

Minutes of the **PLANNING COMMITTEE** meeting held on 14<sup>th</sup> May 2018 at 7.00pm in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

**Present:** Cllr. P. Hirons (Vice Chairman)  
 Cllr. D. Isham  
 Cllr. A. Mahi  
 Cllr. Mrs. L. O'Donoghue  
 Cllr. R. Stuchbury  
 Cllr. M. Try

**Also present:** Mrs. C. Cumming (co-opted member)  
 Mrs. N. Stockill (Committee Clerk)

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

*Cllr. Hirons took the Chair for the meeting*

## AGENDA

### 35/18 Election of Chair/man

To elect a Chairman of the Committee for 2018 – 2019

Proposed by Cllr O'Donoghue, seconded by Cllr Mahi and **AGREED** to appoint Cllr Cole to the position of Chairman

### 36/18 Election of Vice Chair/man

To elect a Vice-Chairman of the Committee for 2018 – 2019

Proposed by Cllr Stuchbury, seconded by Cllr Hirons and **AGREED** to appoint Cllr. Hirons to the position of Vice Chairman.

### 37/18 Apologies for Absence

Members received and accepted apologies from Cllrs. Harvey, Cole, Try and County Councillor Whyte. Members recorded their thanks to Cllrs. Smith and Strain-Clark for their long service as members of the Planning Committee.

### 38/18 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.

### 39/18 Minutes

To receive the minutes of the Planning Committee Meeting held on Monday 30<sup>th</sup> April 2018 to be put before the Full Council meeting held on 25<sup>th</sup> June 2018.

**AGREED**

### 40/18 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan

To receive any update.

*Cllr. Try entered the chamber at 19.07*

### 41/18 Action Reports

To receive action reports as per the attached list.

Noted.

#### **42/18 Planning Applications**

**18/00932/APP**

**OPPOSE and ATTEND**

19 Castle Street

Conversion of dwelling to form 5 studio flats and a one bedroomed flat

*At the 19<sup>th</sup> February meeting Members had responded to the parallel 17/04671/ALB with No Objections, subject to the Historic Buildings Officer's satisfaction, and added:*

*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*

*Members noted that not only had no response been made to these queries, there were no comments from the Historic Buildings Officer on file, and decided to Oppose the application until both had been supplied.*

*Deferred from last meeting as no yellow notice posted:*

**18/01337/APP**

**NO OBJECTIONS**

1 Badgers Way

Two storey front extension

*Cllr. O'Donoghue complained that she had been unable to access the plans on-line; this would be taken up separately with AVDC. ACTION PLANNING CLERK*

**18/01363/APP**

**NO OBJECTIONS**

1 Homestall, Buckingham Industrial Park

Change of use from A5 hot food takeaways to A3 Restaurants and Cafes, single storey front extension and installation of extractor fan and flue

*Members had no objections to the proposal, but asked that the premises, including toilets, be disabled-accessible, that the hours of opening be checked with Licensing, and the new build be checked over by Environmental Health.*

**18/01409/APP**

**NO OBJECTIONS**

24 Kingfisher Road

Two storey rear extension

#### **Amended Plans & Additional Information**

**16/03302/APP**

**OPPOSE and ATTEND**

Land rear of Grand Junction, High Street

Provision of 61 bedroom Care Home with 14 Assisted Living apartments with associated access, parking and landscaping (Reconsideration of the proposal following quashing of the decision)

*Additional Information: Arboricultural and Planning Integration Report; Addendum to Flood Risk Assessment; Addendum to Planning Statement; updated Biodiversity Protection Measures (the Natural England permits are also on the website); updated Ecological Appraisal; updated Landscape and Ecological*

*Enhancement Plan. A summary of these documents had been circulated by email.*

*Members' response throughout the various iterations of this application was Oppose & Attend, which Cllr. Cole did last May (reported to June 2017 meeting).*

*Members discussed each document, noting errors and discrepancies, and asked whether any Risk Assessment and Evacuation Plan had been requested for a flood event necessitating evacuation (including a destination for bed-bound patients) and if so, whether the ambulance and fire service had agreed its feasibility. It was pointed out that Candleford Court was not supposed to flood, but did, regularly, and that remedial measures were being charged to the tenants. Was the LPA's Safeguarding Policy being adhered to?*

*Furthermore in recent months two new care homes in the town (134 beds in total) have been approved and it was questioned whether additional accommodation was required, especially in the floodplain. The second of these was not referred to in detail in the Sequential Test (like most of the available sites it was dismissed as not being in the town centre, therefore did not meet the business plan).*

*Obvious errors in the Biodiversity Protection document caused doubt about the statements in the remainder.*

*It was not clear whether the riverside area would be open to the public; access was advocated on this site for the time being, and in the event of land to the east becoming redeveloped, an extension of the Riverside Walk could be included.*

*The addendum to the Planning Statement: AVDC had declared a 5-year land supply; RA14 was never an applicable policy for this site; the use of the 2002 approval of a hotel behind the Grand Junction as establishing the principle of development is disingenuous – this was long before strictures on building on floodplains came in, the building had a smaller footprint and was higher up the site.*

*Parking: Parking will be required for doctors, nursing and auxiliary staff, and visitors. The only good bus services serve Milton Keynes (with no stops in between), Bicester (stopping at Tesco and then not again until Bicester) and Aylesbury. The majority of surrounding villages do not even have a daily bus service, let alone afternoon or evening services, so staff working shifts, unless Buckingham residents, will undoubtedly drive into work, and it is inequitable to expect them to have to pay for parking because there is inadequate parking on site. In addition, new estates on the edges of town (including Maids Moreton) will put pressure on the existing parking provision.*

**17/04725/APP**

**NO OBJECTIONS**

Land to rear of 10 Market Square

Erection of four dwellings

*Additional documents: Topographical Survey, site section with existing levels, plans and elevations with survey details added.*

*The Archaeological Report had been published since the agenda was issued.*

*Members were interested in the metatarsal bones found, and asked the Clerk to correspond with the Archaeologists to see what their experts had contributed to their likely use.*

**18/00638/APP**

**OPPOSE & ATTEND (NO CHANGE)**

Roseway, Stratford Road

Single storey rear extension

*Amendments: low parapet wall with coping stones added to edge of flat roof; 3 flat skylights replaced by peaked glass roof.*

*Members felt the coping made little difference; the extension was still too large and not 'clearly subsidiary' per the AVDC Design Guide.*

**Not for consultation**

**18/01298/ATC**

**DEFERRED PENDING OFFICER REPORT**

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

*The report from the Tree Officer had still not been received.*

**43/18 Planning Decisions**

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

**Approved**

17/01940/APP Lace Hill

62-bed care home

**BTC  
response**

**Officer  
recomm<sup>n</sup>**

Conditional support

17/03763/APP 5 Bostock Court

Single storey rear extension

No objections

18/00831/APP 10 Woodlands Cres.

Extension & loft conversion

No objections

18/01026/AAD 18 Osier Way

Replacement signage (new gym)

No objections

**Withdrawn**

18/00594/APP University, Verney Park

Portakabin

Oppose & Attend

**44/18 Development Management Committee**

44.1/18 Strategic Development Management (9<sup>th</sup> May 2018) *Meeting cancelled Noted.*

44.2/18 Development Management (10<sup>th</sup> May 2018; 17/04202/APP 15 Bernardine's Way) Members expressed concern at planning decision and obvious inconsistency between planning guidance and the Officer Recommendation. Members **AGREED** for the Planning Clerk to write to Claire Bayley. **ACTON PLANNING CLERK**

44.2.1/18 To receive a report from Cllr. Cole on the meeting.

**45/18 Enforcement**

45.1/18 To receive the April update *[to be circulated separately when available]*

45.2/18 To report any new breaches.

Nothing to report.

**46/18 North Bucks Parishes Planning Consortium**

To receive for information the minutes of the 18<sup>th</sup> April meeting.

Noted.

**47/18 Matters to report**

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

Mrs Cumming reported a blockage connecting the footpath from Clarence Court to Railway Walk. Members **AGREED** for the Planning Clerk to investigate.

**ACTION PLANNING CLERK**

**48/18 Chairman's items for information**

**49/18 Date of the next meeting:**

Planning Minutes (14.05.18)

Ratified 25<sup>th</sup> June 2018

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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.....

Monday 4<sup>th</sup> June 2018 following the Interim Council meeting.

Meeting closed at 8.26pm.

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