

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 15th May 2017 at 7.00pm in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

Present: Cllr. J. Bates
Cllr. M. Cole (Vice-Chairman)
Cllr. J. Harvey
Cllr. P. Hirons (Chairman)
Cllr. D. Isham
Cllr. A. Mahi
Cllr. L. O'Donoghue
Cllr. M. Smith
Cllr. R. Stuchbury
Cllr. M. Try

Also present: Mrs. C. Cumming (co-opted member)
Mrs. N. Stockill (Committee Clerk)
Cllr. T. Mills District Councillor

For the Town Clerk: Mrs. K. McElligott

30/17 Election of Chairman

To elect a Chair/Chairman of the Committee for 2017 – 2018

Proposed by Cllr O'Donoghue, seconded by Cllr Mahi and **AGREED** to appoint Cllr Cole to the position of Chairman

Cllr. Cole took the Chair from this point.

Cllr. Cole thanked Cllr. Hirons for four years' service as Chairman of the Planning Committee.

31/17 Election of Vice Chairman

To elect a Vice-Chair/Chairman of the Committee for 2017 – 2018

Proposed by Cllr Mahi, seconded by Cllr O'Donoghue and **AGREED** to appoint Cllr. Hirons to the position of Vice Chairman.

32/17 Apologies for Absence

Apologies were received and accepted from Cllr. Strain-Clark.

33/17 Declarations of Interest

To receive declarations of any personal or prejudicial interest under consideration on this agenda in accordance with the Localism Act 2011 Sections 26-34 & Schedule 4.

There were no declarations of interest.

34/17 Minutes

The minutes of the Planning Committee Meeting held on 24th April 2017 ratified at Full Council on the 8th May 2017 were received and accepted. There were no matters arising.

AGREED

Members AGREED to suspend Standing Orders to allow Cllr. Mills to speak.

35/17 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan

Cllr. Mills informed Members of AVDC's intention to change the way housing land supply allocations are calculated. Previously, an allocation has been determined by the size of a settlement but the new system will see assessments based on suitability and sustainability. Cllr. Mills said it was important to note there will be no change in the total number of houses allocated to a district; it is how they are allocated that will change. Cllr. Smith clarified if this was a directive from Central Government and Cllr. Mills confirmed that it was not. Cllr. Stuchbury questioned if it was a decision taken by Council or Cabinet. Cllr. Mills explained that it was published in Members' News and was mostly likely to have been a Cabinet Member decision. Mrs Cumming asked if there was a set criterion for the definition of sustainability and suitability. Cllr. Mills said that nothing had changed in that regard, so proximity to schools and public transport remained a deciding factor in the allocation of housing land supply.

Proposed by Cllr. Harvey, seconded by Cllr, Smith and **AGREED** unanimously for the Town clerk to write to AVDC seeking clarification of the implications of the methodology and its provenance. It was agreed that any letter would be copied to VALC.

ACTION TOWN CLERK

Members AGREED to resume Standing Orders

There was nothing further to report.

36/17 Action Reports

To receive action reports as per the attached list.

865/16 (Cotton End Steps) – The Planning Clerk reminded Members that quotations were not due back until the 22/5/17.

37/17 Planning Applications

For Member's information the next scheduled Development Management Committee meetings are **Friday** 19th May and Thursday 8th June 2017, with SDMC meetings on Wednesday 17th May and Wednesday 7th June 2017 at **10am**.

Members AGREED to Suspend Standing Orders

Cllr. Mills said the meeting on the 8th June was going to be cancelled so many applications are being brought forward to the 19th May 2017.

Members AGREED to reinstate Standing Orders

Members discussed the Planning application for Costa Coffee and the implications of having furniture on the pavements of Market Hill. Noting that the tables and chairs are to be removed from the pavement when they are not open or on Sundays and Bank Holidays.

To consider planning applications received from AVDC and other applications

17/01373/ALB

OPPOSE & ATTEND

6 Bourton Road

Fenestration, roofing and minor details amending consent 16/02361/ALB

Members were advised that a Discharge of Condition for the approved application was refused on the HBO's recommendation because too many changes had been made. There are several new windows, including the addition of Juliet balconies to

two, and a redesign of the link roof deleting the glazed strip and adding sedum planting.

Members agreed to oppose pending the HBO's judgement on the revisions; if the HBO was satisfied and there were no further concerns, then Members would be minded to change their response to No Objections.

17/01428/APP

OPPOSE & ATTEND

4 Honeycomb Way

Two storey rear extension and loft conversion with dormer

Members expressed concern that the very large second-floor balcony on the rear of a building on a corner plot would overlook neighbouring gardens both to the rear and to each side, and the two storey extension beneath it added considerable bulk to a mid-terrace property. The Clerk had asked the nature of the 'customers' mentioned in the D&A Statement, but no response from the officer had yet been received. Parking for the property appeared to be a car port (omitted from the ground-floor plan) with drive parking for one vehicle in front of it, and guidelines indicated space for three within the curtilage for a four-bedroom dwelling. The adjoining dwelling to the south, on the corner of Honeycomb Way and Needlepin Way (the spine road for the estate), had no parking of its own and there was little space to accommodate extra vehicles.

Members opposed on the grounds of overdevelopment of the plot, overlooking of neighbours, parking provision. Some indication of the traffic volume to be expected from the 'customers' should also have been provided.

Minor Amendments

**16/03302/APP
CHANGE)**

OPPOSE & ATTEND (NO

Land behind the Grand Junction, Cornwalls Meadow

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

New document: Addendum to Flood Risk Assessment

The new document provided the Sequential Test (NPPF requirement to prove no other site outside the flood plain is available) and the Exception Test (NPPF requirement to show that any flood risk to people and property will be managed satisfactorily if suitable sites at lower risk of flooding are not available).

Members criticised a document issued only on 27th April 2017 which included in its tables many sites already approved for development, and especially those built out and occupied years previously, like Candleford Court on Bridge Street and Fir Cottage on Chandos Road. This gave a misleading impression of the number of sites considered. Several of the sites were misplaced on the keyed map. The care home/medical centre site at Lace Hill – part of its s106 agreement – was dismissed because of its proximity to a petrol station (level of traffic) when the applicants were proposing siting a care home to the rear of a nightclub beside the access road to the town's main car park.

Concern remained about the displacement of excess water to other premises; Candleford Court also had an attenuation pond, but ever since the land had been built on puddling had been noted in Verney Close woodland, where it had never been seen before except when the river actually overtopped the banks; building in the floodplain clearly affected the groundwater drainage.

Both the new access and the proposed path to the green bridge were on AVDC land, and it was assumed that this had been sold or leased to the applicant. The

question was asked whether this meant AVDC had an interest in approving the application for pecuniary advantage.

Minor Amendments

17/00057/APP

NO FURTHER COMMENT

Lace Hill Employment site

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

New junction layout with right-turn lane added (Highways requirement); this has necessitated relocating the restaurant and its terrace to suit. A footway has been added to the back of the service bay linking the disabled parking bays to the main entrance.

38/17 Planning Decisions

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

Approved recommⁿ.		BTC response	Officer
16/04110/APP G.Grenville Academy	New fence and gates etc.	No objections*	-
17/00510/APP HSBC Market Hill	New Shopfront (Costa)	Opp.&Attend	Approve
17/00608/AAD HSBC Market Hill	Int.illuminated fascia+projecting sign	Opp.&Attend	Approve
17/00767/APP Workshop, Elm St.	Conversion into 2 dwellings	No objections	-
17/00801/APP 79 Moreton Road	Amend's to 15/03096, extensions	Oppose	-
17/00923/ALB 10A West St.	Internal alterations & new windows	No objections	-

* changed from Oppose at 20/3/17 meeting, foll. receipt of satisfactory amended plans

Not Consulted on:

Approved

17/01166/HPDE 128 Western Ave. Permitted extension

39/17 Development Management Committee

39.1/17 Strategic Development Management (Wednesdays 17th May & 7th June 2017)

Noted

39.2/17 Development Management (**Friday** 19th May & Thursday 8th June 2017)

Noted

39.3/17 To receive Cllr. Cole's report on the 26th April DMC meeting

Discussed and noted.

40/17 Enforcement

11.1 To receive the March update on new and closed cases, per Cllr. Mills

Members discussed the response from Mr. Dales.

Cllr. Harvey stated the structure of Planning Application fees needed review and encouraged Members to write to their MP asking for a revise that allowed for fees that are proportionate to the property's increased value following development.

11.2 To report any new breaches

There were no new breaches reported.

41/17 Lace Hill Employment/Health site

There was nothing to report.

42/17 Transport

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

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

43/17 Access

To report any access-related issues.

Mrs Cumming noted a fallen tree blocking access through Ford Street. Cllr. Stuchbury said that it had been reported to Highways over 3 months ago and was being investigated.

44/17 Section 106

Committee Members to discuss and propose Section 106 projects (minute 915/16 refers)

Members discussed and proposed the following list of aspirations:

- Pedestrian crossings from the Kings Head to Prezzo and from the bus stop to 13 High St.
- Development of the Franciscan site into a sports facility
- BMX Track
- Parking and traffic movement study from Brackley Road
- New woodland populated with trees funded from each new housing development
- Replacement Bridge from Fishers Field to Nelson Street.
- Bridge from Linden Village to Heartlands Park - completing the riverside circular walk
- New Cemetery
- Pool of funding to deal with the parking issue within Buckingham Town Centre
- Riverside picnic area and additional parking
- Secure and covered cycle pods
- Contribution to local Senior and junior school education
- Contribution to local highway and public transport projects
- Funding for a Community Bus
- Bandstand at the Heartlands Park

45/17 HS2 Community Environment Fund

Committee Members to formulate innovative project suggestions that would be of benefit to the town. Suggestions are to be feedback to the next Resources Committee meeting (minute 969/16 refers).

Members discussed and proposed the following list of aspirations:

- Second storey on Waitrose carpark
- Funding for a Town Centre Manager
- Contribution for the provision of Community Health facilities
- Cycle track through Badgers and into the town centre
- BMX Track
- Bridge over A421 linking Lace Hill to Badgers Estate.
- Bus stop café and toilet
- Parking and traffic movement study from Brackley Road
- Contribution to public transport links to local employment sites

46/17 Correspondence

17.1 To receive and discuss a letter from the Aylesbury Vale Association of Local Councils and agree a response. A list of undecided applications, updated from the statistics sheet already presented to the Committee, is attached for information.

Cllr. Cole thanked the Planning Clerk for compiling a list of undecided applications. Members discussed and AGREED for the Planning Clerk to gather evidence of failures in the Planning website that led to the Town Council being unable to submit a response.

ACTION PLANNING CLERK

17.2 Clarence Park: at the request of the Mayor: to receive and discuss an email received from Mr. Finnis, and agree any support from the Committee.

Members discussed and AGREED they were happy to endorse Mr. Finnis' complaint.

ACTION PLANNING CLERK

47/17 News releases

Members AGREED to a press release on their continued objection to the proposed Crown Care Development.

Members AGREED to press release on the trees that have not been replaced at Clarence Park.

ACTION PLANNING CLERK

48/17 Chairman's items for information

Cllr. Smith reminder Members of the Dementia awareness session taking place at Buckingham Library between 10-1pm on the 16th May 2017

Cllr. Harvey gave a verbal report on the CPRE conference from the 6th May 2017

"CPRE Buckinghamshire event, designed to inform local people about how they can influence the planning system and help protect the Bucks countryside, attracted 50 local parish and town councillors on Saturday 6 May. The Rt Hon Cheryl Gillan PC, President of CPRE Bucks, opened the inaugural planning roadshow for parish and town councils. Cheryl said "Once it's gone, its gone", and went on to highlight the importance of protecting our landscape from damage, as the rural environment is necessary to support the urban environment. Titled 'Bringing the Planning System Back Home', the event focused on how local people can best influence planning matters in Buckinghamshire.

Cheryl highlighted the national importance of the Chilterns Area of Outstanding Natural Beauty (AONB), as the nearest AONB for millions of Londoners to enjoy the beauty of nature. CPRE has launched a General Election Manifesto – Stand up for the countryside. Cheryl urged local people to ask their candidates of whatever political persuasion to sign up to this manifesto.

Attendees heard from Peter Lerner, an experienced town planner, about the recently published Housing White Paper and its influence on local planning policy. Dr Geoff Botting from Woodcote Parish Council in Oxfordshire shared his experience of leading the production of the Woodcote Neighbourhood Development Plan and how this has resulted in a plan for the future which is sustainable and acceptable to the local community. His message to others: "You can do it!"

You can find out more and get useful planning resources from our website at www.cprebucks.org.uk".

49/17 Date of the next meeting: Monday 5th June 2017 following the Interim Council meeting.

Meeting closed at 21.02pm.

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