

Minutes of the **PLANNING COMMITTEE** meeting held on 8th October 2018 at 7.00pm in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

Present:

| | |
|--------------------------|----------------------|
| Cllr. M. Cole | (Chairman) |
| Cllr. P. Hirons | (Vice Chairman) |
| Cllr. D. Isham | |
| Cllr. A. Mahi | |
| Cllr. Mrs. L. O'Donoghue | |
| Cllr. A. Ralph | |
| Cllr. R. Stuchbury | (from minute 410/18) |
| Cllr. M. Try | |

Also present: Mrs. C. Cumming (co-opted member)
 Cllr. M. Smith
 Mr. P. Hodson Town Clerk
 Mrs. N. Stockill (Committee Clerk)
 Mrs. K. McElligott
 Mrs S. McMurtrie Town Plan Officer
 Cllr. W Whyte County Councillor

Please note that the meeting was preceded by a Public Session in accordance with Standing Order 3.f.

PUBLIC SESSION

Alison Walker Wates Developments
 John Lieberman Wates Developments
 Jenny Marshal Wates Developments
 Planned works on land South East of Osier Way, Buckingham.

Ms. Walker explained that Wates hoped to submit a pre-application to AVDC to coincide with the emerging Vale of Aylesbury Plan, in anticipation of its adoption in March 2019. A public consultation has been arranged for Thursday 18th October 2018 3-8pm in Villiers Hotel, Buckingham.

Cllr. Hirons stated that AVDC Vale of Aylesbury Plan had not been formally adopted and therefore the Buckingham Neighbourhood Development Plan carries maximum weight at the moment.

Cllr. Cole asked Wates to arrange a second public consultation and advertise well in advance to allow residents sufficient notice to attend. Cllr. O'Donoghue expressed concern that Wates had chosen a venue (Villiers Hotel) that was not DDA compliant.

Cllr. Smith asked where Wates believed all of the new residents would work and Wates explained there were a number of industrial buildings close to the site and many within the local area.

Cllr. Hirons asked what percentage of affordable housing they were proposing, adding that Buckingham Town Council was unlikely to look favourably on any application with affordable housing allocation below 35%. Wates confirmed they would comply with the most recently adopted local plan.

Cllr. Ralph expressed concern that there appeared to be no safe pedestrian access across the A421, posing a serious issue for residents wanting to cross the bypass to walk to school or the town centre. *Wates confirmed there would be plans for a Toucan crossing across the A421 from Gawcott Fields to Embleton Way.*

Mrs B. Bissell of Gawcott Fields attended to listen to Wates's planned works on land South East of Osiers Way, Buckingham, and expressed disappointment at not having been notified of tonight's presentation.

Mrs Bissell and Members of Wates Development left the Chamber at this point.

Former site of Clay's Butchers, 6 Market Hill Buckingham. Part demolition and internal alterations of retail/business accommodation along with change of use from office to residential for the purpose of student letting.

Mr C. Rogers of Brink Architect informed Members that his client was still waiting for a written response from AVDC regarding their pre-planning application submitted in July 2018. Mr Rogers tabled plans for the conversion of the former premises of Clay's Butchers, highlighted the following points:

- The former shop floor would be opened up, incorporating the adjacent former estate agents, to create a larger retail area providing deli and cheese counters, and a hot food counter offering meat products from the butchery.
- The inner courtyard is to be cleared of ramshackle buildings to reveal historic building materials, doors and windows, and include a new deli preparation area.
- The old abattoir is to be converted into a new commercial kitchen creating ready meals and other food products to service local pubs, restaurants and the wider Brackley Butchers Group.
- The Old Courtyard is to be opened up onto Market Hill, creating a safer environment for pedestrians and bringing customers into the new retail space. The Old Slaughterhouse is to be demolished and a new retail section built in its place. Mr Rogers explained the new build would help with the sustainability and viability of the site.
- The remaining outbuildings are to be converted into toilets, offices and food stores. Mr Rogers confirmed that none of the listed buildings or historic fabric are to be demolished or removed; the team is working hard with conservation officers to ensure the client's requirements are squeezed into the fabric of the building.

Mr Rogers highlighted that the first and second floor (previous offices) would be converted into flats to service the established need for town centre student accommodation at Buckingham University. Mr Rogers said the student accommodation was essential to the diversification and sustainability of the proposed butchers, and as such they believed that varying the use class is necessary to achieve a viable retail offering.

Ms. Behan of Brackley Butchers described the group's aspiration to run small butchery workshops and demonstration from the retail space at 6a Market Hill.

Mr Rogers said they would be installing cycle racks and bin stores to the rear of the site.

Cllr. Cole thanked Mr. Rogers, Mrs Behan and Mrs Gulliver for attending to speak to Members on their plan for the site.

Members of public left the chamber at this point.

Town and Country Cars, 3 Remus House, Castle Street

Mr. R. Roach spoke to Members on the above application explaining that the existing wooden fascia sign would be replaced with a new dark blue acrylic formed fascia sign containing wording 'Intent2Improve' on two sides in colours white and yellow and opaque window films to external windows in grey and dark grey. The window film was to protect the privacy of clients and avoid any distraction to passing traffic and pedestrians

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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.....

Mr Roach confirmed that clients would visit the premises by appointment only and he could accommodate a maximum of 16 members at one time. Mr Roach said that he anticipated some of his clients would car-share, cycle or walk to their appointments. Mr Roach explained he would be investing in collapsible parking bollards for the front of the premises to provide temporary private parking for clients, ensuring the provision of 16 car parking spaces (there are 5 parking bays on the other side of Castle Street). There were no plans to install cycle racks but he would take this under consideration following consultation with AVDC. Mr Roach confirmed that he had viewed and discounted other town locations including Candleford Court and Buckingham Industrial Estate. Members thanked Mr Roach for attending and explained that his application would be discussed later in the agenda (407/18).

18/03088/APP

Land adjoining 2 Bourtonville

Mrs B. Farmer spoke to Members on her concerns regarding the above application. Cllr. Cole explained that the application was discussed by Committee on the 10th September 2018 and Members had agreed to oppose and attend the planning application with the following comments: *"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."

Cllr. W. Whyte

County Councillor Whyte informed Members of his recent meeting with the Cabinet Member for Planning, Peter Strachan, where he'd highlighted Buckingham's ongoing planning concerns with developments on the Moreton Road and Maids Moreton.

Cllr. Whyte had also met with the Environment Agency that afternoon over the pollution incident; they were looking to engage with local residents over the coming months. They are still in a phase of monitoring, assessing impacts and collecting evidence but were moving into a recovery stage which will be a far larger project and will look at the fishery as a whole. Cllr Why reported that the Environment Agency would be hosting a stakeholder engagement day in Buckingham where they will speak to local residents and those affected by the pollution incident.

AGENDA

402/18 Apologies for Absence

Apologies were received and accepted from Cllrs. Harvey and Stuchbury.

403/18 Declarations of Interest

There was no declaration of interest.

404/18 Minutes

To receive the minutes of the Planning Committee Meeting held on Monday 10th September 2018 ratified at the Full Council meeting held on 1st October 2018.

AGREED

405/18 Vale of Aylesbury Plan

(Inspector's report available at

https://www.aylesburyvaledc.gov.uk/sites/default/files/page_downloads/ED166%20Inspector%27s%20Interim%20findings%2027%20August%202018.pdf)

The Town Plan Officer outlined the Inspector's interim findings as follows:

The Inspector has recommended an increase to the VALP housing numbers from 27,400 to the recommended 33,300. The Inspector has indicated that if housing figures were not increased then the plan may not be considered sound.

Local plans should contain contingency figures for emerging infrastructure plans such as the Oxford to Cambridge Expressway.

Mrs. McMurtrie also noted that affordable housing had not been referenced within the inspector's interim report. Therefore, the provision of affordable housing could be fixed at AVDC's 25% and any refresh of the Buckingham Neighbourhood Development Plan would have to be in accordance with VALP's percentages.

The Inspector made suggestions that North Buckinghamshire had not been allocated a proportionate amount of housing development and that Milton Keynes and surrounding towns e.g. Winslow and Buckingham should take more housing development. The Inspector further suggested that villages were not taking enough housing and was of the view that development brought sustainability and viability to villages and this was not being given due prominence in the VALP.

Members thanked the Town Plan Officer for attending the meeting.

The Town Plan Officer and Cllr. Whyte left the chamber at this point.

406/18 Action Reports

To receive action reports as per the attached list.

Noted

407/18 Planning 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.

These applications were considered together and taken out of agenda order for the benefit of the applicant who was present at the meeting.

Town and Country Cars, 3 Remus House, Castle Street

18/03438/AAD **

NO OBJECTIONS

Remove an existing wooden fascia sign and replace with a new dark blue acrylic formed fascia sign containing wording 'Intent2Improve' on two sides in colours white and yellow and opaque window films to external windows in grey and dark grey

18/02801/APP Amended Plans

NO OBJECTIONS (CHANGE)

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.

Amended plans: Window frosting details; Justification statement; response to BTC comments.

Members' response (20th August) had been COMMENT DEFERRED PENDING FURTHER INFORMATION.

Members still had concerns about the parking arrangements, and agreed to change their response to No Objections (to both applications) providing some cycle parking was installed, which would hopefully reduce car use.

Agenda order was resumed

17/04401/APP

NO OBJECTIONS (with proviso)

67 Moorhen Way

Erect a 2.3m fence at the rear of property (retrospective)

Members noted that the neighbouring properties had achieved the same height with trellis or greenery topping the standard 1.8m fence, and agreed not to object providing the garish colour of the fencing was moderated to match the rest of the boundaries along the cyclepath.

18/02798/APP

NO OBJECTIONS

10 Bath Lane

Proposed demolition of existing outbuildings and construction of new outside store (part retrospective).

18/03118/APP

NO OBJECTIONS

11 Bernardines Way

Loft conversion and single storey rear extension.

18/03140/APP

NO OBJECTIONS (with comments)

National Westminster Bank plc, Market Hill

Conversion of part of the lower ground floor to provide a one-bedroom flat within the lower ground floor level of former NatWest Bank building including associated external works.

Members noted that space was provided for bin storage, though bag collection had been agreed for the other 8 flats (18/00328/APP) and as permission had not been sought for carving a site entrance through the boundary wall it was not clear whether this was a temporary or permanent access.

As natural light for the proposed flat was limited and the design of the courtyard fence was not specified, it was suggested that picket-style or other open pattern would be advantageous.

18/03393/APP **

NO OBJECTIONS

10 Mare Leys

Two storey side extension

Cllr. Try declared an interest in the following application and did not vote.

Minor Amendments

18/02828/APP

NO OBJECTIONS (change)

6 Wharf View

Two storey front extension

Minor Amendment: Daylight analysis showing effect on neighbouring property, and car parking plot to show adequate space for 3 vehicles.

Members' response (20th August) was OPPOSE & ATTEND.

Though the parking layout was awkward it accommodated three vehicles, and Members agreed to withdraw their opposition.

Not for consultation**18/03197/ATP****NO OBJECTIONS**

Land adj. Tingewick Road

Felling of one sycamore tree due to significant basal cavity with Kretschmaria
duesta present**408/18 Planning Decisions**To receive for information details of planning decisions made by AVDC as per
'Bulletin' and other decisions.

| | | BTC response | Officer recommⁿ |
|---------------------------------------|--|-------------------------|---------------------------------------|
| Approved | | | |
| 18/02474/APP 4 Manor Gardens | Replacement balcony | No objections | |
| 18/00645/APP | Twisted Chimney Ho. Replace extension; internal refurbish. | No objections | |
| 18/00646/ALB | | No objections subj.HBO | |
| 18/02517/APP 4 Moreton Drive | Part single storey side extension | No objections | |
| 18/02666/APP | White Hart Hotel Replace unsound metal fire escape | No objections | |
| 18/02667/ALB | | No objections subj.HBO | |
| 18/02698/ALB St Peter & St Paul's Ch. | Replacement noticeboard | No objections | |
| 18/02764/APP 6 Tyrell Close | Single storey side extension | No objections | |

Refused

| | | | |
|--------------|-----------------|----------------------------|--|
| 18/01953/APP | 40-41 Nelson St | New shopfront and lighting | Deferred pending details of lighting and signage |
| 18/01955/ALB | | | |

409/18 Development Management Committee409.1/18 Strategic Development Management
(12th September 2018 *Cancelled* and 3rd October 2018 *Cancelled*)409.2/18 Development Management
(13th September 2018 *No Buckingham appl^{ns}* and 4th October 2018 *No Buckingham appl^{ns}*)**410/18 Enforcement**410.1/18 Members received and noted the August update from Cllrs. Mills &
Stuchbury410.2/18 To report any new breaches
There were no new breaches to report.**411/18 (349.3) Economic Development Working Party**

Members received and discussed the revised Terms of Reference.

*Cllr. Stuchbury entered the Chamber at this point in the agenda.*The following amendments were proposed by Cllr. Smith, seconded by Cllr.
Stuchbury and unanimously AGREED:Paragraph 3 to read "That Members of organisations with an interest in the
Economic Development of Buckingham are co-opted onto the Working Group."

Paragraph 11 to be deleted.

Paragraphs 14 and 15 are to be combined.

Paragraph 17 should refer to Task and Finish Groups.

Paragraph 13 to read "The Office will provide a Clerk.." **ACTION TOWN CLERK**

412/18 Correspondence

412.1/18 Member received a letter from The Buckingham Society and **AGREED** the new deputy co-optee Mr. Roger Newall.

412.2/18 Members received a letter from Buckingham West End Bowls Club and **AGREED** to invite a representative to a future meeting of the Planning Committee.

ACTION PLANNING CLERK

413/18 Matters to report

Members noted and discussed failing road surfaces alongside the Buckingham bus stand and along the bypass between Bourton Road roundabout and Page Hill.

414/18 Chairman's items for information

Cllr. Cole informed Members he would be viewing plans for the University of Buckingham's quadrangle on Friday 12th October 2018 alongside Cllr. Whyte and Cabinet Member Peter Strachan.

415/18 Date of the next meeting:

Monday 29th October 2018 following the Interim Council meeting.

Meeting closed at 21.11pm.

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