

Minutes of the **PLANNING COMMITTEE** meeting held on 20<sup>th</sup> August 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	<i>(from minute 286/18)</i>
Cllr. Mrs. L. O'Donoghue	<i>(from minute 286/18)</i>
Cllr. A. Ralph	
Cllr. R. Stuchbury	
Cllr. M. Try	<i>(from minute 286/18)</i>

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

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

**Invited Guest:** Mr. G. Cook Hinton Cook Architects

**PUBLIC SESSION**

**18/01744/APP 4 dwellings at Wharf Yard**

Mrs. Una Robinson attended the public session to present her objections to the above application and its impact on her property at on Stratford Road. Mrs Robinson said the site was not conducive for a residential development as it is a commercial yard with a residential dwelling in the entrance. Any development in Wharf Yard would attract more heavy vehicles and lorries creating more noise, dust and fumes during the construction phase. Mrs Robinson stated that Wharf Yard and the BP garage have previously been flooded and Mrs Robinson recalled witnessing flood water being pumped out of the Coach House onto the Stratford Road.

Mrs. June Smith attended the public session to present her objections to the above application and its impact on her house at the entrance to Wharf Yard. Mrs. Smith provided Mr. Cook and Members with anecdotal and photographic evidence of flooding in Wharf Yard. Mrs Smith recalled one particular year the flooding was so severe employees had to be driven into the yard as the waters were too high to walk through to move vulnerable items. Mrs Smith explained that her property had been fitted with air brick seals and other flood protection measures by the Council to help mitigate any future flooding events.

Cllr. Isham spoke in support of Mrs Smith and Mrs. Robinson's comments.

**285/18 Apologies for Absence**

There were none.

**286/18 Declarations of Interest**

Cllr. Hirons declared an interest in agenda item 6 (18/02698/ALB S<sup>t</sup>. Peter & S<sup>t</sup>. Paul's Church) as a member of St Peter and S<sup>t</sup>. Paul's Church.

*Cllrs. Mahi, O'Donoghue and Try entered the Chamber at this point.*

**287/18 Minutes**

The minutes of the Planning Committee Meeting held on Monday 23<sup>rd</sup> July 2018 ratified at the Full Council meeting held on 13<sup>th</sup> August 2018 were received and accepted.

**288/18 Application 18/01744/APP 4 dwellings at Wharf Yard**

Mr. Cook, the applicant's agent, said he was encouraged by AVDC's response to bring residential development to Wharf Yard and was trying to obtain evidence of historical flooding in the area. Mr Cook remarked that the SuDS report evidenced flood water originated from higher ground and was obviously a major problem for the town and that this application was drawing attention to the need for preventive measures.

Members **AGREED** for the Planning Clerk to send Mr. Cook photographic evidence of flooding at Wharf Yard. **ACTION PLANNING CLERK**

*Mr Cook left the chamber*

**289/18 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan**

The Town Planning Officer and Chair of Planning have visited neighbouring Parish Councils for early consultation on the NDP refresh.

*Mrs Robinson and Smith left the Chamber at this point.*

**290/18 Action Reports**

To receive action reports as per the attached list.  
Noted.

**291/18 Planning Applications**

For Member's information the next scheduled Development Management Committee meetings are 23<sup>rd</sup> August and 13<sup>th</sup> September 2018, with SDMC meetings on 22<sup>nd</sup> August and 12<sup>th</sup> September 2018.

To consider planning applications received from AVDC and other applications

**18/02474/APP**

4 Manor Gardens  
Replacement Balcony

**NO OBJECTIONS**

*As none of the following new applications had yellow notices posted, the following proviso will accompany each response:*

*Members' response was agreed before the application had been advertised in the neighbourhood. If, after the notices have been posted, neighbours make comment and possibly raise valid planning reasons not obvious to Members viewing from the public domain, they reserve the right to amend their response.*

**18/02517/APP**

4 Moreton Drive  
Part single storey side extension

**NO OBJECTIONS**

**18/02554/ACL**

1-2 Market Hill

Application for certificate of lawful *[sic]* for existing use

**NO OBJECTIONS**

*The following two applications were considered together:*

**18/02666/APP & 18/02667/ALB** **NO OBJECTIONS** subject to HBO approval

White Hart Hotel, 2 Market Square

Replace existing spiral fire escape staircase and remove existing structurally unsound metal fire escape to the rear

**18/02698/ALB**

S<sup>t</sup>. Peter & S<sup>t</sup>. Paul's Church

Replace and relocation of noticeboard

**NO OBJECTIONS**

**18/02726/APP**

17 Gifford Place

Two storey front extension and a garage conversion into a habitable room

*Members felt that the extension was very large and the gable out of character with the neighbouring properties, and opposed on the grounds of overdevelopment of the site, and the proposal being detrimental to the street scene*

**OPPOSE & ATTEND**

**18/02730/APP**

4 Sandhurst Drive

Two storey side with part single storey side and two storey rear with part single storey rear extensions

**NO OBJECTIONS**

**18/02744/APP**

35 Woodlands Crescent

Loft conversion with first floor. Single storey rear extension and side garage

*Members deplored the loss of another bungalow from the housing stock, and felt that the large box-like extension was ugly and out of character with the area, and had a negative impact on the street scene.*

**OPPOSE & ATTEND**

**18/02764/APP**

6 Tyrell Close

Single storey side extension

**NO OBJECTIONS**

**18/02828/APP**

6 Wharf View

Two storey front extension

*Members felt the on-site parking was awkward and inadequate for a 5 bedroom house which could well become a HiMO, and the extension was quite a dominant addition.*

**OPPOSE & ATTEND**

## **AMENDED PLANS**

**18/001098/APP**

23, 23A and 23B Moreton Road

Erection of 6N<sup>o</sup> self-contained apartments and boundary wall – retrospective (Amendment to 14/03095/APP)

*Amendment: boundary wall not constructed to HBO's satisfaction; alternative proposal*

**OPPOSE**

*Members concurred with the HBO's views and action, especially with respect to the use of engineering bricks.*

**18/1864/APP**

**NO OBJECTIONS (change)**

19 Lenborough Road

Two storey and single storey rear extension

*The Case Officer had supplied the following:*

*"Following the receipt of an objection from the Town Council against the proposed development, the applicant has submitted revised plans (drg no. AB3099-03 Rev A) which illustrates that the proposal would not result in an increase in the number of bedrooms and would continue to remain as a 3 bedroom dwelling.*

*The original plans illustrated that bedroom 3 would be converted into a study, nevertheless understandably this could be reverted back to a bedroom in the near future resulting in a four bedroom dwelling. The current revised plans however illustrate that the study would be reduced in size to a maximum of 4.5 sq m. The Technical Housing Standards states the minimum GIA of a single bedroom must be a minimum of 7.5 sq m, and subsequently at 4.5 sq m would fall significantly below the minimum standard. It is therefore considered although the property would enlarge the size of the bedrooms, it would not create any further bedrooms to continue to remain as a 3 bedroom dwelling, thus no additional increase in demand for off and on street parking."*

*Members agreed that study use would not increase the parking requirement beyond that existing, and withdrew their opposition to the proposal.*

The following Minor Amendment has been received, for information only:

**18/01842/APP**

21 Woodlands Crescent

Installation of 2№ dormers to existing front roof slope

*Amended plan; parking plot added. Members responded (2<sup>nd</sup> July): **OPPOSE & ATTEND** -Members opposed on the grounds of overdevelopment of the plot, inadequate parking within the curtilage for a 5-bedroom dwelling, and overlooking of the neighbour's garden.*

*The application was scheduled for the 23<sup>rd</sup> August AVDC Committee meeting. The Clerk would attend.*

*The Clerk reported that a revised drawing had been substituted without notice, showing a reduced loft without the rear dormer (subject of 18/01841/ALB) and only a master bedroom and ensuite in the converted loft instead of the three bedrooms, ensuite, and walk-in wardrobe on the original drawing downloaded in June. The new drawing had been dated as per the original as 24<sup>th</sup> May, so the Clerk could not date the changes, and the revision panel only mentioned the new parking plot.*

**NOT FOR CONSULTATION**

**18/02459/ATP**

**OPPOSE**

Waglands Garden (new site)

T1 Yew - deadwood (consent not required).

T20 Yew (original shown as Portuguese Laurel) - fell. The tree is largely dead and unsightly. Replace with 1 standard sized ash leaved maple (Acer).

Limetrees (T14, T16 & T19) Crownlift to a height of 4m. Remove ivy from stems.

Limetrees (T23, T25, T36 & T40) Crown lift to a height of 4m and to prune this outer apron and the crown on the south side (over the footpath and adjacent gardens) to a height of 5m. Reason for the above - to tidy the tree, reduce nuisance to neighbours and footpath under and to allow light under the canopies.

*[Clerk's note probably T35 not T25; T25 was a yew and no longer appears on the plan]*  
 T41 - Beech - prune back branches growing towards the building to provide a 3m clearance from the roof, gutters and walls, pruning back to suitable growth points. The Clerk had circulated a combined drawing showing the previous (as yet undecided) application to fell 5 trees (17/03432/ATP; September 2017) and the current application; three of the trees from the previous application no longer appeared on the later drawing and must be supposed to have been felled pre-empting approval. The Chairman pointed out this was a criminal offence. The original TPP drawing from 16/01413/APP showing the trees existing before the application, and those which were to be lost as they lay within the building edges, was also available to the meeting.

*Members vehemently opposed this additional work on an area of Protected Woodland already largely denuded of trees, noting that they had pointed out at the time of the original application (16/01413/APP) that the canopy extents and RPAs were too close to the proposed building lines, and so it has proved.*

*The applicant has clearly pre-empted the decision on 17/03432/ATP (validated almost a year ago, and still awaiting decision) because three of the trees proposed for felling do not appear on the drawing for this application (validated 12<sup>th</sup> July, drawing added to the website 10<sup>th</sup> August though backdated to 16<sup>th</sup> July; map which originally showed a farm near North Marston finally corrected 14<sup>th</sup> August after intervention by Parish Support).*

*Members would like to see more positive action when decisions are made for development close to trees, especially TPO'd trees, and consider their future growth above and below soil level.*

#### **18/02524/ATC**

The Old Latin House, Market Hill

Remove 1 № Leyland Cypress (X Cuprocyparis leylandii) tree

*No responses were received to this consultation. Members noted that the notification had been approved.*

### **292/18 Planning Decisions**

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

		<b>BTC response</b>	<b>Officer recomm<sup>n</sup></b>
<b>Approved</b>			
18/00149/APP 16 Meadow Gardens	Fencing to private garden (Retrosop)*	Oppose & Attend	
<i>* This was the parallel application lodged while the appeal against the previous refusal was in progress. As the Inspector allowed the appeal, AVDC had no case for anything but approval.</i>			
18/01833/APP 24 Market Hill	Ch/use 1 <sup>st</sup> floor shop → residential	No objections	
18/02042/APP 24 Moreton Drive	Single storey front extension	No objections	
18/02242/ACL 23 Moreton Drive	Proposed loft conversion	No objections	
<b>Refused</b>			
18/00847/APP 9 Portfield Way	Front side & rear extensions	Oppose & Attend	
18/00938/AOP 11 Lenborough Cl.	Outline appln for the subdivision of existing plot for erection of 1 dwelling	Oppose	
<b>Not Consulted on:</b>			
<b>Approved</b>			
18/00771/ATC 10 Chandos Road	Lawson Cypress – fell to ground	Oppose	
18/02524/ATC Old Latin House	Leyland Cypress – Remove	No comments made	

**293/18 Development Management Committee**

293.1/18 Strategic Development Management (1<sup>st</sup> August 2018) *Cancelled*  
(22<sup>nd</sup> August 2018) *No Buckingham applications*

Noted

293.2/18 Development Management (2<sup>nd</sup> August 2018) *No Buckingham applications*  
(23<sup>rd</sup> August 2018) Cllr. Stuchbury and the Planning Clerk to attend.

**294/18 Enforcement**

294.1/18 July 2018 update tabled.

Noted.

294.2/18 To report any new breaches  
There were none.

**295/18 AVDC Design Awards**

To suggest entries for the Award.

Proposed by Cllr. Stuchbury, seconded by Cllr. Hirons and unanimously **AGREED**  
to nominated the following buildings:

- Vinson building, University of Buckingham
- 8/10/12/14 Cotton End, Lace Hill
- Christ's Hospital Alms-houses (renovations), Buckingham

**296/18 Street naming – land adjacent to Verdun**

296.1/18 To note the order for the naming (Templeman Place) has been made  
Noted.

296.2/18 To discuss the decision, which was contrary to this Council's wishes.  
Cllr Harvey said the Council's decision to propose the name Dunkley was in  
recognition of the Centenary of the end of WW1 and in tribute to a Buckingham  
family (that name) who lost three sons in WW1 and are commemorated on the War  
Memorial.

Proposed by Cllr Stuchbury, seconded by Cllr. O'Donoghue and **AGREED** for the  
Planning Clerk to submit a Freedom of Information request on the decision making  
criteria applied to this street naming process and attempt to draw up a  
Memorandum of Understanding on the naming of streets and blocks of flats.

Members **AGREED**, out of respect to the Templeman family, not to appeal the  
decision but to retrospectively name the next possible town development in memory  
of the 100 year anniversary of the Armistice.

**ACTION PLANNING CLERK**

**297/18 (Full Council 274/18): Councillor Training**

To consider what training and development Members of this Committee feel is  
necessary.

Proposed by Cllr. Harvey, seconded by Cllr. Hirons and **AGREED** for the Planning  
Clerk to investigate training available on Neighbourhood Development Plans,  
Planning Law and Town and Parish Council Standing Orders.

**ACTION PLANNING CLERK**

**298/18 Matters to report**

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

Cllr. Stuchbury welcomed the addition of a dropped kerb on the Bourton Road from  
Badgers estate to Bourton Park (part of the Cycleway extension works).

Cllr. Stuchbury asked for the Tingewick Triangle roundabout to be placed on the  
next agenda for discussion.

**ACTION PLANNING CLERK**

**299/18 Chairman's items for information**

East West Rail - Network Rail has applied to the Secretary of State for Transport for a Transport and Works Act Order (TWAO) which would enable it to complete East West Rail's Western Section between Oxford and Bedford, and Aylesbury and Milton Keynes. There is a six week period lasting to September 7 when people can write to the Secretary of State giving their views on the scheme. This is likely to be followed by a public inquiry, after which an inspector will make a recommendation to the Secretary of State for his consideration. As it arrived too late for the Planning Committee or Council to comment before the September 7<sup>th</sup> deadline, Members who wish to make comment individually to the Secretary of State may do so by email to [transportandworksact@dft.gov.uk](mailto:transportandworksact@dft.gov.uk).

**300/18 Date of the next meeting:**

Monday 10<sup>th</sup> September 2018 following the Interim Council meeting.

Meeting closed at 21.08pm

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