

Minutes of the **PLANNING COMMITTEE** meeting held on 19th March 2018 at 7.00pm 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. Hiron (Vice 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)
 Mrs. N. Stockill (Committee Clerk)

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

Mr. Anthony Ralph. East West Expressway

Mr. Ralph addressed Members with the following statement: "My statements distils down to a double question and is related to the Oxford – Cambridge Expressway. Has the Committee come to a view on the preferred route and why has neither the Town Council nor any Parish Council been consulted and been given the opportunity to put forward their comments to AVDC on such an important and fundamental matter?"

Members thanked Mr. Ralph for his questions and were in agreement that, due to the unexpectedly short timescales for a response, the Planning Committee needed to discuss the matter this evening.

Proposed by Cllr. Harvey, seconded by Cllr. O'Donoghue and **AGREED** to discuss the Oxford to Cambridge Expressway during agenda item 9 (Vale of Aylesbury Plan). Members confirmed that Mr Ralph was happy to remain in the public gallery for the duration.

Mr. Nigel Morrison. 18/00328/APP National Westminster Bank, 1-2 Market Hill

Mr Morrison highlighted the following amendments to the above planning application: The stepped access from Market Hill into the residential and retail units will be shorter and deeper, with handrails where possible. Access to the bin store is now from the side of the building ensuring that no bins will be left on Market Hill. Concerns regarding the fumes from the operating dry cleaners are the responsibility of the business owner. Mr Morrison added that it was common for flats to be located above dry cleaners and there were strict regulations in place to ensure the fumes are dealt with properly. Members thanked Mr. Morrison for coming to speak.

Mr Morrison left the chamber at 19.11

841/17 Apologies for Absence

Members received and accepted apologies from Town Cllr. Smith, District Cllr. T. Mills and County Cllr. Whyte.

842/17 **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. Strain-Clark declared an interest in planning application 18/00645/APP and 18/00646/ALB as a near neighbour. Cllr. Strain-Clark also declared an interest in planning applications 18/00594/APP and 17/00746/APP as a Friend of Buckingham University.

843/17 **Minutes**

To receive the minutes of the Planning Committee Meeting held on Monday 19th February 2018 ratified at the Full Council meeting held on 12th March 2018.

17/04003/APP 18 Osier Way (change of use approval) – Cllr Cole explained that AVDC's planning decisions were not fully addressed during Planning Committee of the 19th February 2018 and asked for Member's views on the above application, which was contrary to Buckingham Neighbourhood Development Plan policy EE1 regarding employment zones, the grounds on which BTC had opposed it. It had been approved without reference to the relevant AVDC development committee. Cllr. O'Donoghue said the gymnasium would provide employment in the local area and residents appeared to be enthusiastic about the opening of another gym in town. Members **AGREED** for the Planning Clerk to write to AVDC Planning Department asking why the Buckingham Neighbourhood Development plan had not been respected despite Mrs Susan Kitchen's recent reassurances, and asking that it should be when future change of use applications are being decided in Buckingham.

ACTION PLANNING CLERK

844/17 **Buckingham Neighbourhood Plan/Vale of Aylesbury Plan**

To receive the Notification of Submission of VALP

Cllr. Cole informed Members that the VALP was submitted to Government on the 28th February 2018 and would be subject to examination by an independent planning inspector during the summer. It was anticipated that it could be approved by early 2019.

Oxford-Cambridge Expressway – Cllr Harvey reminded Members that the Town Council have always been in full support of the project and favoured a route option that brought the road as close to Buckingham as possible. Route option B (located between Winslow and Padbury) offers the best integrated transport options following the line of the East-West railway. Cllr. Cole reminded Members that 60,000 houses and associated infrastructure will be constructed along the chosen route and that currently AVDC were only considering routes A and B as viable options.

Proposed by Cllr Harvey and seconded by Cllr. O'Donoghue and **RECOMMENDED** to Full Council that the Town Council request that option B is chosen as the preferable route for the East-West Expressway.

A vote was taken and the results were:
In favour 6

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EQUALITIES ACT 2010/CRIME AND DISORDER ACT, 1988: the decisions made during the course of the meeting were duly considered and it was decided that there were no resulting direct or indirect implications in respect of crime and disorder, racial equality or diversity.

Initial.....

Against 2
Abstentions 1
Motion carried

845/17 Action Reports

845.1/17 To receive action reports as per the attached list.
Noted

845.2/17 Photo sheet showing Bourton Meadow containers.

The Planning Clerk explained that the containers were on Buckinghamshire County Council's land and have been in place since 2009 with no enforcement action having been taken. Cllr. Stuchbury said that they appear to have become a permanent structure and therefore the school should be applying for planning permission. Members **AGREED** for the Planning Clerk to write to the County Cabinet Member for Planning asking them to liaise with the school.

ACTION PLANNING CLERK

845.3/17 (611.2) To receive a response from AVDC on the consequence of the quashing of the decision on 16/03302/APP (Grand Junction Care Home).

Cllr. Cole highlighted an aspect of predetermination within the response and Members **AGREED** for the Planning Clerk to respond.

ACTION PLANNING CLERK

846/17 Planning Applications

To consider planning applications received from AVDC and other applications

18/00484/APP

OPPOSE & ATTEND

The Old Latin House, Market Hill

Construction of carport stores and garden workshop

Members felt that the proposed building was large in comparison to the Old Latin House, and not in keeping with the Conservation Area. Concern was expressed at the loss of essential parking space on Summerhouse Hill to provide access.

Members noted the lack of a Planning Notice, and reserved the right to modify their comments when the neighbours had been made aware of the application.

18/00530/APP

NO OBJECTIONS

Caravell UK Ltd., 18 Top Angel

Proposed perimeter palisade fence

18/00578/APP

CONDITIONAL OPPOSITION

Lace Hill Academy, Catchpin Street

Erection of 2 sheds (retrospective)

Members expressed concern that adequate storage facilities had not been included in the designs for such a new school; they would be minded to withdraw opposition to the application if a time-limiting condition (max. 5 years) were to be applied to the approval.

18/00594/APP

OPPOSE & ATTEND

Verney Park Campus, London Road

Installation of a Portakabin building

Members had no objection to the installation of the Portakabin per se, but felt that such an ugly building should not be sited so prominently on a principal entrance to the town when there was adequate space elsewhere on the site, and possibly without

involving the loss of 5 parking spaces. A time limit should also be placed on the use of the temporary building.

18/00638/APP

OPPOSE & ATTEND

Roseway, Stratford Road
Single storey rear extension

Members felt this was a very large extension, and disliked the flat roof which gave a box-like appearance which did not respect the style of the original house.

The following two applications were considered together:

18/00645/APP & 18/00646/ALB NO OBJECTIONS (subject to the satisfaction of the HBO)

Twisted Chimney House, Church Street

Demolition of existing 1970s rear extension and construction of new rear glass extension.

Internal alterations and refurbishment of the existing house, including repairs to defective fabric, replacement and alteration of floor finishes, alterations to existing fireplaces, complete new mechanical and electrical installations, including a new roof vents and boiler flue through existing roof, as well as new bathroom and kitchen installations. Refurbishment, alteration and repair of external joinery, including windows, doors, fascias and bargeboards, and repointing of the external stonework and brickwork in lime mortar.

Members noted the lack of a Planning Notice, and reserved the right to modify their comments when the neighbours had been made aware of the application.

18/00648/APP

NO OBJECTIONS

6 Little Balmer, Buckingham Industrial Estate

Change of use from 'B4' light industrial to a workshop with MOT bay 'sui generis'

18/00814/APP

NO OBJECTIONS

Mole End, Stowe Avenue

Single storey front extension

Members noted the lack of a Planning Notice, and reserved the right to modify their comments when the neighbours had been made aware of the application.

18/00829/APP

OPPOSE & ATTEND

11 Hill Radnor

Single storey side extension

Members felt that the proposed extension was very large and the roofscape complicated. They also noted the lack of a Planning Notice, and reserved the right to modify their comments when the neighbours had been made aware of the application. It was noted that notices for four sites on this agenda had not yet had been posted, denying residents the opportunity to present their comments to the Committee.

The Mayor had already suggested that the applicant be made responsible for posting the notices according to AVDC's instructions, with failure to do so being cause for rejecting the application. The Case Officer would then be able to plan site visits more efficiently and check on the presence of the notices while doing so.

18/00831/APP

NO OBJECTIONS

10 Woodlands Crescent

Single storey side extension, new attic rooms with two front dormers and one rooflight, three high level rooflights to rear, erection of rear conservatory, front replacement porch.

Remove detached garage.

Members noted the comments of the neighbours, but felt that the revised design was acceptable, but asked that porous paving be conditioned for the expanded parking area.

18/00847/APP

OPPOSE & ATTEND

9 Portfield Way

Proposed First Floor Front, Two Storey Part Single Storey Side / Rear Extension.

Members opposed on the grounds of overdevelopment and lack of parking, the garage having been rendered impractical by the proposal.

Not for consultation:

18/00463/ATP revised to 18/00862/ATC

NO OBJECTIONS

St Bernardine's Church, Chandos Road

Lime Tree – reduce back to previous cuts

18/00771/ATC

OPPOSE

10 Chandos Road

Lawson Cypress Height-10m Crown Spread-4m Work required: Fell to ground level

There was a unanimous view that too many trees had already been lost in Chandos Road (including three in this garden in 2016).

The following **Additional Information** had been received: Members were asked to consider whether it answered their queries to their satisfaction.

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

*At the February meeting, Members had 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)*

While the first three points had been answered satisfactorily, Members were still concerned about the Right of Way through the site; a s106 condition on the Tingewick Triangle site (15/01216/AOP) was to bring the Scenic Walk/Railway Walk up to cycleway standard and this would run through the University land, and the access to it from Station Terrace and Chandos Road needed to be assured. Dismay

was expressed that BCC did not appear to have contacted the University about this. The decision at Full Council (Min.822/17) to obtain evidence of long-term use was reinforced.

In light of this the response was changed to

OPPOSE & ATTEND.

Minor Amended Plans (for information only)

17/04078/APP

OPPOSE & ATTEND (NO CHANGE)

1-2 Castle Street

Change of use from hotel bar lounge and coffee lounge to coffee shop and external alterations. Ground Floor and Basement

Minor amendments; street door has been redesigned and resited (in its 2001 position) to comply with the HBO's comments. There will be two steps to the street, but the HBO has pointed out that there is access to the room from the hotel via a DDA-compliant entrance.

Members noted that the opportunity to provide a toilet for the disabled – which would also serve restaurant customers – had not been taken; while the main hotel is Listed, this part is not. It could not always be guaranteed that the rooms across the courtyard would be available to casual visitors, and their use involved an excursion in the open air, not always quick or convenient in bad weather. Members declined to change their original response.

847/17 Planning Decisions

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

Approved

17/04624/APP 10 Bath Lane

Demol/replace outside store(retrosp)

**BTC Officer
responserecommⁿ.**

No objections

-

17/04763/APP 46 Kingfisher Road

S/st. rear extn, new side windows

No objections

-

Withdrawn

17/04400/APP 6A Market Hill

Ch/use A1-A5, sale of hot&cold food

No objections

Not Consulted on:

Refused

18/00290/LDO 35 Badgers Way

1st fl. extⁿ over playroom, 2st side extⁿ *decision before meeting*

Noted.

847/17.2 Planning Inspectorate

16/02320/AOP Land to the east of Buckingham – 170 houses etc.

Appeal against non-determination.

*Inspector has **refused** the appeal.*

16/03784/APP The Villas, Stratford Road – infill development over existing parking

Appeal against refusal.

*Inspector has **allowed** the appeal.*

17/01694/APP 2 Butterfly Close – insertion of front and rear rooflights

Appeal against condition 3 of approval.

*Inspector has **allowed** the appeal and amended the wording to clarify it.*

Noted.

Some of the following agenda items were postponed from the Planning Committee meeting of the 19th February 2018:

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848/17 Changes to Committee (per Full Council minute 724/17)

P/69/17

To receive, discuss and agree a report from the Town Clerk
Cllr. Stuchbury expressed concern with the proposed changes to the Planning Committee and felt that they did not represent a forward thinking Council and called for the committee structure to remain the same, meeting every three weeks to consider every planning application large or small.

Cllr. Hirons spoke against the report recommendations stating that healthcare and education should not become the remit of the Planning Committee.

Cllr. Harvey said that Members needed to decide how much time they want to spend on planning applications that are reasonably prosaic and could otherwise be actioned by the Planning Clerk following a strict criteria defined by the Planning Committee. This would allow Members to give the bigger issues, such as the East West Expressway, due attention rather than getting caught up in the minutiae of planning applications. Cllr. Harvey said that Members are a voice for Buckingham residents on strategic development issues such as the Neighbourhood Development Plan and they should invest the bulk of their time on those issues rather than delegating everything to the Town Clerk and (newly appointed) Town Planning Officer. Cllr. Harvey said the proposal offered Councillors a choice to carry on doing the same old thing, going over the same old ground, or to take the opportunity to change and engage fully in the bigger issues that affect people's lives in Buckingham. Cllr. Harvey said that Members can agree a process where by only critical and contentious applications come before the committee as currently nothing goes past without being discussed.

Cllr. Strain-Clark said that often the important strategic items do not get sufficient time for discussion but that is not a reason for getting rid of the existing Planning Committee structure. Cllr. Strain-Clark spoke in favour of a Strategic or Development Control Sub-Committee.

Cllr. Cole said that following the Housing Secretary's recent announcement concerning Unitary debate it is likely that that more planning control will be devolved to Town and Parish Councils and the Committee's workload would increase accordingly. Cllr. Cole expressed a wish for 'Planning' to remain in the Committee's title to avoid any confusion and it also fits with national and district nomenclature. Cllr. Cole also highlighted the following points:

- Creating subcommittees is still increasing the overall number of meetings and should be kept to a minimum.
- Planning Committee should meet every three weeks as 21 days is the determination period for most applications.
- Planning application decisions should not be delegated to officers, as it removes the democratic process, although minor matters such as sheds, windows and trees could be dealt with by an email response.
- All applications, minor or major, should be dealt with by Planning Committee with the exception that any major application to be ratified by Full Council. This would free up time on Full Council agendas.

Cllr. Harvey said the Committee was spending too much time on individual applications, denying themselves the democratic responsibility to comment on the larger issues. Under the proposed County Unitary structure all strategic planning decisions will be made by a smaller Local Area Planning Committee and Buckingham's Town Councillors should be leading the way rather than being distracted by all the minutiae of planning applications. Cllr. Harvey remarked that the

evening's meeting had already gone on for 2.5 hours, because 1.5 hours were spent debating the minor planning applications.

Proposed by Cllr. Stuchbury, seconded by Cllr. O'Donoghue and **RECOMMENDED** to Full Council that Planning Committee stays in place with the creation of an Economic Development Subcommittee.

A vote was taken and the results were:

In favour: 7

Against: 1

Abstentions: 1

Motion Carried

ACTION TOWN CLERK

849/17 Development Management Committee

849.1/17 Strategic Development Management
(14th February 2018) *Cancelled*

Noted

849.2 Development Management

(15th February 2018) *No Buckingham applications*

(8th March 2018) *No Buckingham applications*

Noted

850/17 Enforcement

850.1/17 To receive the January 2018 and February 2018 update
16 Hilltop Ave (1800027/CON3) Planning Clerk to investigate

ACTION PLANNING CLERK

850.2/17 To report any new breaches

None

851/17 Reports on meetings at AVDC

851.1/17 Parish Conference – 20th February 2018 at The Gateway; report from Cllr. Cole

Noted

851.2/17 Partner Meeting – 22nd February 2018

The Planning Clerk updated Members on the functionality of the proposed planning system.

852/17 (744/17) Street Naming – Tingewick Triangle

To receive and discuss further suggestions for streetnames for 17/04668/ADP.

Members discussed the suggestions and Cllr. Strain-Clark added Ethelred and Athelstan.

Members **AGREED** for the Planning Clerk to decide on an appropriate list of names to be submitted to the Developer.

ACTION PLANNING CLERK

853/17 Cycle consultation

To note that the feedback & actions were circulated by email on 1st March 2018.

Noted

854/17 Access

To report any access-related issues.

Cllr. Strain-Clark reported the following areas of footpath requiring repair:

- Section of pavement and road from Barclays Bank to Scope.

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EQUALITIES ACT 2010/CRIME AND DISORDER ACT, 1988: the decisions made during the course of the meeting were duly considered and it was decided that there were no resulting direct or indirect implications in respect of crime and disorder, racial equality or diversity.

Initial.....

- Section of footpath from Verney Close onto Market Hill

Cllr. Hirons added

- Large pot hole at the London Road end of Brookfield Lane
- Subsidence in front of Sainsbury's Local between London Road and Chandos Road

Members discussed and **AGREED** to change the agenda item from 'Access' to 'Matters of urgent concern' **ACTION COMMITTEE CLERK**

855/17 Correspondence

To receive for information written questions and answers from Cllr. Stuchbury.

855.1/17 Clarence Park

Noted

855.2/17 Lace Hill

Noted

856/17 Chairman's items for information

857/17 Date of the next meeting:

Monday 9th April 2018 following the Interim Council meeting.

Meeting closed at 21.55pm.

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