

Minutes of the **PLANNING COMMITTEE** meeting held on 4th June 2018 in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham at 8.15pm, following an Interim meeting of the Full Council of Buckingham Town Council.

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. R. Stuchbury
 Cllr. Smith

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

For the Town Clerk: Mrs. K. McElligott

102/18 Apologies for Absence

Members received and accepted apologies from Cllr. Try.

103/18 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.

104/18 Minutes

The minutes of the Planning Committee Meeting held on Monday 14th May 2018 to be put before the Full Council meeting to be held on 25th June 2018 were agreed. There were no matters arising

105/18 Motion:

To discuss and agree a Recommendation to Full Council:
 Cllr. Harvey proposes that all major planning applications be moved to the Planning Committee, freeing up Interim and Full Council agendas; and that Planning meetings following Interim Council meetings be ~~restricted~~ *guided* to time-sensitive matters (e.g. applications and consultations).

An amendment proposed by Cllr. Stuchbury, seconded by Cllr. Hirons and unanimously **AGREED** to replace 'restricted' with 'guided'.

106/18 Terms of reference – Economic Development Sub-Committee

To discuss and agree the draft Terms of Reference.
 (Min 848/17, 19th March 2018, ratified 8th May 2018):
 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.
 Typo – replace Economical with Economic

Proposed by Cllr. Stuchbury, seconded by Cllr. O'Donoghue and unanimously **AGREED** to accept the Terms of Reference and Cllr. Smith's nomination to join the Economic Sub-Committee.

Members **AGREED** to remit the item to the next meeting of Full Council to decide on the full Committee Membership.

ACTION: 25TH JUNE AGENDA

107/18 Consultation

To consider any response to the Raynsford Review of Planning (advised to us by SLCC). A summary is attached and the document is available at

<https://www.tcpa.org.uk/Handlers/Download.ashx?IDMF=8c619109-a721-4efc-8eac-c9ba8ecee4b5>

Noted. Members declined to submit a response.

108/18 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan

To receive notification of the VALP examination in Public

Buckingham Town Council is listed to speak as follows:

Tues, 10th July Matter 9: Neighbourhood Plans. Cllr Cole to attend.

Wed 18th July Matter 15o: Salden Chase

Matter 15p: sites BUC 043,046 & 051;

Q23, Q35, Q48, Q67 & Q104

Cllr Hirons to attend.

Fri 20th July

Matter 12 Justification; Q52 (Transport) Q88 & Q89.

Cllr. Harvey to attend.

Members agreed it would be wise for each Councillor attending to be accompanied by the Town Clerk or Mrs. McMurtrie.

ACTION: NAMED CLLRS./TOWN CLERK/TOWN PLAN OFFICER

109/18 Action Reports

109.1/18 To receive action reports as per the attached list.

Conservation Area - Mrs Cummings to report back to the next Committee meeting with a draft leaflet.

ACTION BUCKINGHAM SOCIETY

109/18. (42/18; land behind 10 Market Square) To receive a response from the archaeologist.

Noted.

110/18 Planning Applications

For Member's information the next scheduled Development Management Committee meetings are 21st June and 12th July 2018, with SDMC meetings on 20th June and 11th July 2018.

To consider planning applications received from AVDC and other applications

Clerk's note:

The following will be added to the response for the first four applications:

In light of there being no yellow notice posted for his application, Members reserve the right to amend their response if neighbours present valid planning objections to the Council on matters they were unable to inspect for themselves.

18/01670/ADP

OPPOSE

University of Buckingham, Tingewick Road

Approval of Reserved Matters pursuant to outline permission Phase 1 Reserved Matter application for Teaching Accommodation with associated car parking and landscaping

Members queried the necessity for removing so many trees, especially those along the Bath Lane boundary, which would provide shielding for the residents once building work commences. It was also felt that the Tingewick Road access could easily be moved further east to preserve the very fine walnut tree (T18) which is described in ¶4.4 of the Arboricultural Assessment as follows:

“Currently T18 provides moderate amenity and arboricultural value and its removal would therefore be undesirable. The site does require however a new access from Tingewick Road in order to make room for the trees along the western edge of the site to be retained. The construction of the access point cannot be carried out using tree-friendly methods due to the requirements of highway construction”

Members point out that the site has now been cleared except for the building to be adapted, and that there are no trees of note east of the proposed access, and ask that the access be moved far enough away from the walnut for its RPA to be undamaged by construction works. Given the number of trees marked for removal which are within the footprint of the residential blocks, the unnecessary removal of mature trees of amenity value is not supported.

18/01744/APP

OPPOSE AND ATTEND

The Coach House, Wharf House, Stratford Road

Change of use and conversion and extension to form 4 dwellings including an associated bin store

Wharf Yard is a commercial and retail area which floods readily – flood waters can reach the far side of the Stratford Road (a Flood Kerb has had to be installed to protect the cottages on that side of the road). It is designated as town centre retail use (Fig. 4.3) in the BNDP, and ¶s 4.8 and 4.9 support this. No evidence has been presented that employment use of the existing building is unfeasible. No indication has been given on the locking of the Yard gate at night; if this is to be left open to allow new residents access, there is a security issue for the existing businesses, and if not, the noise of engines running while the gate is unlocked, opened and closed will disturb existing householders. Members would like to see proof of the extent of the applicant’s ownership of the property as local information is that this does not extend into the triangle of public highway outside the gate as shown on the plans.

The proposal does not comply with BNDP policies as follows:

- **Policy DHE6 – Provision of good quality private outdoor space** (New developments will provide good quality private outdoor space, which will provide an area where people can spend quality time and enjoy their surroundings. In order to achieve a good living standard for future users of proposed development and its neighbours, it should be demonstrated that amenity has been considered and appropriate solutions have been incorporated into schemes.). A small courtyard next to a busy road for the use of one flat is not acceptable.
- **EE2 – Allocation of land for retail, office and mixed development** (Proposals will be supported for new mixed used developments at the locations shown in figures 9.3, 9.4 & 9.5. Office usage on upper floors, with residential development permitted on upper floor levels where the primary ground floor frontage is A1, A2, A3, A4 or A5 will be supported. This policy would only be applicable should the sites become available.). Wharf Yard is shown in Fig 9.4.
- **I4 – Development upon the flood plain** (Development will not be permitted on Flood Zone 2 or 3, unless the conditions set out within the National Planning Policy Framework (NPPF) and the NPPF Planning Practice Guidance are met). The proposal doubles the footprint of the existing building and adds a new cycle and bin

store and would therefore displace flood waters into other vulnerable properties. Relevant NPPF clauses have not been addressed in the FRA.

18/01753/ALB NO OBJECTIONS subject to the Historic Buildings
Officer's satisfaction

Holland House, 11 Church Street
Replacement of 7 windows

18/01754/ALB NO OBJECTIONS subject to the Historic Buildings
Officer's satisfaction

Land to the rear of Hamilton House [*Summerhouse Hill: the Listed Summerhouse*]
Amendment to boundary treatment on North-West corner including replacement of existing remains of wall with new masonry wall and removal of section to facilitate access between front and rear gardens of new purchaser. Removal of section of existing wall to South-East corner.

Concern was expressed on whether an adequate quantity of reusable bricks would be generated by the demolition and advocated the use of these at the top of the rebuild, and recycled bricks of appropriate size and colour from another site being used lower down.

AMENDED PLANS

18/00928/APP OPPOSE AND ATTEND (no change)

Land adjacent to Little Oaks, Brackley Road
Conversion of detached garage to residential
Amendments (all to western boundary): red line amended; decking added to paved area for bin storage; planting bed reduced in size; Planning Statement revised to address reasons for previous refusal.
Members maintain that this is an unsuitable site and size for a dwelling.

Minor Amendments

16/03302/APP OPPOSE AND ATTEND

Land to rear of the Grand Junction PH
Provision of a 61 bedroom Care Home with 14 Assisted Living apartments with associated access, parking and landscaping (reconsideration of the proposal following the quashing of the decision)
Amended documents:
Arboricultural and Planning Integration Report
The version of this document considered at the last meeting was identical to the original 2016 document. This version has been lightly amended.
Anglian Water has also filed suggested conditions.
Addendum to the Ecology Report
Members retain the view that this is an unsuitable site, noting that recent decisions have confirmed 134 new care home beds in the town, and look forward to receiving the information requested on their last response.

111/18 Planning Decisions

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

Approved

17/01157/APP Park Manor Farm Ch/use nursery to 2 flats & garage

BTC
response
No objections

Officer
recommⁿ

18/00829/APP 11 Hill Radnor Single storey side extension No objections*
*changed from Oppose on receipt of amended plans

Not in our parish:

17/01840/AOP Silverstone Circuit Mixed use development No objections
(S/2017/1444/EIA)

Refused

18/00216/APP Station House Erection of 20 No 2 bed flats Oppose & attend
18/01023/COUOR 24 Market Hill Whether prior approval req^d for CoU No objections

112/18 Development Management Committee

112.1/18 Strategic Development Management (30th May 2018) *Cancelled*

112.2/18 Development Management (31st May 2018)

112.2.1/18 To receive a report from Cllr. Cole on 17/03386/APP (Land to rear of Wharf Hill Terrace) Cllr. Cole read the following statement:

"I attended the DMC at Gateway on Thursday 31 May to present BTC's objections to the two three-bedroomed dwellings proposed in the former quarry at Wharf Terrace on the grounds of overcrowding, loss of amenity to the four existing cottages, and the parking and access problems it would cause.

Having heard my presentation below, only one question was asked, about the bus stop opposite the site. I pointed out that this would not benefit the sustainability of this development.

There was however discussion about the parking for the cottages, which would be reduced from the current eight 'informal' spaces to seven. The applicant had suggested that this was a matter between the owner of the land on which they currently park, BCC, and the cottage residents, as the new dwellings would have four parking spaces of their own, meeting AVDC guidelines.

Senior Planning Officer Susan Kitchen and the committee's legal advisor both advised that this would not be grounds to refuse this application, but the applicant and Bucks Highways agreed to discuss how to accommodate the cottage residents' parking for eight vehicles, which might involve cutting spaces into the bank alongside the A421, possibly at the applicant's cost.

Having heard this, the committee approved the application.

112.2.2/18 To receive a report from the Planning Clerk on 17/02939/APP (Royal Latin School). The Planning Clerk read the following statement:

"Members recognise that they are acting for the benefit of the whole town, not just the fraction of it that forms the grammar school. Ever since the first consideration of the proposal last August there have been concerns about the drainage, and the Chairman knows better than I do that The Buckingham School field does not drain well. I have circulated a photo [to the AVDC Committee] I took at the beginning of March which shows The Buckingham School's field with standing water on it; a colleague who attended the school says that the steeplechase water jump never needed filling – it filled itself.

The first SuDS document was a joke; there was no indication that the Victorian sewers in Chandos Road would take the additional load (and they already are going to have to cope with the 10 new dwellings between the Latin and the road) and the map supplied with it was not of Chandos Road – it was of the Mount Pleasant estate on the far side of the railway cutting and some feet higher than the proposed pitch. Drainage consultants who expect water to flow uphill across a deep cutting are a worry; even if the map was an error it demonstrates a lack of care in the preparation of the document.

Revisions and missing documents arrived in dribs and drabs, some notified, some not; some supplied by the agent and the school direct, which of course I could not ask Members to consider until they had also appeared on the AVDC website, culminating in some two dozen in January following a rather blunt conversation with the Headmaster and even these did not answer all Members questions. The resulting response of 'Conditional Support' was interpreted as 'No objections' by AVDC until corrected by the February email. In light of this Members have decided not to use qualifiers in responses and if they have any concerns, to Oppose until satisfied.

There does not have been any liaison with The Buckingham School, which is at best discourteous; still less any permeability tests on their ground which is lower than the Latin's. None of the boreholes and trial pits seem to have even been on the lower area of the Latin's field, and the test were carried out in the summer, which gives an optimistic result.. The December FRA states that a rising groundwater table (due to occupying subsoil with the new basement) is likely to flood this eastern area and not the area of the proposed development and flow to the eastwards away from the proposed works following the topography.

Your own officer has noted (5.5) that the new pitch is needed for when the other pitches become water-logged. No evidence has been offered that the school field has adequate land drains. The efficacy of the soakaway is predicated on their being a layer of sand in the glacial deposits when only a lens has been demonstrated, and the current bad drainage rather indicates a pocket rather than a layer.

Neither has there been an update on the suitability of the proposed surface for hockey use, as noted by Sport England.

The other concern is the proposed use of Brookfield Lane both for construction traffic and, eventually, hirers; this road has a number of residential properties giving on to it, and is used by pupils at both secondary schools and George Grenville primary school and nursery, and other pedestrians, including students taking a short cut between campuses via Dark Alley. The proposed condition #3 does not appear to consider the number of pedestrians and their protection, hopefully by physical separation from the roadway. Previous building operations at the RLS have led to complaints about children being splashed by mud thrown up by lorries, and damage to the verge rendering it unusable for walking on. Communications need to be extended further than just the residents of the Lane; both the other schools and the University need to be kept informed."

Cllr Cole thanked Cllr Stuchbury for calling in the application.

113/18 Enforcement

113.1/18 To receive the April case update

113.2/18 To report any new breaches

Stoneleigh House signs (contrary to planning condition). Reported.

Spratt Endicott –sign on the front of Old Town Hall. Reported.

114/18 Street Naming

To discuss and make suggestions for naming the four houses on land adjacent to Verdun.

Should Mrs. Bull not have Templeman confirmed as acceptable before the meeting, a WWI connection is suggested, as it is the Centenary of the end of the war, and the neighbouring property is called Verdun (though not built until some years later).

A list of names on the War Memorial was circulated with the agenda.

Proposed by Cllr. Hirons and seconded by Cllr. Isham to suggest the surname Dunkley as a Buckingham family of that name lost three sons in WW1 and are commemorated on the War Memorial.

A vote was taken and the results were:

In favour 5

Against 0

Abstentions 3

Motion Carried

115/18 S106 quarterly update

To receive the updated information from AVDC; BCC had replied that they had nothing to add this quarter.

West End Care Home – Cllr Stuchbury suggested investigating the terms of the Section 106 mitigation measures. **ACTION PLANNING CLERK**

116/18 Matters to report & correspondence

116/18 To receive for information a Written Question and response from Cllr. Stuchbury

Cllr. Stuchbury reported that he would be submitting a third written question on the matter and asked Members for their input.

116.2/18 To receive and discuss a circular from Anglian Water

Cllr Harvey said water conservation was a growing issue and encouraged Members to respond positively to the invitation. Members **AGREED** to assist Anglian Water in hosting a public meeting for the residents, with an emphasis on how the responsibility of water management is split in Buckingham.

ACTION PLANNING CLERK

116.3/18 Members to report any damaged, superfluous and redundant signage in the town, access issues or any other urgent matter.

Moreton Road - 30mph speed limit sign now redundant.

The green bridge from Cornwall's Meadow car park to the Heartlands is covered in algae and slippery. The Planning Clerk reported that the Greenspaces have it programmed for treatment despite it not being the Town Council's responsibility.

116.4/18 To receive an update from Mr. Membery, AVDC, per Cllr. Stuchbury.

Noted

117/18 Station Road Car Park application/Right of Way

To receive and discuss an email from Colin Stocker of the University.

Noted. Members discussed that they were not minded to change their minds on pursuing the right of way across Station Road car park. Members **AGREED** to keep open the invitation to the University to attend a Committee meeting to discuss the application. Cllr. Stuchbury asked for the paperwork to gather evidence on the Right of Way. **ACTION PLANNING CLERK**

Members **AGREED** a press release on the Tingewick Triangle.

118/18 Chairman's items for information

119/18 Date of the next meeting: Monday 2nd July 2018 at 7pm.

Meeting closed at 21.52pm.

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