

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 29th January 2018 at 7.00pm in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

Present:

Cllr. M. Cole	(Chairman)
Cllr. J. Harvey	Town Mayor
Cllr. P. Hirons	(Vice Chairman)
Cllr. D. Isham	
Cllr. Mrs. L. O'Donoghue	
Cllr. M. Smith	
Cllr. Mrs. C. Strain-Clark	
Cllr. R. Stuchbury	
Cllr. M. Try	(from minute 739/17)

Also present: Mrs. N. Stockill (Committee Clerk)

For the Town Clerk: Mrs. K. McElligott

735/17 Apologies for Absence

Members received and accepted apologies from Cllr. Mahi, County Councillor Whyte, District Councillor T. Mills and Mrs. Cumming (co-opted member, Buckingham Society).

736/17 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.

Cllr. Smith declared a personal interest in agenda item 6.6 (18/00151/APP) as a friend of the applicant.

737/17 Minutes

To receive the minutes of the Planning Committee Meeting held on Monday 15th January 2018 to be put before the Full Council meeting to be held on March 12th 2018.

AGREED

738/17 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan

Cllr. Stuchbury reported he had submitted his personal response to the draft VALP, duplicating the Town Council's submission.

739/17 Action Reports

To receive action reports as per the attached list.

313.3/17 (Costa Fixed Barrier) – The Planning Clerk explained that AVDC would be removing the barrier sometime in February 2018.

118/17 (Addington Road Traffic Calming) – Members discussed and **AGREED** for the Planning Clerk to write to Cllr. Mark Shaw for an update.

ACTION PLANNING CLERK

Cllr. Try entered the chamber at 19.08

740/17 Planning Applications

Members were informed that the next scheduled Development Management Committee meetings are 15th February & 8th March 2018, with SDMC meetings on 14th February & 7th March 2018.

To consider planning applications received from AVDC and other applications

17/004583/ACL

OPPOSE

17 London Road

Application for a Lawful Development Certificate for a proposed new studio in rear of garden

Members noted the lack of a drawing showing parking provision and agreed that if the applicant could demonstrate parking for three vehicles within the curtilage (per SPG for a 4-bed residence) they might be minded to withdraw their opposition.

18/00007/APP

NO OBJECTIONS

5 Castle Street

Change of use of attached office building to ancillary residential accommodation to be used in association with 5 Castle Street.

18/00095/COUOR

NO OBJECTIONS

Musicopia Ltd, The Dukes Music, 24 Market Hill

Determination as to whether prior approval (Class O) is required in respect of transport and highway impact, contamination risk, flooding and noise for the conversion of B1 offices into a dwelling (C3)

18/00113/APP

OPPOSE & ATTEND

10 Woodlands Crescent

Single storey side extension with attic room and rear dormer and replacement front porch. 2 No. front rooflights. Remove detached garage.

Members noted that the planning notice had only just been posted, and regretted that the neighbours had not yet had opportunity to comment.

They felt that the conversion of a one-bed bungalow into a five-bed house was overdevelopment of the plot and the loss of yet another small dwelling from the housing stock; furthermore in a street of small semi-detached bungalows mainly occupied by elderly people, a five-bed family home was inappropriate and doubling the width of this half of the building affected the street scene.

It was suggested that if staffing numbers dictated that notices for several applications be accumulated before a visit was made to post them all at once, perhaps a condition of application could be added that the applicant post notices supplied by AVDC in all the places deemed appropriate.

18/00149/APP

OPPOSE

16 Meadow Gardens

Fencing to private garden (retrospective)

Cllr. Stuchbury abstained from the discussion as he had been approached by neighbours before the meeting.

Members discerned no change from the previous (also retrospective) application 17/02448, which had been refused. A planning condition, transferred into the deeds of the dwellings on this estate, prohibited hedges, fences, etc from being erected forward of the building line, to protect the open aspect of the estate. Members felt

that this fence was in direct contravention of this clause, and asked why Enforcement had not been carried out following the previous refusal.

18/00151/APP

NO OBJECTIONS

6 Stowe Avenue

First floor side and rear extension

Members had no objections to the proposal per se but would like the applicant to provide proof of adequate parking provision.

The following **Additional Information** had been received, completing the RLS application documents:

17/02939/APP

CONDITIONAL SUPPORT

Provision of new all weather pitch and sports building with associated flood lighting

New material:

detail drawings of the proposed acoustic fence (height revised to 3.25m) and a revised Noise Assessment Report

plus detail drawings of floodlighting (height of lights 15m)

plus comments from BCC SuDS officer (which are to lead to a revised FRA)

plus drawing detailing field drainage installation and soakaway

plus Landscape Statement and drawing of replacement planting

other items which had arrived since the agenda was published included

revised cycle stand provision (+10 covered spaces at Rotherfield for 6th formers)

Plans for Community Access

BCC SuDS officer's response to the revised drainage plans

AVDC EH officer's response to the revised acoustic barrier details

AVDC Ecologist's report and planning conditions

A summary of previous comments was circulated with the agenda.

Members noted that some two dozen additional drawings, documents and items of correspondence had been supplied in the preceding fortnight, many of which were promised in the original submission in August 2017.

The Committee agreed, Cllr. Stuchbury abstaining, that they would be minded to support the proposal if the following information was provided to their satisfaction:

1. A 'pools of light' drawing to show that light scatter sideways and upwards was minimal – the floodlights at Stratford Fields and The Buckingham School were quoted as examples of bad practice;

2. Arrangements for the passage of small animals through the acoustic fence were made;

3. The efficacy of the soakaway was demonstrated, especially with respect to the effect on The Buckingham School's field, and the brook was cleaned and maintained to take the drained water.

4. A statement that hirers would be directed to use the Chandos Road entrance and parking area for safety would be appreciated, due to the width and surface state of Brookfield Lane.

5. The provision of an additional 10 cycle parking spaces at Rotherfield was noted, but this came nowhere near the number of staff and pupils who had expressed a preference for cycling to school in the Travel Plan, nor the numbers of students parking in nearby streets. The School's aim of improving the health of pupils could well include the expansion of provision of safe undercover cycle parking, especially given the recent development in the off-carriageway cycleway network within and around the town.

6. Additional on-site car parking which could be used for students and staff during the day and pitch-hirers and other non-school use during evenings and weekends should also be considered. It was reported that student parking displaced from Station Road was now using Lenborough Road, which was equally unsuitable.

Not for consultation

18/00243/ATC

The Old Surgery, 16 West Street

Ts1&2 (TLC ID 5631) Common Beech - reduce canopy by up to 25%. The trees have become too large for their environment and in-line with good arboricultural practice, need to be reduced in order to remain healthy and safe.

Ts3&4 Common Beech - reduce canopy by up to 25%. The trees have become too large for their environment and in-line with good arboricultural practice, need to be reduced in order to remain healthy and safe.

T5 1 x Common Beech - fell to ground level. This tree is has become to large for its situation and is of low amenity value.

Members were informed that T1 & T2 were subject to a Protection Order and so the application was to be split into ATP (for T1 and T2) and ATC for T3, T4 and T5).

741/17 Planning Decisions

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

Approved

		BTC	Officer responserecomm ⁿ .
17/01020/ACL 12 Brackley Road	Continued use as chiropractic clinic	No objections	-
17/04200/APP Cricket Ground	Replacement training nets	No objections	-
17/04706/ACL 4 Osprey Walk	Remove conservatory, build ext'n	<i>approved before meeting</i>	

Refused

17/003961/APP 51 Bourtonville	Single storey rear extension	No objections	-
17/04335/ALB 25 Market Hill	Replacement of 4 windows & door	No objections,subj.HBO	

Planning Inspectorate

To receive a report from the Chairman on the hearing for 16/02320/AOP, appeal against non-determination on the application for 170 houses on the field east of Page Hill (in Maids Moreton).

Noted.

742/17 Development Management Committee

8.1 Strategic Development Management (24th January 2018) *Cancelled*

Noted.

8.2 Development Management (25th January 2018) *No Buckingham applications*

Noted.

743/17 Enforcement

743.1/17 To receive the updates for November and December 2017.

Bourton Meadow Academy – Following an update from Cllr. Stuchbury, Members **AGREED** for the Planning Clerk to investigate the conditions of the 2015 planning application and seek an update on the containers outside of Bourton Meadow Academy.

ACTION PLANNING CLERK

Members discussed their concerns that frequently enforcement cases were closed with no explanation as to the conclusions. **AGREED** for Cllr. Stuchbury to write to

the Enforcement Team.

ACTION CLLR. STUCHBURY

743.2/17 To report any new breaches

Cllr. Cole had reported an encroachment onto AVDC land beside 16 Hilltop Avenue, and this had been passed to AVDC Property & Estates Dept. by Enforcement.

744/17 (494.2/17) Street Naming

Members held a discussion on potential names for the new estate roads and agreed for Cllr. Hirons to investigate and propose another 10 Anglo Saxon names ahead of the next Planning Committee meeting. Cllr. Harvey also offered to research Saxon Saint's names. **ACTION CLLRS HIRONS & HARVEY**

745/17 Transport

To report any damaged superfluous and redundant signage in the town.
None.

746/17 Access

To report any access-related issues.

Cotton End Steps - Cllr. Stuchbury reported that all of the paperwork for the New Homes Bonus application had been submitted and was due to be reviewed at Cabinet on 6th March 2018.

Section 106 – Cllr. Harvey noted the absence of a process chart for section 106 applications that would enable Town and Parish Councils to judge a suitable point for parish intervention. Members asked Cllr. Stuchbury to write to Jeff Membery requesting that Buckingham Town Council Officers and Members are invited to the forthcoming Section 106 meeting.

ACTION CLLR. STUCHBURY

747/17 Correspondence

None.

748/17 News releases

None.

749/17 Chairman's items for information

None.

750/17 Date of the next meeting: Monday 19th February 2018 following the Interim Council and Informal meetings.

Meeting closed at 8.33pm.

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