an individual property owner.*

Cllr Cole spoke against the minor amendments and read out the following statement:

*“There is nothing in this revised flood plan which leads me to change my mind about the unsuitability of this development:*

- 1. It is contrary to the BNDP, which under policy EE5 and CLH18 has been identified this land for much needed additional car parking – including disabled parking and electricity changing points – together with a riverside walk and picnic area. The BNDP specifically excludes this site from housing because of the flood risk, to confirm with its objectives 3.6 “to mitigate and improve the capacity of the town to deal with flooding.”*
- 2. It is in flood zones 2&3, the use of which for housing, especially of vulnerable people, in contrary to the National Planning Policy Framework. Evacuation of the care home in the event of a major flood incident – such as those we had in 2007, 2012 and 2016, which were omitted from the developer’s original flood survey – would be difficulty and risky, and to where would the 90+ residents be evacuated?*
- 3. Development on this site, which is flood plain of the Great River Ouse, would increase the flood risk both above and below the site, and in particular to housing at Cecil’s Yard and Wharfside Place, and to the Buildbase/Central Tyres industrial area ad Linden Village.*
- 4. Buckinghamshire County Council’s SuDS officer accepts that there is a residual risk of fluvial, surface water and groundwater flooding to the site, but suggests that this could be mitigated by the whole-life surface drainage scheme secured by a Section 106 planning agreement. Members may wish to question whether*

*this would be a proper use of Section 106 monies, as it would not be for the benefit of the community, and in any case refers only to the site, and not to the risk of causing increased flooding elsewhere. AVDC's Ecologist also draws attention to the need to maintain a 10m wide wildlife buffer alongside the river through Buckingham.*

5. *Members will be aware there are a number of objections to this development on the AVDC Planning Portal, not least by the Buckingham Society, most drawing attention to the flood risk and some to the traffic hazards to elderly and disabled residents of the care home who would have to cross the busy car park entrance to reach shops and other facilities.*

#### **978/16 Planning Decisions**

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

#### **Approved**

16/04496/APP Lace Hill Lidl store, parking, access, etc.

\* Changed from Oppose 20/3/17 on receipt of satisfactory amendments

**BTC**            **Officer**  
**response**   **recomm<sup>n</sup>.**  
No objections\*

#### **979/16 Planning Inspectorate**

To receive for information an update on the Moreton Road III Inquiry.

Noted

#### **980/16 Development Management Committee**

980.1 Strategic Development Management (28<sup>th</sup> April 2017)

Noted

980.2 Development Management (26<sup>th</sup> April 2017)

Cllr. Cole would be representing the Council's views on the first two HSBC/Costa applications. The third would be put to a future meeting; Cllr. Cole would ask that the matter of the canopy be deferred to this later meeting as it was more relevant to the use of the pavement for tables and chairs.

#### **981/16 Enforcement**

To report any new breaches

Cllr. Try reported that a property on Middlefield Close had cut a door into the rear of their property and removed a swathe of shrub planting from the verge. **ACTION PLANNING CLERK** to investigate.

Cllr. Strain-Clark reported the appearance of a door in the wall of Willow Bank. **ACTION PLANNING CLERK** to investigate.

#### **982/16 s106 – BTC participation (Full Council Min. 851/16 refers)**

To receive the wording of a suggested motion to AVDC & BCC proposed by Cllr. Stuchbury:

Previously Parish and Town Councils have sometimes been signatories to s106 agreements. It should be the case that they should be a party to all future S106 agreements within their administrative areas. This would hopefully encourage localism and more communities to take on and manage assets in their area. It is felt that this is only fair as they deal with the impact and ramification of development and therefore they should have a meaningful input into the agreements.

Cllr. Stuchbury explained that the motion had been drafted in conjunction with the Town Clerk and he was seeking Members' agreement on a collective motion that he

would put, on behalf of Buckingham Town Council, to AVDC and invited discussion and amendment of the motion to ensure it was an agreed form of words. Cllr. Stuchbury said that initially the motion would be put before District Council and then brought back to Committee before being presented to the County Council.

Cllr. Harvey said he was entirely in agreement with the motion and suggested forwarding a copy to neighbouring Parish/Town Councils and the North Bucks Parishes Planning Consortium encouraging them to follow suit. **AGREED**  
**ACTION PLANNING CLERK**

Members discussed and **AGREED** that Cllr. Stuchbury issue a press release on the Town Council's motion.  
**ACTION CLLR. STUCHBURY**

Proposed by Cllr. Harvey, seconded by Cllr. Smith and **AGREED** unanimously the following amendment to the wording of Cllr. Stuchbury's motion.

"We recommend that this motion be put to the Local Planning Authority to discuss and report as follows:

There have been past occasions when Parish/Town Councils have been involved early on in the Section 106 negotiations and decision-making process to the benefit of local communities. There have been many more where early involvement in Section 106 negotiations would have been beneficial. Therefore, we agree that the Council commissions a report for how best in the future all Parish/Town Councils can be involved meaningfully in the development of Section 106 agreements."

#### **983/16 Lace Hill Employment/Health site**

To receive any update (see also Dr. Pryse's response in the Action List).  
Councillors discussed how the Swan Practice's proposed application would serve communities across Buckinghamshire and Oxfordshire. Cllr. Harvey noted that the NHS's Sustainable Transformation Plan refers to 9 community hospitals being closed across Bucks, Berks and Oxon and the creation of Healthcare Hubs in some areas.

Proposed by Cllr. Stuchbury, seconded by Cllr. Smith and **AGREED** unanimously for the Chair of Planning Committee and the Town Mayor to arrange a confidential meeting with the Managing Director of the Swan Practice and report back.

**ACTION CLLRS. HIRONS & MAHI**

#### **984/16 Transport**

To report any damaged superfluous and redundant signage in the town.  
Cllr. Cole reported a flattened traffic bollard outside of the Swan Centre, London Road. [*Clerk's note: this was reported to TfB two weeks ago*].  
Buckingham to Winslow cycle path - Cllr. Cole reported having seen a group of 15 cyclists using the main road between Buckingham and Winslow and not using the cycle path, suggesting that something is preventing them from using the path. Cllr. Smith said that cyclists are not using the path because it is covered in debris, gravel and glass adding that keen cyclists would not use the path as encountering a pedestrian at speed could cause an accident. Members agreed that there was still a lot of misunderstanding on how the cycle path was paid for.  
Cllr. Smith explained that there was signage along the path but it was intentionally obscured until the entire path was completed. Cllr. Harvey proposed asking neighbouring parishes to arrange a 'Spring Clean' of the cycle path.

Proposed by Cllr. Cole, seconded by Cllr. Stuchbury and **AGREED** to write to Transport for Bucks requesting that the existing signs are put into use and to consider additional signs referring to the dual use nature of the cycle/walking path.

**ACTION PLANNING CLERK**

Proposed by Cllr. Harvey and seconded by Cllr. Mahi and **AGREED** to write to Parish/Town Councils and landowners bordering the cycleway requesting assistance in the organisation of a cycle path community spring clean.

**ACTION PLANNING CLERK**

Proposed by Cllr. Stuchbury, seconded by Cllr. Harvey and **AGREED** to include an article in Buckingham Town Matters on how the cycle path links to existing cycleways and footpaths in the town centre and is accessible for both cyclists and pedestrians.

**ACTION PLANNING CLERK**

Cllr. Cole commented that the traffic lights on the Bletchley Road were now illuminated.

Bourton Road: couple of HGV weight limit signs – Cllr. Smith said that TFB are still denying the signs exist despite being provided photographic evidence.

**985/16 Access**

To report any access-related issues.

**986/16 Correspondence**

There was none.

**987/16 News releases**

Accessibility Banking (976/16)  
Planning Enforcement (976/16)  
Cycle path promotion (983/16)  
Section 106 motion (981/16)

**988/16 Chairman's items for information**

The Chairman announced the funeral of former Town Crier Ian Price was taking place at Brackley Road Cemetery at 3pm, Friday 28<sup>th</sup> April 2017. The Mayor would attend as a mark of respect.

**ACTION PLANNING CLERK**

The Chairman reminded Members to RSVP for the Mayor's Reception on the 8<sup>th</sup> May 2017.

*Members AGREED to suspend Standing Orders to allow Cllr Whyte to speak*

Cllr. Whyte spoke to Members on the following updates from County Council:

The Local Flood Risk Management Plan was to be published and available online from Friday 28<sup>th</sup> April 2017.

The Cabinet Member for Transportation provided feedback indicating the Government's intention to move ahead with plans for the East-West rail link and to make a manifesto commitment to that effect.

Cllr. Whyte reported on a meeting of the Transport Subgroup at Silverstone Circuit on the schedule of events for summer 2017 and the impact on local transport routes. Cllr. Whyte noted the Grand Prix would be a 4 day event and involve a large music concert on the Thursday. Initial plans were for there not to be a one way traffic system in place on the Friday, hopefully relieving traffic congestion along the A421 on a busy workday, although he noted that if the event was to sell out then

they may have to implement the one-way system. Cllr Whyte said that Destination Buckingham was working with Silverstone to ensure that Buckingham appears in more of the accommodation publications.

*Members AGREED to resume Standing Orders*

**989/16**      **Date of the next meeting:** Monday May 15<sup>th</sup> 2017 at 7pm.

Meeting closed at 20.41pm.

Chairman.....      Date.....