

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 9<sup>th</sup> April 2018 at 7.55pm following the Interim Council meeting 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. A. Mahi	
Cllr. Mrs. L. O'Donoghue	
Cllr. M. Smith	
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**

Ms. Irina Beale  
15 Bernadine's Way [17/04202/APP](#).

Ms. Beale addressed Members with her concerns regarding the amendments to the above planning application, highlighting its significant negative impact on the amenities of the attached property No11, over development, unbalanced out of street pattern design, and parking constraints. Ms. Beale informed Members that the original planning permission for 45 dwellings at Verney Park, now known as Bernardines Way (section 8 and 9) stated that plot 6, 7, 33, 34, 35, 36 and 37 are not permitted any enlargement or any buildings and enclosures to be built. 15 Bernardines Way is plot 7. Ms Beale stated that this restriction was still in force.

Members thanked Ms. Beale for attending Planning Committee and explained the planning application would be discussed later in the agenda.

**920/17 Apologies for Absence**

Members received and accepted apologies from Cllrs. Strain-Clark, Bates, Try and District Councillor T. Mills and County Councillor Whyte.

**921/17 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.

**922/17 Minutes**

To receive the minutes of the Planning Committee Meeting held on Monday 19<sup>th</sup> March 2018 to be put before the Full Council meeting to be held on Tuesday 8<sup>th</sup> May 2018.

## AGREED

### 923/17 Presentation

To receive a presentation on further amendments to the Royal Latin School's application (17/02939) from Mr. Lester Whitby of TSH Architects (the agent) and Nicola King of The Royal Latin School (RLS).

Mr. Whitby highlighted the following features of the Sports Complex:

The building and all weather pitch is to be located next to the existing sports hall creating a sports complex for the RLS, with capacity for community use in the evenings.

The sports pitch is to be predominantly used for rugby and football.

An acoustic (timber) fence is to be constructed at a height of 3.25m in front of the existing tree line. The fencing and light modelling will reduce light spill into the tree line (maximum 1 lux, equivalent to moonlight) as specified in the Ecology report.

There is to be parking for an additional 6 cycles and 11 car parking spaces created.

Many more of the existing trees will be retained with new planting elsewhere on site to replace those felled.

Drainage is to be via soakaways.

Cllr. Cole thanked Ms. King and Mr Whitby for presenting to the Planning Committee and informed them the planning application would be considered at the Planning Committee on 30<sup>th</sup> April 2018.

Following questioning from Cllr. O'Donoghue Ms King explained that a further 16 cycle spaces exist on site, creating 22 cycle bays once construction is complete.

Ms. King agreed to monitor the student uptake of the existing cycle bays and report back to the Town Council on their use.

Cllr. Harvey sought confirmation from Mr Whitby that the RLS was confident the sports pitch would not cause any light pollution at Waine Close. Mr Whitby said he was 98% confident there would not be any issue with significant light spill into Waine Close. Cllr. Harvey said that as such the RLS should be able to guarantee resolution of any Waine Close residents' concerns regarding light pollution.

Following questioning from Cllr. Stuchbury, Ms. King explained that there was scope for the RLS to develop the old swimming pool area into future car parking.

Mr. Whitby advised Members they hoped to start construction in January 2019 with completion within 12 months. Ms. King explained that the RLS could demonstrate, following recent projects, safe access to the construction site via Brookfield Lane.

Members agreed to consider the following application next, for the benefit of the member of the public present.

### 924/17 AMENDED PLANS

**17/04202/APP**

**OPPOSE & ATTEND (NO CHANGE)**

15 Bernardine's Way

Loft conversion, including the insertion of No 2 dormers and rooflight at the front roof and No 3 rooflights at the rear roof, and single storey rear extension

*Amendments: 2 dormers are narrower and flat roofed, not gabled, which makes them lower; rear extension is c.0.3m less deep, but the same width.*

*In December 2017 Members had voted to change their response to Oppose & Attend following the representations from the neighbour (the yellow notice was not posted until after the 27<sup>th</sup> November meeting, a fortnight after validation).*

*Members noted that the dwelling still had what amounted to 1½ parking spaces for a proposed four bedroom house, and that this plot (No7) was individually named in the original planning approval (00/02155/APP, Clause 8) as having PDR removed:*

- 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) or enlargement of the dwellings comprising plots 6, 7, 33, 34, 35, 36, 37 nor the erection of any garage shall be carried out within the curtilage of these dwellings, other than those expressly authorised by this permission.

*They therefore declined to alter their response dated 21<sup>st</sup> December 2017.*

**925/17 Action Reports**

To receive action reports as per the attached list.

**Noted**

**926/17 Planning Applications**

For Member's information the next scheduled Development Management Committee meetings are 19<sup>th</sup> April and 10<sup>th</sup> May 2018, with SDMC meetings on 18<sup>th</sup> April and 9<sup>th</sup> May 2018.

To consider planning applications received from AVDC and other applications

**18/00977/APP**

**NO OBJECTIONS**

Manor Farm, Bourton Road

Retention of farm shop and café

*The lack of any drawings was noted, and the retrospective nature of the application. Members had no objections to the café use, but commented on the plethora of advertising signage in the surrounding area including the A413 by-pass.*

**18/00928/APP**

**OPPOSE & ATTEND**

*[land adj. to]* Little Oaks, Brackley Road

Conversion of detached garage to residential

*It was reported that there was no yellow notice posted at the site.*

*As none of the previous reasons for refusal (of 17/00602/APP) had been addressed, and the only difference in the application drawings appeared to be the addition of the approved rooflights (17/03241/APP) Members saw no reason to change their previous response, adding that any vehicle parked outside the building could obstruct the footway, and block the vision of drivers emerging from the Bowls Club or the drive of Little Oaks itself.*

**18/00938/AOP**

**OPPOSE**

11 Lenborough Close

Outline application for the sub-division of the existing plot for the erection of a dwelling

*It was reported that there was no yellow notice posted at the site.*

*Doubt was expressed that the proposed carport would accommodate a modern vehicle, leading to on-street parking in an already difficult area used by students from the University and schools.*

*The drainage in Lenborough Road is already inadequate and needs to be addressed.*

*The principal objection was that it was an overdevelopment of the plot.*

**18/01020/APP**

**NO OBJECTIONS**

4. Tyrell Close

Erection of single storey rear extension and first floor side above garage extension

**18/01023/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)

*Members had had no objections to the earlier application 18/00095/COUOR, which was disallowed on a technicality, now remedied.*

**18/01026/AAD****NO OBJECTIONS**

Unit 18, Osier Way

Installation of replacement illuminated and non-illuminated signs to the exterior of the building

**17/04725/APP****NO OBJECTIONS**

10 Market Square

Erection of four dwellings

*Amendments: Plots 1 & 2 (the two storey building) have been repositioned further away from No10 and away from the wall between Nos 9 &10 leaving a gap of approx. 1m; the bin store for this building now houses 4 bins. The bins for Plots 3 and 4 were previously shown in their gardens; there is now a common bin store area between plots 1/2 and 3. This means the resident in Plot 4 will have to carry refuse c.25m to the bin and wheel the bin 30m to Market Square for collection (Plot 3 c.18m and 30m). AVDC guideline for taking the bin to the collection point is 30m. It was reported that there was no yellow notice posted at the site; Members reserve the right to revise their response if any neighbours raise objections on grounds that Members were unable to form a view on for themselves.*

**Not for consultation, for information only:****18/001121/INTN****NO OBJECTIONS**

56 Burleigh Piece

Notice of intention to install x1 electronic communication apparatus pursuant to the Town and Country Planning (General Permitted Development) (England) Order 2015 and the Electronic Communications Code (Conditions and Regulations) 2003 (as amended)

**927/17 Planning Decisions**

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

<b>Approved</b>		<b>BTC response</b>	<b>Officer recomm<sup>n</sup></b>
17/04078/APP 1-2 Castle Street	Ch/use hotel lounge to coffee shop	Support subj	HBO
17/04326/ALB } Stoneleigh House	Conversion to hotel, alterations	}	Support subj. HBO
17/04861/APP }			
17/04734/APP 6 Rogers Lane	Loft conversion		
17/04746/APP 1A Hillcrest Rise	Two commercial units		No objections
17/04784/APP 11 Swallow Close	Single storey side extension		Oppose
18/00007/APP 5 Castle Street	Ch/use office→residential		No objections
18/00092/APP 4 Bodenham Close	Replace conservatory with extension		No objections
18/00169/APP 14 Cotton End	Timber shed, and external flue		No objections
18/00530/APP Caravell, 18 Top Angel	Perimeter fence		No objections

Concern was expressed at the decision on 17/04784/APP, where the extension was to extend to the curtilage on a shared drive. A letter would be sent asking why the application had been approved contrary to policy.

**ACTION PLANNING CLERK**

**Refused**

17/04611/APP 10 Lincoln 2 storey rear extension Oppose

**Withdrawn**

18/00113/APP 10 Woodlands Cres. Extension+ roof conversion Oppose & attend  
*Replaced by 18/00831/APP considered at the 19<sup>th</sup> March meeting.*

**Not Consulted on:**

**Approved**

18/00243/ATC	The Old Surgery	Works to trees	}	No objections
18/00370/ATP				
18/00862/ATC	St Bernardine's Ch.	Works to tree		No objections

**Refused**

17/04583/ACL 17 London Road Studio in rear of garden Oppose  
18/00095/COUOR 24 Market Hill Class O approval ch/use B1→C3 No objections  
*Replaced by 18/01023/APP above*

**927/17 Development Management Committee**

927.1/17 Strategic Development Management (28<sup>th</sup> March 2018) *Meeting cancelled*  
927.2/17 Development Management (29<sup>th</sup> March 2018) *No Buckingham applications*

**928/17 Enforcement**

928.1/17 To receive the March update  
Noted  
928.2/17 To report any new breaches  
Signage outside The Golden Scissors (previously Connells Estate Agents) –  
Members **AGREED** for the Planning Clerk to investigate if planning permission  
had been sought.

**ACTION PLANNING CLERK**

**929/17 Matters to report**

Members to report any damaged, superfluous and redundant signage in the town, access issues or any other urgent matter.  
Members discussed and **AGREED** for the Planning Clerk to write to the proprietor of the Well Street toy shop, Yazzamutazz, and request that the numerous flyers are removed from the town centre's lamp posts as they are commercial advertising, and not notice of an individual event..

**ACTION PLANNING CLERK**

**930/17 Application statistics for 2017.**

To receive the breakdown of 2017 applications.  
Members discussed and **AGREED** for the Planning Clerk to write to the Head of Planning at AVDC (copy to Chair of AVDC) asking why there was been no progress on the 2015 planning application for the new Buckingham cemetery.

**ACTION PLANNING CLERK**

**931/17 AVDC quarterly figures**

To receive a summary of the figures for October – December 2017  
Noted

**932/17 S106 Quarterly update**

Planning Minutes (9<sup>th</sup> April 2018) Ratified 8<sup>th</sup> May 2018  
*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.*

To receive the update (Note that AVDC had nothing to add this quarter)  
Noted

**933/17 Transport**

To receive the supporting paper on the E-W Expressway corridor options (Item 7 on the agenda for the AVDC Cabinet meeting on 10<sup>th</sup> April 2018) courtesy of Cllr. Whyte.

Cllr. Harvey referred to the report's matrix (section 4.12) stating the report ignores any benefits to Buckingham, Winslow or surrounding villages attributed to options B or C. Cllr. Harvey said this was another example of District Council's 'Aylesbury-centric' views.

Members discussed and **AGREED** for the Planning Clerk to prepare a press release on the Town Council's preferred route option. **ACTION PLANNING CLERK**

**934/17 News releases**

E-W Expressway

**935/17 Chairman's items for information**

Mrs. Cumming advised Members that the Planning Inspector had allowed the Planning Appeal for West End Care Home despite the strong and numerous objections from Buckingham Town Council.

**936/17 Date of the next meeting:** Monday 30<sup>th</sup> April 2018 at 7pm.

Meeting closed at 21.39pm.

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