

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 19<sup>th</sup> February 2018 following an Interim meeting of the Full Council of Buckingham Town Council in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

**Present:** Cllr. Mrs. J. Bates  
 Cllr. M. Cole (Chairman)  
 Cllr. J. Harvey Town Mayor  
 Cllr. P. Hirons (Vice Chairman)  
 Cllr. D. Isham  
 Cllr. A. Mahi  
 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)  
 Mr. R. Coy R. Coy Partnership, Architect

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

*In accordance with Standing Order 3.f the Planning Committee meeting was preceded by a public session.*

## **PUBLIC SESSION**

### **18/00328/APP National Westminster Bank, 1-2 Market Hill Mr Godhania**

Mr. Godhania attended the public session to present his objections to the above application and its impact on his trading premises at 1 Market Hill (Quality Dry Cleaners). Mr. Godhania spoke of the detrimental impact the development could have on his business by the likely restriction on display, advertisement and access to his shop. The business currently operates with a large extractor fan set in a window at the rear of the building. Mr Godhania raised concern that scaffolding would restrict the function of the fan and the existing operation could pose a risk to residents as the dry cleaning process involves high temperatures and chemical fumes. Mr. Godhania stated that he had not been consulted by the developer and felt he was left in a precarious and ill informed situation. He confirmed that no planning notice had been posted on or near to the site.

### **17/04776/APP Willowby Bungalow Mr. Hough**

Mr Hough spoke to Members requesting that they reconsider their original objection to the application based on recent amendments to the plan. Mr Hough reminded Committee that no objections had been raised against their previous planning application for a larger project that was subsequently withdrawn by Mr. Hough because of the flooding risk it posed to their neighbours. Mr Hough outlined the following information contained within the revised planning application:

The new proposal, with the exception of the decking, is in flood zone 2. The decked area is between zones 2-3 and to mitigate it will be constructed on pillars.

Flood waters did not reach the boundary of Willowby during the flood of the 21<sup>st</sup> July 2007 nor have they since. The proposed property lies almost entirely on the existing footprint of Willowby.

Mr Hough instructed a review of the surface water drainage and consultants have proposed a 7.5k litre storage tank solution. The SuDs Officer has commented that the storage drainage water could be recycled providing heating and waste water for Willowby.

Mr Hough explained that during his correspondence with AVDC it has been clarified that Willowby is not within, but adjacent, to the Buckingham Conservation Area. They suggest approval of the application as the height and scale of the building would not affect the application area.

### **17/04776/APP Willowby Bungalow**

#### **Mr. Parsonage**

Mr Parsonage addressed Members and acknowledged Mr Hough's amendments to the original application though still held concerns regarding the plan.

Mr Parsonage stated that the proposed soakaway solution was to be placed in an area known to flood and would not be able to accommodate any of the displaced flood water. Mr Parsonage further questioned why, if this was the best possible solution, this was not proposed earlier by the consultants as several ideas had already been rejected.

Mr Parsonage referred Members to photographs of Willowby and the surrounding area, noting that, in his opinion, the proposed garage, which is not stilted, would be within flood zone 3.

### **17/04776/APP Willowby Bungalow**

#### **Mr. Richardson**

Mr Richardson attended to oppose the application as a near neighbour of Willowby. Mr Richardson said the design of the proposed house would be 'ultra modern' and not in keeping or complimentary to the surrounding Buckingham Conservation Area. Mr Richard explained that views from Bertie's Walk to Salisbury Cottages would be lost as would the unique character and appearance of the area. Mr Richardson added that development of Willowby could set a precedent therefore changing the character of this part of the conservation area and completely blocking the views across the river.

*The Public Session closed at 19.55*

## 794/17 Apologies for Absence

Members received and accepted apologies from Cllr. O'Donoghue.

## 795/17 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 9 (18/00328/APP National Westminster Bank, 1-2 Market Hill) as a friend of the applicant. Mrs Cumming declared an interest in agenda item 9 (18/00328/APP National Westminster Bank, 1-2 Market Hill) as the applicant was a member of The Buckingham Society.

Members **AGREED** to take agenda item 7.9 next for the benefit of members of the public present.

## 796/117 Planning Applications 1-2 Market Hill NatWest Bank

### 18/00328/APP

### RESPONSE DEFERRED

1 to 2 Market Hill [ex NatWest Bank]

Conversion of building to create 8 new 1 bedroom dwellings. Reconstructed and remodelled elevation façade facing Market Hill including new shop fronts. Infilling of covered front arcade on ground floor to create increased retail area. Conversion of retail space involving alterations to the external envelope of the building.

*Members had several criticisms of the proposal:*

- *The arcaded frontage provided interest in the street scene and ramped access to the retail units and side door which would serve the flats; doubts were expressed that the difference in height could be adequately provided for in the space of a recessed doorway.*
- *It was unclear whether flats would have individual refuse bins or communal bins; if the former, storage space for 16 bins was not provided (the under-stair bin store is 3m x 1m) and if just left in the ground floor corridor between collection days would block access to the basement stair and auxiliary exit to the rear garden. If the latter, it was doubtful if large enough capacity bins could be accommodated in the bin store or manoeuvred through the front door for emptying. In both cases it would cause a considerable obstruction on the pavement on a market day, especially if the proposal to move the front elevation to the pavement edge were to be permitted; even if the arcade were retained, 8 bins + 8 food caddies would fill much of it and block access to the flats and the shop. There was no rear access for refuse collection.*
- *The building would lie between two Listed Buildings, and the rear would be clearly visible from Verney Close, a well-used route from the public car park to the town centre shops and other facilities. The rear elevation was described as Brutalist, and it was not felt that a design referencing Candleford Court was a positive aspiration for any building on a prominent site in the town centre.*
- *The fumes from the dry cleaners have not been taken into consideration at all, nor – as Members heard at the preceding Public Session – had the business been informed of the proposal though moving the front wall forward would significantly affect his ability to trade while the alterations were made, and there were doubts about putting a structural wall over the basement void. (There was no yellow notice at the premises at the date of the meeting, though*

*the application had featured in the local paper on the previous Friday). Members look forward to Environmental Health's comments on this aspect.*

- *The kitchens of the flats had no natural light, and ventilation of the kitchens and bathrooms was not described.*
- *Concern was also expressed at the detrimental effect of the construction work on the paving slabs of Market Hill/Market Square, and of the necessary scaffolding and associated safety measures on pedestrian and vehicle traffic through the town centre adjacent to a pedestrian-controlled crossing.*

*Proposed by Cllr. Harvey, seconded by Cllr. Isham and **AGREED** that no formal response be made at this time to enable the Authority to post the 'yellow notice' and allow townspeople to comment, but that the above comments be conveyed to AVDC so that the further information or amendments can be sought.*

*Mr. Grimsdale and Mrs. Robinson (who had spoken against the proposal before the preceding Interim meeting) left the Chamber at this point.*

*Members **AGREED** to take agenda item 7.11 next for the benefit of members of the public present.*

### **797/17 Planning Application 17/04776/APP Willowby Bungalow**

**17/04776/APP**

**OPPOSE AND ATTEND (NO CHANGE)**

*Willowby, Bath Lane*

*Demolition of existing bungalow and construction of a part single storey, part two-storey house with integral garage mainly based on the re-use of the existing footprint.*

*Amended plans: revised plans and elevations showing pillared understorey and Flood Risk Assessment.*

*Members had previously responded OPPOSE & ATTEND, having concerns about the increase of the amount of intrusion into the floodable land and the consequent effect on other property in the town, suggesting that part of the building could be mounted on stilts, and about the detrimental effect of a two-storey building on the Conservation Area. The usefulness of a soakaway in the floodable area was also queried.*

*The reasons for the previous refusal of a house on this site were read out, and it was noted that the SuDS officer still had concerns about the scheme. Members felt that the proposal remained an overdevelopment of the site, with a detrimental effect on the Conservation Area, and declined to vary their first response.*

*Mr. Parsonage, Mr Hough and Mr Richardson left the Chamber at this point.*

### **798/17 Minutes**

*To receive the minutes of the Planning Committee Meeting held on Monday 29<sup>th</sup> January 2018 to be put before the Full Council meeting to be held on 12<sup>th</sup> March 2018.*

*740/17 (17/02939/APP Royal Latin School Provision of new all weather pitch and sports building with associated flood lighting)*

*Cllr. Stuchbury reported on his recent correspondence with the Royal Latin School regarding residents' outstanding concerns over light pollution, soakaway/drainage, wildlife, road safety, cycle parking provision and additional on-site car parking. Cllr. Stuchbury welcomed Members views on the application to address AVDC's Planning Committee on a date yet to be advised.*

*Cllr. Cole made the following observations:*

*“There are 26 objections, 24 of them being immediate neighbours to the proposed all-weather pitch. They all draw attention to the loss of trees, light pollution, noise and disturbance to wildlife. One (Catherine Winget) runs to 15 pages, and another, Jenny Manning, is objecting on behalf of the Buckingham Railway Walk Conservation Group.*

*There are 57 supporters – 31 are from outside Buckingham (parents, coaches etc), but only two are from immediate neighbours to the proposal. It is noted that 42 of the comments were made over a two-day period (Nov 6 and 7) and follow a ‘beneficial’ template, so there was obviously a ‘PR drive’ by the school. All are about the benefits of an all-weather rugby pitch to the town and RLS – none address the objections except for one, who says that any objections should be discounted.*

*Sir Anthony Seldon and John Bercow have been brought in to support the applications – it should be noted, however, that John Bercow says quite clearly in his letter “I know the school will be committed to working closely with the planners to ensure all concerns are addressed,” so at least he is aware that there are concerns and is not blinkered.*

*Sport England in its comment of 25 January questions the suitability of the artificial pitch for rugby, and notes that the agent says it “would be mostly used for football and hockey, which is surprising given the D&A Statement shows rugby being played on the proposed AGP.” Indeed all the support comments are about rugby – none about football or hockey. This is one of a number of inconsistencies, another being the hours of operation by outside community clubs (up until 10pm weekdays, 8pm weekends), and another is that the architect Lester Whitby is adamant that the Brookfield Lane entrance would be used, and not the Chandos Road entrance ‘out of hours’.*

*My conclusion is that Cllr Stuchbury is quite right to ask for this to be called in – as our Planning Clerk says, we are supportive of our schools and sport, but the objections do not address the impact this would have on immediate residents (and in particular those in Waine Close and Aris Way), but on only the need for another all-weather pitch and the benefits it would bring. In the light of all this there is a case here for moving the all-weather pitch further east away from the Railway Walk.”*

Proposed by Cllr Hiron, seconded by Cllr Mahi and unanimously **AGREED** that in light of new information Members are forced to **OPPOSE AND ATTEND** the application until all of those issues are properly addressed.

Minutes **AGREED**

#### **799/17 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan**

To receive any update.

Cllr. Stuchbury asked the Planning Clerk to confirm whether a Planning Inspector has been appointed and a date set for the hearing.

#### **ACTION PLANNING CLERK**

#### **800/17 Presentation**

To receive a presentation from Mr. Roger Coy, Architect, on revisions to 17/03386/APP, two dwellings on land to the rear of Wharf Terrace, Stratford Road (agenda item, 7.9).

*[Mr. Coy had been advised that any views expressed at this stage of the meeting are to be taken as personal, and without prejudice to the eventual response of the Committee.]*

Mr. Coy recounted the history of the planning application and recent challenges over access to parking for Wharf Hill Cottages. The Highway Authority had previously recommended refusal due to the proposed parking and manoeuvring space being within the public highway. However, Mr. Coy's amended plans addressed the Highway Authorities' reason for refusal as the new plans show the proposed development to have the two dwellings with associated parking and manoeuvring space within the land under the control of the applicant. The Highways Authority are now satisfied there is adequate turning and manoeuvring space on site but it is up to AVDC as the Parking Authority to further decide the application.

Mr Coy explained that his client had the right to unfettered access to the Stratford Road and unless the parking arrangements for Wharf Hill Cottages were changed then residents could be causing an illegal obstruction onto his client's private land. Mr Coy said the amended plans demonstrate a new parking arrangement for 7 cars from Wharf Hill Cottages but the residents would need to work with Buckinghamshire County Council, who own the parking area, to ensure the land is brought up to standard for such use.

Cllr. Hirons asked Mr Coy to clarify if there would or would not be parking for existing houses on Wharf Hill Terrace. Mr Coy said that residents can, if they wish, park either side of the access route but it is up to them to decide where they leave their vehicles so long as they do not cause an obstruction onto the site.

Cllr. Smith said Buckingham Town Council's original view was to oppose and attend the application on the grounds of over-development and the issues raised tonight have nothing to do with addressing our original concerns and therefore Members were unlikely to change their view.

*Members **AGREED** to take agenda item 7.9 next for the benefit of Mr. Coy.*

**17/03386/APP**

**OPPOSE AND ATTEND (NO CHANGE)**

Land to rear of Wharf Hill Terrace, Stratford Road

Erection of two dwellings with associated parking and turning area including provision of designated parking area for residents of Wharf Hill Cottages

*Amended plans: the red line boundary has been changed to exclude the access from Stratford Road (which is not in the applicant's ownership) and the wider end before the existing terrace; the 7 parking bays in this area have been deleted; section drawings have been provided showing the relationship to the terrace of cottages and the amount of roof visible from Wittmills Oak to the east of the site.*

*Members' had originally responded OPPOSE & ATTEND, feeling that that this was an overdevelopment of the site, and that the difference in level would mean that the new houses would overlook the existing terrace.*

*A presentation from the agent had indicated that the parking spaces marked out for residents of the terrace were actually on BCC land and he suggested that the owners petition BCC about parking provision.*

*Members pointed out that this did not affect the overdevelopment of the plot and declined to change their response.*

**801/17 Action Reports**

801.1/17 To receive action reports

Noted.

801.2/117 (374/17; Conservation Area meeting) To receive the notes of the meeting held on 11<sup>th</sup> January 2018

Proposed by Cllr. Stuchbury, seconded by Cllr. Smith and **RECOMMENDED** to Full Council to proceed with the creation of a leaflet on the Buckingham Conservation Area.

- *To be distributed to all addresses in the conservation area.*
- *To encourage care of the buildings and appearance of the town centre/CA.*
- *To encourage reporting of damage and planning breaches, and engender pride of place.*
- *To encourage reporting of damage and planning breaches with respect to work to, and felling of, trees.*
- *To promote membership of Buckingham Society.*
- *To publicise the information in the Vision and Design Statement.*
- *To highlight characteristic architectural details.*
- *To contain a simplified map of the conservation area illustrated with interesting aspects of the V&D Statement and CA document.*

801.3/17 (740/17) To receive information on Change of Use applications  
Noted.

801.4/17 (746/17) To receive a verbal report from Cllr. Stuchbury on the s106 meeting. Cllr. Stuchbury reported on the meeting of the Section 160 meeting with AVDC and expressed his disappointment that Officers could not provide him with a reason as to why Town Councils could not be involved in an early stage of Section 106 planning. Planning Clerk to circulate the minutes of the meeting.

**ACTION PLANNING CLERK**

801.5/17 (250.1/17 Police Station wall): To receive a verbal update from the Planning Clerk.

The Planning Clerk explained that an Enforcement Officer had, finally, visited the site and noted the removal of supporting earthworks which may result in damage to the wall and the reopening of the enforcement case.

**802/17 Planning Applications**

For Member's information the next scheduled Development Management Committee meetings are 8<sup>th</sup> and 29<sup>th</sup> March 2018, with SDMC meetings on 7<sup>th</sup> and 28<sup>th</sup> March 2018.

To consider planning applications received from AVDC and other applications

**17/01157/APP**

**NO OBJECTIONS (with provisos)**

Park Manor Farm, Moreton Road

Retrospective application for change of use from Children's day nursery to two flats and garage to annex

*Members had no objections to the change of use, but expressed concern that the premises were to become a HiMO, in which case seven parking spaces for seven bedrooms made no allowance for visitor parking.*

**17/04671/ALB NO OBJECTIONS (subj. Historic Buildings Officer comments)**

19 Castle Street

Internal alterations to form 5 studio flats and one one-bedroomed flat

*Members would like further information to be sought on*

- *Refuse collection: were the premises permitted bag collection, or does bin storage space need to be included?*
- *There was no comment on the website at the date of the meeting from the HBO, so Members were unable to judge the effect of the proposed works on the fabric*
- *Whether the proposed measures for sound insulation were considered adequate*
- *Whether any other modern home efficiency measures were planned*
- *It must be emphasised that there was no parking availability in Castle Court*

**18/00092/APP**

**NO OBJECTIONS**

4 Bodenham Close

Demolition of existing conservatory and erection of a single storey rear extension

**18/00147/APP**

**NO OBJECTIONS**

32 Chandos Road

First floor side extension including bathroom, bay window improvement and single storey rear extension

**18/00169/APP**

**NO OBJECTIONS**

14 Cotton End

Erection of timber shed and external flue for wood burning stove, on side elevation of house

**18/00416/APP**

**NO OBJECTIONS**

BCQ, 1 Osier Way

Erection of building

*Members asked for a five year limit on the use of the temporary building. The lack of any application history for this site was noted [Clerk has advised AVDC of the missing application numbers].*

**AMENDED PLANS**

**17/00746/APP**

Former Railway Station Site, Station Road

Erection of new student accommodation (C2) building including ground floor parking with associated landscaping and access

*Amended plans: proposed access revised in response to BCC Highways comments of 15<sup>th</sup> May 2017 (table of BCC comments and consultant's responses on website)*

*Members had previously decided to SUPPORT the application providing their concerns were answered. In light of the earlier discussion (802/17) it was proposed by Cllr. Harvey, seconded by Cllr. Isham and **AGREED** that the response would be changed to OPPOSE if the answers were not received:*

1. *Confirmation of the TRO restricting parking on Station Road*
2. *Confirmation that the SuDS officer was happy that the attenuation of run-off would not adversely affect the drainage on Station Road, where perennial problems had been encountered from the existing open channel*
3. *That the cycleway (15/01218/AOP s106 provision) would be continuous through the University land from the Scenic Walk to the Railway Walk*
4. *That public access from Station Terrace to Chandos Road would be maintained (a Right of Way being preferred)*



*Proposed by Cllr. Bates, seconded by Cllr. Stuchbury, and RECOMMENDED to the Full Council that the gathering of evidence of long-term use be put in motion.*

**17/04326/ALB**

**NOTED**

Stoneleigh House, Castle Street

Alterations to Listed Building in relation to conversion to hotel

*This is the ALB parallel to the APP with amended red line considered last meeting.*

*No other changes*

**NOT FOR CONSULTATION**

**18/00300/ATP**

**OPPOSE**

5 Waglands Garden

T1: Overall crown reduction on English Oak by 2-3m, due to excessive overhang over driveway

T2: Side back yew 1-2m away from driveway

*Members canvassed by email unanimously objected to this work, pointing out that the trees pre-dated the development, and their growth should have been allowed for.*

The following Minor Amendments have been received, for information only:

The Old Surgery, 16 West Street

**18/00370/ATP**

**NO OBJECTIONS**

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.

**18/00243/ATC**

**NO OBJECTIONS**

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.

*Minor amendment: separation of TPO trees into new application.*

**803/17 Planning Decisions**

Noted

Proposed by Cllr. Strain Clark and seconded by Cllr. Stuchbury to close the meeting and place all remaining agenda items on the next Planning Committee agenda.

A vote was taken and the results were:

In favour: 7

Against: 0

Abstaining: 1

**Motion carried**

Meeting closed at: 22.04

*[Clerk's note: the following agenda items will be referred to the next meeting of the Planning Committee on Monday 19<sup>th</sup> March 2018*

- *Changes to Committee (per Full Council minute 724/17)  
To receive, discuss and agree a report from the Town Clerk* *P/69/17*
- *(744/17) Street Naming – Tingewick Triangle  
To receive and discuss further suggestions for street names for  
17/04668/ADP]*

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