

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 29<sup>th</sup> October 2018 at 7.30pm following an Interim Meeting of the Full Council 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	
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 Town Clerk  
Mrs. K. McElligott

**461/18 Apologies for Absence**

Members received and accepted apologies from District Councillor T. Mills and County Councillor C. Clare.

**462/18 Declarations of Interest**

There were no declarations of any personal or prejudicial interest on this agenda.

**463/18 Minutes**

The minutes of the Planning Committee Meeting held on Monday 8<sup>th</sup> October 2018 to be put before the Full Council meeting to be held on 19<sup>th</sup> November 2018 were **AGREED**.

**464/18 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan**

The Chair reported that current timescales may not see the VALP reach any conclusion until April 2019. The Town Planning Officer had noted that his submission to the Examination on affordable housing had not been included as promised 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 developments. Cllr. Stuchbury spoke in favour of an early meeting with AVDC's Planning department to discuss the allocation of any additional housing across the Vale.

**465/18 Action Reports**

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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 .....

465.1/18 Economic Development Group – Cllr. Harvey expressed a desire to see the Group established, as ratified at the last meeting of the Planning Committee.  
**ACTION TOWN CLERK**

465.2/18 (Public session, 8/10/18) Members received and discussed a reply from AVDC Forward Plans. The Planning Clerk explained the proposed 420 homes on the land off Osier Way did not come with any accompanying community facilities and fears were the site could become a dormitory estate. In contrast Lace Hill had 696 houses and came with a primary school and sports and community centre. Cllr. Stuchbury said development should be sustainable and meet the needs of the local community and those moving into the area. Cllr. Cole stated that the BNDP carried full weight until the new VALP is approved and therefore Wates Developments would have to delay in applying or accept the BNDP's 35% affordable housing if they intend on applying sooner. Members were in agreement that the Council should oppose any developments that were isolated from the town, without any community facilities in place. Cllr. Stuchbury said this was a clear reason for why Town Councils should be involved in section 106 discussions..

Proposed by Cllr. Stuchbury, seconded by Cllr. O'Donoghue and **AGREED** for the Planning Clerk to write to Planning Officers at AVDC asking for a discussion on the section 106 arrangements for the proposed development on land off Osier Way.  
**ACTION PLANNING CLERK**

**466/18 Planning Applications**

**18/03451/APP** **NO OBJECTIONS**  
 1 Naseby Court  
 Single storey front and rear extension, including new roof over garage, overhand [*sic; maybe overhang as previous application*] and internal modifications.

**18/03465/APP** **NO OBJECTIONS**  
 8 Busby Close  
 First floor side extension  
*Members noted that there was no application form on the website.*

*The following three applications were considered together:*

National Westminster Bank plc, 2 Market Hill  
**18/03474/APP** **COMMENT DEFERRED**  
 Change of use of the above property from a Class A1 (retail) use to a mixed Class A1/A3 use (coffee shop), together with external shop front alterations and the implementation of 2No air conditioning condenser units and 4No replacement windows to the rear of the property.  
*Concern was expressed at the positioning of the air conditioning units in the yard to the rear, and the effect on the amenity of the resident of the basement flat in particular, but also the residents in the flats above; they asked for an EIA to be carried out.*

*Members also asked that containers and tableware be recyclable or reusable, and that litter bins be provided by the applicant.*

**18/03475/APP****OPPOSE & ATTEND**

Change of use of land from public highway to an outdoor seating area

*Members strongly objected to the acquisition of public highway when a pavement licence might suffice, but also pointed out that this particular footway was too narrow to accommodate tables, chairs and protective barriers AND allow pushchairs, wheelchairs and mobility scooters to get past and to access the adjacent pedestrian crossing.*

**18/03476/AAD****OPPOSE & ATTEND**

1№ illuminated fascia sign and 2№ illuminated projecting signs

*Information had been requested on the exact nature of the illumination of the signs; if internal it was not permitted in the Conservation Area. CA guidelines also stipulated that projecting signs be swing panels rather than rigid.*

*The remaining applications had no yellow notices posted on the day of the meeting; 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.”*

**18/03593/APP****OPPOSE & ATTEND**

Bromley, Stratford Road

Partial demolition of rear corner of the rear outrigger of the main house (2 storeys) and demolition of the single storey rear side extension. Construction of a part 2 storey to the rear and side and a part 1 storey extension to the side (between the 2 storey part and the main house)

*Members felt the proposal was overdevelopment, and the flat roof did not comply with the principles described in the Buckingham Vision & Design Statement though the house was within the Conservation Area, and the box-like first floor extension would be clearly visible from the newly approved Care Home due to its height.*

**18/03597/APP****OPPOSE & ATTEND**

9 Portfield Way

Proposed first floor front, part two storey, part single storey side/rear extensions

*Members felt that the new application did not adequately address the reasons for refusal of the previous application (18/00847/APP) and opposed on the grounds of overdevelopment and detrimental effect on the uniformity of the street scene.*

*The following two applications were considered together*

**18/03647/APP****& 18/03648/ALB****NO OBJECTIONS**

6 Market Hill

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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 .....

Partial demolition and internal alterations of retail/business accommodation along with change of use from office to residential for the purpose of student accommodation.

**AMENDED PLANS**

**18/02744/APP**

**OPPOSE & ATTEND (no change)**

35 Woodlands Crescent

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

*Amendments: depth of the rear dormer reduced, but reasonable size for the bedroom maintained by re-siting the staircase; clapboard cladding added to the rear dormer elevation.*

*Members felt that the proposal was still too big for a semidetached bungalow, making the overall building lopsided, and affecting the amenity of the neighbours; they declined to change their previous comment.*

**467/18 Planning Decisions**

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

467.1/18 Approved

		<b>BTC response</b>	<b>Officer recomm<sup>n</sup></b>
18/02801/APP	Town&Country Cars	Ch/use A1 retail → D2 gym	No objections
18/02866/ALB	Holland House	Repairs to side gable wall	No objections, subj.HBO
18/02867/APP	} 11 Church Street	First floor rear extension	No objections
18/02868/ALB		First floor rear extension	No objections, subj.HBO
18/02936/ACD	University, Hunter St.	Demolition of laundrette	No objections

**Refused**

18/02239/APP	6 Stowe Avenue	First floor side and rear ext'n	Oppose & Attend
18/02957/ACL	5 Cornwalls Centre	Ch/use to A4 (Beer shop)	No objections
<i>Does not satisfy the conditions for ACL, full planning permission required.</i>			
18/02828/APP	6 Wharf View	Two storey front extension	Changed to No Objections last meeting (from Oppose & Attend)

467.2/18 Not Consulted on:

**Approved**

18/02432/ATP	(Maids Moreton Ave)	Maintenance to various trees	No objections
18/03197/ATP	Tingewick Road	Fell diseased sycamore tree	No objections

**Refused**

17/03432/ATP	Land off Chandos Rd.	Fell 4 yew & 1 Portuguese Laurel	Oppose
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**Split decision**

18/02459/ATP	Land off Chandos Rd.	Fell 1 Yew	Oppose
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**Refused**

		Crown lift 7 limes; prune 1 beech	Oppose
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**Approved**

*Recommendation for the Refused & Split/Refused: resubmit a revised landscape plan & schedule under original application 16/01413/APP, as these trees were originally marked for retention.*

**467.3/18 Planning Inspectorate**

18/00928/APP Land adj. Little Oaks, Brackley Road; Conversion of garage to residential. Appeal against Refusal.

Noted.

**468/18 Development Management Committee**

468.1/18 Strategic Development Management (26<sup>th</sup> October 2018)

16/03302/APP Grand Junction Care Home *Decision following deferral for s106 agreement.* Cllr. Stuchbury reported concern that the Development Management Committee did not concentrate on the detail of what they were there to discuss.

468.2/18 Development Management (25<sup>th</sup> October 2018) *No Buckingham applications.*

**469/18 Enforcement**

469.1/18 September update Not received.

469.2/18 To report any new breaches

Cllr. Harvey reported full advertising boards in the two side windows at Buckingham Barbers, Market Hill.

Cllr. Cole reported a proliferation of open refuse sacks outside of Dominos Pizza causing a public health concern. Cllr. Harvey explained that the Town Council's Estates Manager was in conversation with the landlords and recommending that commercial refuse bins should be installed.

**470/18 Streetnaming – response to FoI Request (land adj. to Verdun)**

To discuss the response from AVDC, and agree any further action.

Members **AGREED** for the Planning Clerk to write to Cllr. Peter Strachan asking for Buckingham Town Council to be involved in the naming of future streets in Buckingham **ACTION PLANNING CLERK**

Cllr. Cole reported a number of damaged bollards to be forwarded onto the Planning Clerk to report to Transport for Bucks

**ACTION PLANNING CLERK**

**471/18 Matters to report**

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

Noted.

**472/18 Chairman's items for information**

North Bucks Parishes Planning Consortium.

Cllr. Hiron asked Members to forward on any local concerns to be raised with Cabinet Member, Peter Strachan who would be attending the next meeting..

Cllr Stuchbury suggested greater transparency over developers' responsibility regarding site drainage, referencing the two attenuation basins at Lace Hill, where the employment area basin fed into the housing area basin which was

the responsibility of the management company, effectively causing residents to subsidise the commercial occupants..

**473/18**      **Date of the next meeting:** Monday 26<sup>th</sup> November 2018 at 7pm

Meeting closed at: 21.01

Chair..... Date.....

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