

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 30th April 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. A. Mahi
 Cllr. Mrs. L. O'Donoghue
 Cllr. M. Smith
 Cllr. Mrs. C. Strain-Clark
 Cllr. M. Try

For the Town Clerk: Mrs. K. McElligott

Members stood in silence for one minute to mark the passing of Mrs. Claire Stuchbury, wife of Cllr. R. Stuchbury and a former Mayoress.

953/17 Apologies for absence

Apologies were received and accepted from Cllr. R. Stuchbury, Cllrs. T. Mills and W. Whyte, and Mrs. C. Cumming (co-opted member).

954/17 Declarations of interest

Cllr. Mahi declared a personal interest in application 18/00537/APP as next-door neighbour to the site.

Cllr. Strain-Clark declared a personal interest in the amended application 18/00594/APP as a Friend of the University.

955/17 Minutes

The minutes of the Planning Committee meeting held on 9th April 2018 to be ratified at Full Council on Tuesday, 8th May 2018 were received and accepted. There were no matters arising.

956/17 Buckingham Neighbourhood Development Plan/Vale of Aylesbury Plan

The Chairman updated Members on the progress of VALP. The Inspector had asked 106 questions to date (and noted that Buckingham was referred to as a village).

He also reported on a meeting held the previous week with the Town Clerk and Town Plan Officer on the review of the BNDP; work would start in the summer. Mrs. McMurtrie had recommended dropping the 'viability' wording from the Affordable Housing clause. A recent appeal from a developer in Islington on the viability of provision of an affordable element had been dismissed – and then taken to the High Court and dismissed. The developer had pleaded that he had paid such a high price for the land that he could not afford to provide the 50% affordable housing Islington demanded.

The Mayor reported briefly that he had been invited to the University to discuss the Oxford-Cambridge Arc with other Councils. The notes will be circulated when available. The Town Council will be invited to future meetings.

ACTION CLLR. HARVEY

957/17 Action Reports

To receive action reports as per the attached list.

The additional lighting and use of Ford Meadow for parking has been taken on by Enforcement (case no. 18/00116/CON3).

The Enforcement officer will be informed that we cannot confirm that the Grand Junction is still on the market, also that the previous listing had not mentioned that it was Listed.

ACTION PLANNING CLERK

958/17 Planning Applications

The next scheduled Development Management Committee meetings are 10th & 31st May 2018, with SDMC meetings on 9th & 30th May 2018.

18/00537/APP

NO OBJECTIONS

95 Burleigh Piece

Single storey side extension

Members had no objections providing adequate parking space was available; if more was required, this should be conditioned with a permeable surface.

18/01098/APP

NO COMMENT

23, 23A & 23B Moreton Road

Erection of 6N^o self-contained apartments and boundary wall – Retrospective (Amendment to 14/03095/APP)

[Originally listed as 'Conversion of 3N^o dwellings into 6N^o separate, self-contained apartments – Retrospective' on 4th April, withdrawn on 9th and submitted with new description as above 17th April]

Members offered no comment as the dwellings were occupied already, but hoped that the officer would take note of the comments from Highways. There was no planning notice posted so Members reserved the right to alter their response if neighbours presented valid planning objections to the Council at their 14th May meeting.

18/01145/APP

NO OBJECTIONS

38 Bourton Road

Two storey/first floor side extension and single storey front extension

Members were advised that this site had also received permission via an LDO application for a rear extension (see below)

It was also reported that the site notice had been posted late the previous Friday.

18/01157/APP

NO OBJECTIONS

26 Bourton Road

Two storey side extension

18/01203/APP

NO OBJECTIONS

1 Naseby Court

First floor side extension and front door overhang

18/01337/APP

DEFERRED TO 14TH MAY MEETING

1 Badgers Way

Two storey front extension

As the response date was 24th May and no planning notice had been posted, Members deferred consideration of this application until neighbours had had chance to comment.

18/01312/ALB NO OBJECTIONS SUBJECT TO THE HBO'S SATISFACTION

19 High Street

Re-render the west facing gable, removal of shutters to front elevation, opening up of original cellar and associated staircase and replacement kitchen floor and revised the layout of the proposed WC in existing kitchen area (following consent 17/03280/ALB)

Amended Plans

17/02939/APP

NO OBJECTIONS (CHANGE)

Royal Latin School

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

Amended Plan: Lighting Plot

Members were referred to the presentation made at the last meeting, Min. 923/17; the AVDC Ecologist had agreed the lighting arrangements were acceptable.

The school had also supplied details of recently installed new cycle racks and confirmed agreement with the SuDs officer over the drainage.

Members decided their concerns had now been adequately addressed.

*Proposed by Cllr. Hirons, seconded by Cllr. Isham, and **AGREED** unanimously that the Council's response be changed to **NO OBJECTIONS**.*

18/00328/APP DEFERRED; FURTHER INFORMATION REQUESTED

NatWest Bank, 2 Market Hill

Conversion, alterations and roof extension 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.

Amended Plans: entrances amended, retail staircase amended, alterations to retail unit, bin area added, rooflights added to apartments 6 & 7.

Members response at the 19th February meeting was circulated with the agenda, and included an agreement "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." A yellow notice had been posted at the end of February and subsequently removed; no new notice had been posted for the amended plans.

Access from Verney Close for bin emptying was proposed via a new gap in the wall at the rear of the parking bays, and the consequent loss of a parking place, but no confirmation of the land-owner's permission for this had been provided. Members await confirmation of the feasibility of this access, and whether this will also be used for the delivery of materials and other construction traffic which might otherwise disrupt the town centre.

The following amended application was withdrawn before the meeting:

18/00594/APP

University of Buckingham Verney Park Campus

Installation of a Portakabin building

Amended Plans: Portakabin is sited in the same place, but rotated through 90°

18/00829/APP

NO OBJECTIONS (CHANGE)

11 Hill Radnor

Single storey side extension

Amended Plans: kitchen extension shrunk from 4m depth to 3m depth (to south) in response to comment made by the neighbour on that side.

On 19th March Members had responded: "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 neighbour had subsequently made comment, and the amended plans addressed the problem raised, so Members were happy to make a response

Not for consultation

18/01298/ATC

Well House, 35 High Street

T1: Tulip tree – fell to above current soil level – unhealthy specimen

T2: Yew – prune to give 1.5m clearance from building

T3: Holly – fell to above current soil level – unhealthy specimen

Members canvassed had opposed the felling without further information, and awaited the Tree Officer's report before making formal comment.

For information only (decision has been made):

18/01041/LDO

38 Bourton Road

Single storey rear extension

959/17 Planning Decisions

To receive for information details of planning decisions made by AVDC

**BTC Officer
response recommⁿ.**

Approved

16/02641/APP Hamilton Precision Demol.warehouse, erect 50 dwellings

Oppose & Attend

[following signing of s106 agreements; the 35 conditions of approval include an archaeological investigation and the following: "Prior to the commencement of the development hereby approved, full details of the design of the level access footpath connecting the development with the Riverside Walk shall be submitted to and approved in writing by the Local Authority. Thereafter, the level access shall be constructed prior to the first occupation of the dwellings, and shall be implemented and maintained in accordance with the approved details."

18/00147/APP 32 Chandos Rd. Side and rear extensions

No objections

18/00416/APP BCQ, Osier Way Erection of building *

No objections

18/00578/APP Lace Hill Academy Erection of 2 sheds—retrospective**

Conditional Oppose

18/00648/APP 6 Little Balmer MOT workshop (sui generis)

No objections

18/00814/APP Mole End, Stowe Ave. Single storey front extension

No objections

* A time limit of 5 years has been conditioned, as Members requested.

** Members replied that they were minded to withdraw opposition if a time limit were imposed. No time limit has been conditioned, and the opposition over-ruled.

No objection

18/01121/INTN 56 Burleigh Piece Telecomm apparatus No objections

Withdrawn

18/00151/APP 6 Stowe Ave. First floor side and rear extn. No objections

Not Consulted on:

Approved

18/00300/ATP 5 Waglands Gdn 2m crown reduction of Oak, Oppose
1-2m side back of Yew to clear driveway

Planning Inspectorate

16/00847/APP West End Farm Care Home

Appeal against refusal.

The Inspector has allowed the appeal. In her opinion the proposal is Class C2 (residential institutions) and not Class C3 (dwellinghouses) and thus there need be no affordable element to the accommodation. The minimum care package condition remains at 1.5 hours per week.

17/02448/APP 16 Meadow Gardens

Erection of a 6ft close-boarded and 4ft picket fence around front of property – retrospective Appeal against refusal

This is a fast-track appeal, and there is no opportunity to submit further comments.

However we have the right to withdraw any comments already made so they are not considered by the Inspector.

Members response (24/7/17) was OPPOSE & ATTEND

“Members felt the fence was contrary to planning conditions replicated in the house deeds, was detrimental to the street scene and to the amenity of the neighbour.” Members felt that their comment should stand.

Members should note that the applicant submitted a new application following this refusal (18/00149/APP) which Members also opposed (29/1/18), and is as yet undecided.

960/17 Development Management Committee

8.1 Strategic Development Management (19th April 2018)

No Buckingham applications.

8.2 Development Management (18th April 2018)

No Buckingham applications.

8.3 To receive for information Written Questions asked by Cllr. Stuchbury on the subject of SDMC meetings, and Cllr. Paternoster’s answers.

Noted.

Asked for a volunteer speaker for DMC on 10th May for 17/04202, 15 Bernardine’s Way: the Chairman volunteered. The agenda for SDMC on 9th May was not available at the time of the meeting.

ACTION CLLR. COLE

961/17 Enforcement

961.1 Cllr. O’Donoghue asked what could be done about Swan Pool staff using the designated parking for the Youth Centre. A member of staff (with a parking permit) had been abusive when tackled. It created a problem for hirers of the Youth Centre, who might need immediate access to a vehicle to transport, say, an injured child.

A letter of complaint would be sent to AVDC Leisure, and BCC as landowner, suggesting that the Swan Pool have a marked area for staff parking.

961.2 Cllr. Try questioned whether the new street trader food van parking in Stratford Road layby was licensed and was assured it was.

961.3 The over-height rebuilding of the wall at 2 Hilltop Avenue had already been reported.

961.4 TfB would be approached about the laying of the gas main in Tingewick Road, which had been going on for two months without much progress.

ACTION PLANNING CLERK

962/17 North Bucks Parishes Planning Consortium

Cllr. Hirons (NBPPC Chairman) gave a verbal report on the 18th April meeting. The E-W Expressway had been discussed (no agreement on preferred route), the move to Unitary Authority (two-authority solution preferred) and Salden Chase (MK comments awaited).

The Mayor contributed views from MK's Mayor, and from AVALC where it had been reported that AVDC were prepared to look at earlier Parish involvement in s106 discussion, but the Minutes had proved more guarded.

Brackley were holding a meeting with surrounding parishes on Wednesday 2nd May to discuss Unitary arrangements in Northamptonshire; if any Member was interested in attending he could forward the details.

He also suggested that Maids Moreton, in particular, could be approached to join in the BNDP review, though participating parishes should be charged to offset officer time.

ACTION BNDP WORKING GROUP

963/17 Matters to report

Members to report any damaged, superfluous and redundant signage in the town, access issues or any other urgent matter.

Cllr. Smith noted the number of damaged bollards on splitter islands on the bypass, and diversion frames on the verges. These last are apparently Northants CC's from a period of work on the A422. It was suggested they be collected and deposited at a suitable point on the Northants side of the boundary. **ACTION PLANNING CLERK**

964/17 Correspondence

To receive planning updates from AVDC.

Members noted the contents, and welcomed the new admin. staff and the early placement of yellow notices.

However their view was that no application should be validated into the system until all the necessary documents have been submitted. **ACTION PLANNING CLERK**

965/17 Chairman's items for information

The Chairman apologised for his absence from the next meeting but confirmed that he was willing to stand as Chairman again.

966/17 Date of the next meeting:

Monday 14th May 2018 at 7pm.

Meeting closed at 8.22pm

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