

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 10th September 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. D. Isham
 Cllr. A. Mahi
 Cllr. Mrs. L. O'Donoghue
 Cllr. A. Ralph
 Cllr. R. Stuchbury
 Cllr. M. Try

Also present: Mrs. C. Cumming (co-opted member)
 Mrs. N. Stockill (Committee Clerk)
 Mr. P. Hodson BCC Communities Manager
 Mrs S. McMurtrie Town Planning Officer (*from minute 350/18*)

For the Town Clerk: Mrs. K. McElligott

PUBLIC SESSION

Mr Parker

18/02239/APP 6 Stowe Ave, Buckingham

Mr Parker of 6 Stowe Avenue attended to talk to Members about the above application. Mr Parker explained he had originally applied for a first floor rear extension in January 2018 and the Town Council had no objections subject to proof of adequate parking provision. Mr Parker resubmitted the application in June 2018 and the Town Council opposed the application with the comments: *"Though the first floor extension is slightly narrower than in the first (withdrawn) application, the parking remains a concern; there is no space to park more than one car; the provision of the guideline three spaces (for the acknowledged possibility of the use of the study as a 4th bedroom) within the curtilage is unfeasible."*

Mr Parker said he had resubmitted an amended plan demonstrating the comfortable accommodation of two cars out the front of the building. Mr Parker said there was no requirement for a third parking space as the extension was to be used as a study and not a fourth bedroom. Mr Parker asked Members to reconsider their opposition to the application. Cllr. Cole thanked Mr Parker for attending the Public Session and explained that the Planning committee would be consulted on the amended plan at a future date.

346/18 Apologies for Absence

Members received and accepted apologies from District Councillor Mills and Town Councillor Hiron.

347/18 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.

Cllrs. Mahi and Try declared an interest in agenda item 7.1 (18/01358/AOP Land at Lace Hill, London Road) as members of the Swan Practice Focus Group.

348/18 Minutes

To receive the minutes of the Planning Committee Meeting held on Monday 20th August 2018 to be put before the Full Council meeting to be held on 1st October 2018. **AGREED**

*Members **AGREED** to suspend discussion of agenda item 4 & 5 until later in the agenda to allow for the arrival of the Town Planning Officer.*

349/18 Action Reports

To receive action reports as per the attached list.

Noted.

349.1/18 To receive a response from Cllr. Strachan to the letters sent to Mrs. Kitchen in April obtained via Cllr. Stuchbury's Written Question

Noted.

349.2/18 To receive Mrs. Kitchen's response to two of the letters

Noted.

349.3/18 (FC Min. 163/18 refers) To discuss and agree the revised ToR for the Economic Development SubCommittee and agree a first meeting date and time.

Members **AGREED** to move the agenda item to the next meeting of Planning Committee.

ACTION PLANNING CLERK

349.4/18 (174.4/18) Anglian Water event. To discuss and agree to pay for the room hire.

Proposed by Cllr. Stuchbury and seconded by Cllr. Harvey to investigate if any local organisations were willing to host the event. A vote was taken and the results were:

In favour: 3

Against: 4

Motion fell

Cllr. Try cautioned against hosting any event on behalf of a commercial enterprise. Members **AGREED** to withdraw their interest in the event.

ACTION PLANNING CLERK

350/18 Housing Growth in the Oxbridge arc

To discuss a letter sent out by the Minister of State for Housing and agree a response (end date 14th September 2018)

The Town Planning Officer highlighted the following key aspects of the letter:

- The National Infrastructure Commission (NIC) would require delivery of up to 1 million new homes by 2050, which is supported by the Government. Part of the justification is the need to attract and retain global talent. The report notes that some companies state that had they known of housing shortage/costs and the effect on employees they would have chosen another location. The emphasis is on the global market.
- The NIC report focuses on development as key to economic prosperity, but also has a wider impact on society and on quality of life. It draws out the importance of making towns and cities better places to live, with efficient transport systems, attractive public spaces and well-connected new housing. The report stresses that throwing up utility housing to meet this, will be insufficient. Global talent can go anywhere – there must be significant quality of life in order to attract and retain such a mobile talentforce. This desire for quality of life is something that Buckingham shares.
- The report recognised the need for assured growth in infrastructure to support housing development – either through central government support,

or through measures to increase developer contribution. A key point is the deconstruction of CIL and s.106 contributions and recent restrictions on the extent of liability/or ability to amass a pool of such contributions by Local Planning Authority. It also considers larger regional development powers and use of restrictive land value calculations and compulsory purchase powers.

- The NIC seems to favour route B for Expressway to create a transport corridor. The Report cites Department of Transport Expressway Stage 3 Report – then NIC report at p. 36- *“Aligning the Expressway and EastWest Rail on the same broad corridor is also likely to be less costly and to have fewer environmental impacts compared to other options of a wholly new road, containing the impacts of severance in a single broad corridor”* further at page 36: *“If EastWest Rail and the Expressway were to be developed along the same broad corridor then, analysis of land constraints suggests that key opportunities for growth over the next 30 years could include”*:
 - The re-establishment of Milton Keynes as a development location of national significance, through the intensification and expansion of the town to a population of at least 500,000 in line with local aspirations. This presents an immediate opportunity for growth;
 - Development between Bicester and Bletchley unlocked through the combination of EastWest Rail and the Expressway, with the potential to grow to city-scale, ultimately supporting a population in the hundreds of thousands. *“This could be the first new town in over a generation.”*
- The report suggests that a proactive authority could be exempted from the five year land supply targets [and speculative development that comes from not being able to demonstrate such, as such speculative development would obviously not be part of the larger vision, which may take longer than five years to deliver; as well as not delivering infrastructure required for quality of life]

The Town Planning Officer proposed a public meeting with Ian Stewart MP and John Bercow MP.

Members discussed the need for employment areas to grow in line with housing development and suggested a positive response, acknowledging the opportunity and accepted development inline with local plans.

Proposed by Cllr. Stuchbury, seconded by Cllr. Ralph and unanimously **AGREED** for the Town Plan Officer to respond positively, acknowledging the opportunity and accepting development in line with local plans. **ACTION TOWN PLAN OFFICER**

Proposed by Cllr. Stuchbury, seconded by Cllr. Ralph and unanimously **AGREED** for Town Council Officer to arrange an early and confidential meeting with District Council and feedback to Full Council. **ACTION PLANNING CLERK**

351/18 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan

351.1/18 To receive any update.

The Town Plan Officer and Chair of Planning Committee have held early consultation meetings with Maids Moreton, Thornborough and Gawcott Parish

Councils, and more are planned. The next step will then be to form the BNDP working group before beginning public consultation.

351.2/18 To receive a report from the Chairman on the Parishes Forum held on 5th September 2018 at AVDC.
Noted.

The Town Plan Officer and members of the public left the chamber

352/18 Planning Applications

For Member's information the next scheduled Development Management Committee meetings are 13th September and 4th October 2018, with SDMC meetings on 12th September and 3rd October 2018.

To consider planning applications received from AVDC and other applications

*New applications which had no yellow notices posted on the day of the meeting are marked with **; the following proviso will accompany the response for these applications:*

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.

18/01358/AOP **

OPPOSE & ATTEND

Land at Lace Hill, London Road

Outline application with access, appearance, layout and scale to be considered for the erection of a health centre

Members noted that the floor layouts and elevations had been reversed to match the Layout Plan, (though not in the Design and Access Statement) and that a drawing showing a typical lamp standard and their positions on the access roads had been added, though this did not include the car parking areas or a light spillage diagram as requested for the previous application.

Otherwise the documentation was largely the same and Members therefore expressed the same concerns as before, but opposing the proposal as none of these had been addressed in the current application:

1. *Unless the Pharmacy & Cafe staff are expected to police the entrance lobby, anyone can reach the upper floors by lift or stairs without challenge. The Reception area is across the (open-air) courtyard and at one end of the L-shaped waiting area. Presumably the doors of the triangular lobby are automatic and sliding, and only opening onto this limb of the room, because if the other side also opens, access to the other stairs and lift is equally unsupervised.*

2. *While the doors at the bottom of the lobby stairwell open outwards, and therefore could be Fire Exits (though not so labelled, unlike the similar outward-opening door from the Renal Unit in the side elevation), the interior and exterior doors at the bottom of the Surgery stairwell open inwards. This is surely a security and fire hazard.*

3. *It is to be hoped that wheelchairs will be available in the lobby, because by the time a patient has been dropped at the front door, crossed the lobby and the courtyard, checked in at Reception and been directed to one of the furthest consulting rooms, they'll have walked c.150m.*

4. The Design Statement still gives no reason for having no windows in the main lobby area. The pharmacy on the other side of the main door appears to have a glass floor-to-ceiling panel, and there is a similar panel on the cafe side of the door, but not within the designated floor area, and the walls are otherwise solid. The back wall has a double door exit into the courtyard, but the lobby will have to be artificially lit most of the time, contrary to ¶9.1 Positioning and structure design efficiencies: ““We have introduced large, well orientated windows to reduce the reliance on artificial light during daylight.”

Members had also asked for the following information, but had received no response:

- The site should be separated from the bypass by a berm and dense evergreen planting to keep the traffic noise down;
- Paths should be wide enough for mobility scooters or wheelchairs to pass
- A drop-off area should be provided at the main door;
- The spine road (Needlepin Way) should be completed before construction starts and left open for the benefit of existing residents to relieve pressure on the only other access to this large estate;
- When considering the Care Home application (17/01940/APP) Members asked whether the medical centre car park might be available for overflow parking for events/open days; they would like to have this discussed and an answer given.
- information on how Buckingham Hospital fits into the integrated Health Hub concept would be welcome, as the medical centre does not duplicate its current role;
- the ‘preferred model’ is suited to urban areas; how is this to be adapted to a large rural catchment area with poor public transport? For example, many village buses do not run daily and/or have a two-hour window before the only return service, and having to change in the town centre to reach this medical centre may not fit, whereas access to a town centre site can be managed;
- there is a discrepancy between ¶2.2.11 – the Urgent Treatment Centre will be open 12 hours a day, seven days a week – and ¶7.7 – the building will be staffed 12 hours a day, Monday to Friday and Saturday mornings;

The following item was taken out of order for the benefit of the residents present, who had arrived too late to speak at the Public Session. Standing Orders were therefore suspended to allow them to speak.

Planning application 18/01670/ADP

Mr Partridge and Mr Simpson attended to talk to Members about the above planning application and handed out copies of information and photographs to Councillors. Mr Partridges and Simpson explained the realignment of the riverside path did not provide their properties with any privacy from passing walkers and suggested rerouting the path by making the deviation further east than Salisbury Cottages and taken north of the retained oak in a straight line.

Members AGREED to reinstate Standing Orders

MINOR AMENDED PLANS

18/01670/ADP

OPPOSE AND ATTEND (NO CHANGE)

University of Buckingham, Tingewick Road, [Hartridge site]

Approval of reserved matters pursuant to outline permission Phase 1

Reserved Matters application for Teaching Accommodation with associated car parking and landscaping

Amended Plans: Revised site plan showing realigned path to Bath Lane; landscaping and tree retention plans.

Planning Minutes (10th September 2018) Ratified 1st October 2018

page 5 of 10

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.....

Concern was expressed at the loss of privacy for the residents of Salisbury Cottage; there was plenty land available to re-route the path by making the deviation further east than Salisbury Cottages and taken north of the retained oak in a straight line. The shrubbery should be retained.

18/02684/ALB ** NO OBJECTIONS, SUBJECT TO THE HBO'S SATISFACTION

56 Well Street

Package of conservation works in the cellar

18/02722/APP **

NO OBJECTIONS

Rear Of 10 Market Square

Variation of Condition 2 of planning permission 17/04725/APP - Request Minor Material Amendment to approved application - variation of approved plans.

Condition 2 states: The development hereby permitted shall be carried out in accordance with amended Drawing Nos 17-01B and 18-02A received on 01.05.2018 and 17.05.2018. Proposed changes are as follows:

1. Changes to layout of plots 1 and 2 to allow for the creation of two duplex flats, both comprised of ground floor kitchen/living space and WC, and a bedroom and bathroom on the first floor.

2. Removal of a first floor window on north-east elevation (front) and repositioning of the two other remaining first floor windows.

3. Inclusion of four new small high windows to south-west elevation (rear) serving upstairs bathrooms and landings. The reasons are:

1. To allow for the creation of two duplex flats with retention of shared amenity space

2. To provide the inhabitants with an appropriate amount of daylight to the south-west elevation (rear)

Condition 2 to be changed as follows: The development hereby permitted shall be carried out in accordance with amended Drawing Nos 17-01D and 18-02B.

18/02735/APP

NO OBJECTIONS

51 Bourtonville

Single storey rear extension

18/02801/APP

COMMENT DEFERRED PENDING FURTHER INFORMATION

Town and Country Cars, 3 Remus House, Castle Street

Change of use from the existing Motor Sales Showroom (A1) to that of a Person Training Centre/Gym (D2). Amendments to the car parking layout, refurbishment to the existing doors and windows, erection of protective bollards to the principal elevation and the replacement of existing signage to that of the proposed gym.

It was noted that this would be the 6th gym in the town, though the Candleford Court one had not yet been installed.

Members expressed concern at the increased traffic the clientele would generate in a difficult area of Castle Street, especially if the overflow parking area on the former forecourt was utilised, cutting down the vision for traffic emerging from the rear parking area. An estimate of the increase in traffic would be appreciated.. Further details of the front elevation treatment was requested – how transparent were the window films and would there be bright lighting spilling out over the frontage, to the detriment of the area which contained a number of Listed Buildings?

Members also recommended provision of safe cycle parking to discourage car use.

The following three applications were considered together:

Planning Minutes (10th September 2018) Ratified 1st October 2018

page 6 of 10

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.....

Holland House, 11 Church Street

NO OBJECTIONS, SUBJECT TO THE HBO'S SATISFACTION

18/02866/ALB } Repairs to side gable wall
18/02867/APP } ** First floor rear extension
18/02868/ALB }

18/02932/ALB ** NO OBJECTIONS, SUBJECT TO THE HBO'S SATISFACTION

30 High Street

Replace two damaged/inoperative rear bedroom windows

18/02935/APP **

OPPOSE & ATTEND

38 Bourton Road

Two storey side and rear extension, single storey rear and front extension

Members noted that the layout was identical to the previous application, refused on grounds of scale, width, bulk and massing, and opposed as no changes were apparent.

18/02936/ACD **

NO OBJECTIONS

University of Buckingham, Hunter Street

Demolition of laundrette building and replacement with landscaping

18/02957/ACL **

NO OBJECTIONS

5 Cornwalls Centre

Application for Lawful Development Certificate for a proposed change of use from A1 (Shops) to A4 (Drinking Establishments).

Buckingham Beer Market will be a small beer shop selling craft beer and real ale from the UK and worldwide. The shop will sell both of these types of beer in bottles, cans, draft and in a takeaway format. The shop will also have a small bar area where customers can drink either from the bar or from the wide selection of bottles or cans available throughout the shop. We plan to install 2 large fridges to store the bottles and cans of beer in and we will have an electric glass washer to clean glasses. The hours of opening will be as follows: Monday – Sunday 11.00 – 22.00

Members wondered why the applicant had not taken the adjacent premises – a wine bar – which was also available, and larger, and expressed concern at the restricted size of the premises. They recommended that a trial licence period of one year be considered.

The following applications were considered together:

Land adjacent to Tesco Stores, London Road ** (all)

COMMENT DEFERRED PENDING FURTHER INFORMATION

18/02959/APP Development of a drive-thru restaurant (Class A3/A5) with associated car parking and landscaping works

18/02970/AAD Installation of 7 No building fascia signs

18/02972/AAD Installation of 1 No drive totem 2 (12m), 2 No single sided directional sign 'Right Arrow', 1 No single sided directional sign 'Ahead Arrow' and 1 No appendage on existing Tesco monument sign – (5 total)

18/02976/AAD Various site signage including 1 No gateway height restrictor, 9 No freestanding signs, 2 No banner units, 1 No side by side directional, 23 No DOT signs and 1 No play land sign

Members could see no good reason for 24-hour opening, especially as Tesco closed at midnight, and suggested that 6am to midnight would be less disruptive for the neighbouring housing. CCTV surveillance was also requested.

There was no information on the resiting of the Click & Collect booth currently occupying 12 parking spaces on this site, which together with other concessions and this proposal would remove approximately 25% of the car parking.

The entrance roundabout on the A413 would also be serving 50% of the residents of Lace Hill, customers and deliveries for the Lidl, Premier Inn, Beefeater and Costa, and the Care Home and proposed medical centre. Members questioned the adequacy of the access arrangements and the effect on the bypass roundabout. A traffic impact assessment was requested.

To aid direct pedestrian access from the town, the surfacing of the desire line path in the embankment facing the bypass – included in previous Tesco proposals but not implemented – should be added to the plan.

McDonalds should also consider employing litter-picking staff in a wide area centred on the restaurant and possibly sponsored litterbins (their responsibility to empty) fitted to separate recyclable and non-recyclable containers.

18/02984/AAD

NO OBJECTION SUBJECT TO CONSERVATION AREA OFFICER SATISFACTION

Buckingham Ford, Ford Street

Erection of 1500 x 2450mm Freestanding entrance feature and Dealer name and service

18/03047/APP **

NO OBJECTION

4 Chandos Close

Proposed single storey side/rear extension and a proposed pitched roof over the existing garage

18/03077/APP **

NO OBJECTION

2 Lark Close

Rear single storey extension. Extension and repositioning of garden fence

18/03088/APP **

OPPOSE & ATTEND

Land adjoining 2 Bourtonville

Erection of a new detached 3 bed dwelling

Members were supportive of the additional social housing but noted that the similar garden development opposite (1a Bourtonville, 06/01920/APP) had led to on-street parking too close to the corner on a narrow bus route already obstructed by parked cars and much used by school pupils.

Members suggested that a TRO to prevent parking so close to the junction as to restrict the vision of emerging drivers be obtained before this additional development was sanctioned.

The loss of the wooded aspect of the corner plot was also regretted.

18/03101/APP **

NO OBJECTION

Ring Road Garage, Gawcott Road

Change of use from commercial to residential. Erection of bungalow and detached garage (Space)

The following **Minor Amendments /Additional Information** had been received:

17/00746/APP

Former Railway Station Site, Station Road

Erection of a new student accommodation (C2) building including ground floor parking with associated landscaping and access

Amended details of path arrangements, and accompanying letter

Planning Minutes (10th September 2018) Ratified 1st October 2018

page 8 of 10

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.....

Members felt the wording of the letter was not entirely clear and asked for clarification of what aspect of an s25 was to be implemented and that the future status of the footpath be stated unequivocally.

For information only, as the application has been decided:

18/02126/APP

University of Buckingham, Verney Park, London Road

Installation of Portakabin

University of Buckingham

Amended Plan: parking layout per request from Highways.

Not for consultation, for information only (decision made 31/8/18, see below)

18/A0638/NON

Roseway, Stratford Road

Non Material Amendment sought on planning permission relating to proposed demolition of existing rear extension and erection of a single storey rear extension.

Wakeman

Amendment: Addition of a 0.5m overhang to the front of the approved extension

353/18 Planning Decisions

353.1/18 To receive for information details of planning decisions made by AVDC as per 'Bulletin' and other decisions.

		BTC response	Officer
Approved			
recommⁿ.			
18/01841/ACL 21 Woodlands Cres.	Rear dormer and loft conversion		
Oppose & Attend			
18/01842/ALB 21 Woodlands Cres.	Conv.Loft & 2 dormers to front roof		
Opp. & Attend Approval			
18/01864/APP 19 Lenborough Rd.	2-st & single storey rear extension		
No objections*			
18/02205/APP 6 Bourton Rd.	Raise link roof to match extension (retrosp)		
No objections			
18/02206/ALB 6 Bourton Rd.	Raise link roof to match extension (retrosp)		
No objections			
18/02126/APP Verney Park	Installation of Portacabin		
Opp. & Attend Approval			
*changed from Oppose & Attend last meeting			

Withdrawn

18/01753/ALB 11 Church St. Replacement of 7 windows No objections
There is no indication that this work has been amalgamated with the applications above.

Not Consulted on:

Approved

18/A0628/NON Roseway, Stratford Rd. Amendment to 18/00638/APP n/a

353.2/18 Planning Inspectorate

An appeal has been lodged on the grounds of non-determination of application 17/02112/AOP: Outline application with access, appearance, layout and scale to be considered for the erection of a health centre on land at Lace Hill.

Details attached – 5 weeks from 23rd August is 27th September.

Noted.

354/18 Development Management Committee

354.1/18 Strategic Development Management (22nd August 2018)
no Buckingham applications

354.2/18 Development Management (23rd August 2018): To receive a report on
354.2.1/18 18/01841/APP 21 Woodlands Crescent; Installⁿ. 2 dormers to front
roof . *Note: 18/01841/ACL was approved on 31st August 2018*

Noted.

354.2.2/18 18/02126/APP U. of Buckingham, Verney Park;
Installⁿ. Portakabin building

Noted.

355/18 Enforcement

355.1/18 August 2018 update tabled.
Noted.

355.2/18 To report any new breaches
There were no new breaches reported.

356/18 S106 update

To receive the September update from AVDC; BCC had nothing to add this quarter
Noted.

357/18 (299/18) Tingewick Road bypass roundabout

To discuss inviting Mr. Steve Essam (BCC) to a meeting to brief the Committee on
highway works on the A421 roundabout and to ask for oversight of the Method
Statement regarding the s278 works relating to the bypass, footpaths, and any
other related matters within the County Council's remit in this area at Cllr.
Stuchbury's request.

Members **AGREED** for the Planning Clerk to arrange a meeting between Mr Essam
and Members of the Planning Committee.

ACTION PLANNING CLERK

358/18 Matters to report

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

Members discussed the new one way system on Addington Road New road and
AGREED for the Planning Clerk to write to Highways suggesting clearer road
markings.

359/18 Chairman's items for information

360/18 Date of the next meeting: Monday 8th October 2018 at 7pm.

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Meeting closed at 10pm.

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