

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 26th November 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	
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)

Invited Guests: Mrs. L. East }
Mr. I. Jones } Buckingham West End Bowls Club

For the Town Clerk: Mrs. K. McElligott

The meeting was preceded by a Public Session in accordance with Standing Order 3.f.

PUBLIC SESSION

Mr. P. Holland of Lenborough Road, Buckingham

Mr Holland attended the public session to object to plans to be discussed within item 4 of the evening's meeting (West End Bowls Club). Mr Holland drew Councillor's attention to his concerns relating to potential loss of natural daylight to his property, lack of privacy to the back garden. The proposed positioning of the clubhouse would be overlooking his property and five other cottages along Lenborough Road. Mr Holland objected to the club's proposed access point and ambiguous dimensions of the clubhouse. Mr Holland asserted that the green space at Embleton way was a well-used public facility and should not be portioned out to private clubs.

Cllr. Cole explained that the West End Bowls Club were attending tonight's Planning meeting to present their future plans and no formal planning application had been submitted for consultation by the Town Council.

519/18 Apologies for Absence

Members received and accepted apologies from County Councillors Whyte and Clare and District Councillor Mills

520/18 Declarations of Interest

Cllr. Harvey declared a personal interest in agenda item 7.6 (18/03954/APP Summerhouse Hill) as a friend of the applicant.

521/18 Minutes

The minutes of the Planning Committee Meeting held on Monday 29th October 2018 and ratified at the Full Council meeting held on 19th November 2018 were received and noted.

522/18 (412.2/18) Buckingham West End Bowls Club

Mrs East explained why the club needed to move from their current location on the Brackley Road; the building was in need of repair and prone to flooding. She noted that the club had gained planning permission for a single dwelling but were awaiting confirmation of Section 106 agreements with AVDC. The club had considered various locations across Buckingham and in early 2018 AVDC had proposed a new build on the Embleton Way open space. Mrs East also commented that AVDC confirmed that the building would need to remain available as a community facility and that the club had always been committed to opening the building to other groups.

Mrs East finished by saying that the Bowls Club was very keen to investigate any potential sites in Buckingham. Cllr. Harvey suggested the derelict site next to the cricket ground on Bourton Road and Mrs Cumming supported the suggestion .

Proposed by Cllr. Stuchbury, seconded by Cllr. Try and unanimously **AGREED** for the Town Clerk to furnish West End Bowls Club with details of the landowner of the rough ground between Bourton Road Cricket Ground and the electricity substation.

ACTION TOWN CLERK

Members of the public left at 19.36

523/18 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan

Cllr. Stuchbury spoke in favour of creating a consultation framework for post-VALP planning..

The Chair of the Planning Committee had 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.

524/18 Action Reports

524.1/18 Members received the action report.

Ford Meadow - Members **AGREED** to allow Cllr. Stuchbury to follow up with District Officers.

ACTION CLLR. STUCHBURY

UoB Public Right of Way - Cllr. Stuchbury explained that Environment Committee had tasked the Town Clerk to write a report on the process of establishing a formal right of way and on the progress made so far, so that the Council can move forward on establishing a right of way legally (*minute 441/18*). Cllr. Harvey referred to Colin Stocker's email of the 21st May 2018 (*PL/02/18 117/18*) to clarify if the Planning Clerk had been in further correspondence with the University. The University's Estates Manager had been invited to attend a Planning Committee meeting to discuss the application but no response had been received. The Town Clerk would be bringing back a report to the next meeting of Full Council. Members **AGREED** for the Planning Clerk to review Mr Stocker's letter of the 21st May 2018 and clarify the extent of their offer.

ACTION PLANNING CLERK

524.2/18 To receive for information data on minimum room size

Noted

525/18 Planning Applications

For Member's information the next scheduled Development Management Committee meetings are 13th December 2018 and 10th January 2019, with SDMC meetings on 14th December 2018 and 9th January 2019.

18/03777/ALB **NO OBJECTIONS** subject to the HBO's satisfaction
Old Brewery House, 4 Castle Street
Replace existing windows (beyond repair) with new double glazed windows

18/04141/ALB **NO OBJECTIONS** subject to the HBO's satisfaction
The Barbers, 10 Market Square
Reduction in height and repair of boundary wall to restore the structural integrity

18/004176/APP **NO OBJECTIONS**
2 Well Street
Construction of dormer on the rear pitched roof, replacement of existing single glazing panes with new "double/thin" glass units in the front, sash windows

The following two applications were considered together:

18/04197/APP 18/04198/ALB **NO OBJECTIONS (see comment)**

Lloyds Bank, 19 Market Square
Proposed new level access into the branch comprising of new internal ramp, steps and associated works including the removal of the existing external entrance step, lowering of the internal floor and alterations to the existing external doors

Members welcomed the adaptation of the premises, but pointed out that the position of the proposed lower counter meant that disabled users not only had to make two right-angle turns to achieve the banking floor, but also had to cross any queue for the other two cashiers, and suggested that the dropped counter be the one to the furthest right – next to the access door to the area behind the counters – which was directly opposite the entrance and therefore less trouble to all users.

These applications had no site notice posted at the date of the meeting, and Members comments will be preceded by "Members' response was agreed before the application had been advertised in the neighbourhood. If, after the statutory 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."

The following two applications were considered together:

18/04210/APP & 18/04211/ALB **NO OBJECTIONS** subject to the HBO's satisfaction

Bourton Mill and Leisure Club, Bourton Road
Single storey extension to existing leisure centre

18/04235/AAD **OPPOSE & ATTEND**

Tesco Stores, London Road
Alternative signage suite to include digital signs; various site signage including 5 No freestanding signs, 2 No banner units, 23 No DoT signs, 1 No digital booth screen and 2 No Playland signs

Members felt that the number of signs was excessive for a proposal as yet without approval; particular criticism was levelled at the double-sided banner signs which are nearly 5m long as being inappropriate at the entrance to a market town. Other McDonald's sites with more restrained treatment were instanced as fitting examples.

18/04368/APP **NO OBJECTIONS (see comment)**

59 Westfields
Single storey side extension

Members noted that there was no indication of the number of bedrooms in the premises, so adherence to the guideline parking accommodation could not be verified; this was left for the officer to check.

AMENDED PLANS

18/01670/ADP

Buckingham University, Tingewick Road

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

Amendment: attenuation tank moved away from tree; this is the final unaddressed concern Members have raised with this application.

*Proposed by Cllr. Ralph, seconded by Cllr. Hiron, and agreed unanimously that all concerns had been addressed and the former response of OPPOSE & ATTEND be withdrawn and **NO OBJECTIONS** substituted.*

Not for consultation:

18/04149/ATP

OPPOSE

1 Manor Gardens

T1 – Crown lift oak tree to allow more light in to the garden and balance canopy

Members were concerned about the ownership of this tree which did not appear to be on the applicant's property, the reason for the work, and the unstated extent of the crown lift.

18/04230/ATC

10 West Street

T1 - small leaved lime: Raise crown to approx. 5m, pruning branches touching garage

Note: AVDC approved this notification on 3rd December

18/04233/ATP

OPPOSE

35 Constance Street, MK18 7RH

T1 – ash: crown raise by 4m to give clear way for footpath

Members acknowledge this is a bridle path, but felt raising the crown by 4m was excessive.

To receive for information the results of the email poll caused by the AVDC officer's request that the Committee revise its OPPOSE & ATTEND responses to

NatWest Bank, 1-2 Market Hill

18/03475/APP

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

18/03476/AAD

1 No illuminated fascia sign and 2 No illuminated projecting signs

All Members who responded were not in favour of any revision of the responses. The Case Officer had been informed.

Noted.

526/18 Planning Decisions

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

Approved		BTC response	Officer recomm ⁿ
18/02554/ACL 1-2 Market Hill	Lawful use as A1 (from A2)	No objections	
18/02684/ALB 56 Well Street	Conservation works in cellar	No objections(subj.HBO)	
18/02984/AAD Buckingham Ford	New dealer signage	No objections	
18/03011/APP 11 Bernardines Way	Loft conversion and rear extension	No objections	
18/03077/APP 2 Lark Close	Rear s/st. extn & reposition fence	No objections	

Withdrawn

18/01744/APP Coach House, Wharf Yd. Ch.use&Extension→4 dwellings Oppose & Attend

Not Consulted on:

Split Decision

18/02483/ATP The Oaks, 7 Manor Gdns.

T143 Oak; 3m crown reduction

Refused

T141 Lime; 6m crown reduction

Refused

T149 Lime; 6m crown reduction

Approved

} No objections

Reasons for refusal: The supporting documents with the application state the trees are in decline, but the councils inspection found decline to be slight and the trees otherwise appear in reasonable physiological condition. No other evidence or reasons to support the works were given. The works are therefore considered unnecessary, unjustified and harmful to the health and amenity value of the trees.

527/18 Development Management Committee

527.1/18 Strategic Development Management (14th November 2018) *Cancelled*

Noted.

527.2/18 Development Management (15th November 2018) *No Buckingham applications*

Noted.

528/18 Enforcement

Cllr. Stuchbury suggested Members view the Webcast of the Environment & Living Scrutiny Committee Meeting. Planning Clerk to resend outstanding enforcement investigations for Cllr. Stuchbury to investigate.

ACTION CLLR STUCHBURY

528.1/18 Members received and noted the Enforcement update supplied to AVDC's Environment & Living Scrutiny Committee in October. Cllr. Stuchbury said it was the Planning Authority's statutory responsibility to investigate the enforcement cases and recruitment issues were not an excuse for not having completed investigations. Cllr Stuchbury thought a question to the Cabinet Officer suggesting that the Planning Authority was not meeting their statutory obligations was in order. Members **AGREED** for the Planning Clerk to write to Cllr. Peter Strachan expressing concern over the increased number of unresolved enforcement cases and what proportion had occurred in Conservation Areas.

ACTION PLANNING CLERK

528.2/18 To report any new breaches

Cllr. Stuchbury reported a breach of working hours conditions at the Lidl development, and a meeting re the responsibility for the two attenuation lakes (one in the housing area and one in the employment area.

Cllr. Hirons reported a new fence at the rear of 22 Nelson Street adjacent to Tingewick Road bridge which might prove a problem when the river flooded.

ACTION PLANNING CLERK

529/18 Matters to report

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

Cllr. Ralph reported a redundant Weight Limit sign still in place at the end of Addington Road. *Clerk's note: its removal was requested when better signage was requested, in September.*

Cllr. Stuchbury expressed concern at the lack of lighting at the new roundabout works on the bypass at the end of Tingewick Road, which made it very difficult to interpret the signage and lane diversion.

530/18 News releases

There were no press releases agreed.

531/18 Chairman's items for information

532/18 Date of the next meeting:

Monday 17th December 2018 following the Interim Council meeting.

Meeting closed at 21.06pm.

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