

Minutes of the **PLANNING COMMITTEE** meeting held on 18th January 2016 at 7.00pm in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

Present: Cllr. Mrs. J. Bates
Cllr. M. Cole
Cllr. J. Harvey
Cllr. P. Hirons (Chairman)
Cllr. D. Isham
Cllr. A. Mahi
Cllr. Mrs. L. O'Donoghue
Cllr. M. Smith
Cllr. Mrs. C. Strain-Clark (Vice Chairman)
Cllr. R. Stuchbury

Also present: Mr. P. Ffello (on behalf of Mrs C Cumming)
co-opted member)

Mrs. C. Carter (Committee Clerk)

For the Town Clerk: Mrs. K. McElligott

686/15 Apologies for absence

Apologies were received and accepted from Cllrs Gateley and Try

687/15 Declarations of interest

None

688/15 Minutes

The minutes of the Planning Committee Meeting held on Monday 21st December 2015 to be ratified at Full Council on 25th January 2016 were received and accepted. There were no matters arising.

689/15 Buckingham Neighbourhood Development Plan

To receive any update from the Town Clerk.

None

690/15 Action Reports

To receive action reports as per the attached list.

690.1 To receive action reports as per the attached list.

Cllr Smith reported the cyclist dismount signs were still up on the bypass by railway walk between Tesco and Aldi.

Cllr Stuchbury suggested a letter to BCC summing up all the outstanding issues related to works on the bypass. Cllr Stuchbury also mentioned the as yet unresolved problem with the disabled access at the Cotton End 'steps'.

Members briefly discussed the riverbank trees on the Tingewick Rd site saying that as yet no one from District had come forward to discuss the matter.

(575.3) Cllr Smith reported the pop up bar signs had gone, a new operator of the premises would take over from 8th February.

The Planning Clerk advised Members that she did carry out a review of all long outstanding items in January.

Members discussed and **AGREED** that following the Planning Clerk's audit the document would be used as the basis for a question to AVDC's Cabinet regarding non action by various departments.

ACTION: PLANNING CLERK

690.2 (642.2; London Rd. roundabout signage) response from Cabinet Member Cllr. Mark Shaw "Thank you very much for your letter and letting me know your views I do very much value local input."

Members reported continued issues with traffic using wrong lanes on approach to the roundabout, and a lack of advance warnings to give motorists notice to move lanes. The Planning Clerk would write back to the Cabinet Member asking for a tangible plan of action.

ACTION: PLANNING CLERK

690.3 (523.2; hedge, parking at Rugby Club, bus stop paths) Response from P.Dales: "With reference to your e-mail dated 3 November and the clarification given in your letter dated 3 December I can advise that the matter was investigated. The strip of land that had been cleared was outside the boundary of the development site and within the ownership of the Rugby Club. The removal of the hedgerow by the rugby club did not require any form of planning approval and as such we cannot require any replacement planting. However, it is understood that planting along that boundary line forms part of the landscape scheme for the development 13/01325/APP which may help to soften the impact of the fencing. With regard to your query concerning the installation of paved footways to the bus stops I would suggest that you raise this with the County Council as the local highway authority."

Response from P.Holton, Biodiversity: "There is still an AHR application [class] for hedgerow removal that is thought to breach hedge regs. I receive very few of these in a year. Looking at Philips response the hedge looks not be to considered important in hedge regulation terms. Replacement hedge should be considered when one is being removed and would need to embrace the habitat enhancement procedure which is detailed in the neighbourhood plan. I am fairly confident in the Buckingham plan we request the habitat impact assessment tool to be used which has a linear loss calculator which will detail exactly the amount and type of hedge to be replaced. Often a 1:1 replacement is not considered enough especially if the hedge was established. Was this requested during the planning decision?" [Clerk has pointed out hedge is not on application site, but adjacent, and possibly not inside our parish boundary so not covered by the neighbourhood plan].

Members wanted assurance from AVDC that proper re-planting on the other side of the fence (Moreton Rd phase II) would be enforced.

Cllr Hirons also expressed interest in knowing more information about the AHR classification.

ACTION: PLANNING CLERK

690.4 (577/15 Kings Head contractor's vans) Response from Mr. Dales: "I am writing in response to your letter dated 7 December 2015 concerning the above issue, and in particular the situation that related to works to the Kings Head. The parking of vehicles on the highway is not covered by the planning acts and is either a matter for the County Council with regard to the setting and enforcement of any traffic regulation orders and in the instance of damage to the highway, or for the police relating to any obstruction of the highway.

In the case of larger development sites we can ensure that proper on site provision is made for contractors vehicles, but should contractors choose to park on the public highway rather than use the provided on site provision there is no formal action we can take. However, we can and have approached site developers' in such cases, to encourage them to use their best endeavours to ensure that their contractors use the provided area in the interests of considerateness.

I hope that I have explained the position but if you have any further queries please let me know."

Noted.

690.5 (642.4 Candleford Court) Response from Guinness:

I apologise for not replying sooner in regards to the letter sent by Buckingham Town Council that I have attached to this email.

In reply:

1. The riverside path has been repaired.
2. The lakeside area is now managed by a landscape contractor and is regularly checked.
3. The builders rubbish materials that are shown in the picture have been removed, and the major works on site have finished.

Yours sincerely, Mark Browning - Senior Development Officer, The Guinness Partnership

Councillors discussed the residual rubbish and lack of suitable fencing at the edge of the site and requested a letter asking for action. **ACTION: PLANNING CLERK**

691/15 Planning Applications

15/04176/APP

NO OBJECTION

Direct Pizza Co., 25 Hillcrest Way

Operation of a hot food takeaway counter for customer collection within the existing hot food preparation and delivery business

Members discussed the increase in retail activity on the Industrial Park and would have preferred a suitable town centre site, but recognised that Lace Hill presented a sizeable adjacent customer source and voted 8:2 for No Objection.

15/04251/APP

NO OBJECTION

14 Fox Way

Two storey side extension and single storey front extension

Members noted that the extension did not accommodate the AVDC guideline gap of 1m from the shared boundary.

15/04385/APP

NO OBJECTION

6 Western Avenue

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

The following two applications were considered together:

15/04366/APP

NO OBJECTION

10 Market Square

Conversion of First & Second Floors from Class B1 Office to Class C3 Residential comprising 2 No 1 Bedroomed Flats

15/04367/ALB

NO OBJECTION

10 Market Square

Conversion of first & second floors from Class B1 (office) to Class C3 (residential) comprising 2 No 1 Bedroomed Flats including internal alterations

Members regretted the loss of town centre office premises, but felt that the proposal was acceptable, and trusted to the Fire Service to ensure that suitable escape measures were conditioned.

Not for consultation

15/04264/ATC Telephone Exchange, Verney Close

Cut back the overhanging limbs of the trees on the site boundary. The trees are over hanging a road way to the rear of a council car park. All trees in this area will be crown raised to 4 meters

16/00011/ATC

4 Victoria Row

1x Weeping Willow - 30% canopy reduction to suitable growth points; 1x Italian Alder - Fell to ground level [*tree has overextended form and leans over river*]; 1x Apple, heavy reduction to promote new, lower growth.

Members when consulted expressed concern at the felling of the Alder, but had no objection to the works proposed for the Willow and Apple.

The following **Minor Amendment** had been received, for information only:

15/01218/AOP Land north of A421: Application for Outline Planning Permission with access to provide up to 400 Residential Dwellings (including Affordable Housing), Open Space including Play Areas and sports and related recreation facilities, Landscaping, New Vehicular and Pedestrian Accesses, Engineering (including Ground Modelling) Works, Infrastructure Works (including Drainage Works and Utilities Provision) and Demolition (including Site Reclamation), Car Parking and Lighting.

and

15/01242/AOP Land South of A421: Application for Outline Planning Permission with access to provide Allotments, Cemetery, Associated Buildings, Landscaping, New Vehicular and Pedestrian Access, Engineering (including Ground Modelling) Works, Infrastructure Works (including Drainage Works and Utilities Provision) and Demolition, Car Parking and Lighting.

Minor Amendment: re-design of proposed roundabout at Tingewick Road/bypass junction requiring revised red-line drawing, masterplan, parameters plan and roundabout drawing.

693/15 Development Management & Strategic Development Management Committees

693.1 Strategic Development Control 6th January 2016

No Buckingham applications.

693.2 Strategic Development Control 27th January 2016 *agenda not available*

693.3 Development Control 7th January 2016 (Approval)

693.3.1 15/03645/APP 3 Well Street: to receive a report on the meeting from Cllr. Hirons

Cllr Hirons reported he arrived at 1.15pm, though the item did not come up for discussion until 4pm. Cllr Hirons reported a lack of appreciation given to the disabled access issues, saying it was given only lip service. The matters of smoking and noise outside were considered a licensing, not planning issue.

The Planning Clerk would write to Peter Seal, licensing officer.

ACTION: PLANNING CLERK

Members were wholly dissatisfied with AVDC's perceived response to access issues and **AGREED** that should an application with disabled access issues be of concern, then a Member of the Council attend either a DMC or SDMC meeting to speak on such issues.

ACTION: ALL COMMITTEE

Cllr Harvey asked about analysis of the DMC/SDMC 'hit rate', i.e., that of actually projecting when an item would be discussed against the actual time it is discussed. The Planning Clerk reported that she could provide the analysis for the next meeting.

ACTION: PLANNING CLERK

693.4 Development Control 28th January 2016 *agenda not available*

693.5 To receive for information the explanatory footnote to DMC/SDMC agendas, courtesy of Cllr. Stuchbury

Received.

Members noted that both Neighbourhood Development Plans and disabled access issues were ignored in the footnote. The note also referred to AVDC's Development plan, which was not in place.

694/15 Enforcement

694.1 To receive a response from Mr. Dales re non-appearance of Enforcement Bulletins:

"With regard to the enforcement bulletins that we generate for District Council Members, unfortunately we are still having technical problems which our IT team are endeavouring to address."

Noted.

694.2 To report any new breaches

None

695/15 Transport

695.1 To discuss and agree a response to the new draft LTP – details circulated on last agenda. Consultation draft at

<https://democracy.buckscc.gov.uk/documents/s72133/LTP4%20working%20layout%203.0%20PUBLISHED%20CONSULTATION%20DRAFT.pdf>

Collective responses below:

Local Transport Plan 4 (draft) - Consultation questionnaire

The full list of policies and questions was circulated with the meeting agenda.

1. Do you agree with the aim and objectives?

- Yes
- No
- In part
- Not sure

2. Do you have any comments on the aim and objectives?

The following phrases should be added into objective 4:

Objective 4: Empowered Buckinghamshire - Allow people, including those with disabilities, to access the health, educational, work and social opportunities they need to grow. Increase opportunities for residents to support themselves and their communities by enabling local transport solutions which should include a school transport policy

Section 2 – Big picture policies

Big Picture Policy 1: Managing demand for our services

3. Do you have any comments on this approach?

4. Do you have any ideas for putting this policy into action?

The provision of services on-line may exclude access by the elderly or less able (eg visually impaired) and also increases isolation and loneliness; for those who find personal (and locally available) contact more amenable, volunteers could be recruited to help - for example with form filling and reading out information requested.

Efficiency savings via shared facilities such as small volume inter-library loans being carried by a designated local bus service could be investigated

Big Picture Policy 2: Beyond Buckinghamshire

5. Are any of the key transport links mapped on page 20 particularly important to you?

The Oxford – Cambridge Expressway is a critical improvement

6. Do you have concerns about any of the key transport links?

The concept of a Transport Hub – ie a single site for several modes of transport with integrated timetabling seems to be lacking. For example both the coachway at Cressex and that at Milton Keynes are a fair distance from the nearest bus and rail stations.

Working with Milton Keynes Council to provide more options for North Bucks should also be progressed.

7. Do you think any key transport links or issues are missing?

A north-south link within the county (such as the postulated X444 High Wycombe – Northampton via Aylesbury and Buckingham express route) which is especially necessary to provide access to Wycombe Hospital from N. Bucks; given the separation of specialities between Stoke Mandeville and Wycombe Hospitals and the possibility of downgrading the facilities available at Milton Keynes, hospital access is becoming more and more difficult.

Big Picture Policy 3: Development Management

8. Is there any particular information you would like to see included in the Development Management Policy?

That roads within new developments must be wide enough (allowing for kerbside parking) to allow unobstructed access for emergency vehicles

The siting of schools and the provision of sufficient parking space for parents should be addressed during the pre-planning stage, not later.

9. Do you have any further comments about the big picture policies?

The Highways Department must be pro-active in the planning process, not reactive, and refuse to endorse any applications not compliant with the policy.

For areas within Neighbourhood Plans and the land in Local Plans designated for development, comprehensive strategies should be drawn up for the whole area so that in the event of piecemeal development individual applications can be conditioned to provide sections according to the main plan – for example sections of a cycle network that fall on each site can be installed by the developer and will eventually join up according to the overall plan.

Conditions must be made binding, and constant overview maintained to ensure compliance.

Section 3 – Policies for specific issues

10. From the policies for specific issues please choose the 4 policies which you think are most important (a summary of the policies can be seen on Pages 5 – 8 of the draft LTP4):

Members felt that the range was too large, and that there were pros and cons for each policy, so it was difficult to prioritise.

11. For each of your chosen 4, please answer the following questions:

a) Do you agree how we have addressed this policy in LTP4 (please circle)?

b) Do you think there is anything wrong or missing from this Policy in LTP4?

n/a – see response to Q10

12. Do you want to comment on any of the other policies listed above? (it would be helpful if you could note which policy you are referring to)

13. Do you think there are any important topics missing from the list of specific policies?

Consideration must be given to:
Catering for an increasingly aged population in a rural area
Provision for the disabled and impaired

Section 4 – Putting the plan into action

14. Do you have any comments about how the LTP4 should be put into action?
15. What do you think are the biggest challenges in putting the LTP4 into action?
16. Do you have any ideas for how you could help improve transport in Buckinghamshire?

Members had no further comments to add

695.2 To report any damaged superfluous and redundant signage in the town.
Cllr Smith reported the project to reduce signage will follow the end of the current bridge works on London Rd.

A sign at the entrance to the town from the A413 was reported to have been further damaged.

ACTION: TOWN CLERK

696/15 Access

To report any access-related issues.

Cllr Strain-Clark reported on the recent Access for All meeting. Negotiating A-boards around the town was very difficult, particularly for those on mobility scooters. Bins left out were blocking access on West St, and an accumulation of uncollected rubbish outside the post office was reported (this has now been cleared).

Members went on to discuss the growing concern about rubbish reported around the town. It was generally felt there was a lack of understanding from AVDC Cabinet Members to resolve the core issues, rather just clearance (or lack of it), at the correct time, and the time of reporting. Clearance of rubbish was a statutory duty not being adhered to by AVDC.

Cllr Smith reported significant works between the Neighbourhood Action Group, AVDC's Jo Loftus and the University to tighten up responsibility of student's rubbish. Much work had been done to educate tenants, landlords and letting agents of their duties to dispose of waste in a timely and correct manor.

The Town Council had previously approached AVDC to ask if they could take on some of the responsibility of the local rubbish issue by means of a devolved service, to which no response had been received.

Members **RECOMMENDED** that the Environment Committee take on the issue in the first instance; to identify and further involve AVDC to address problem areas of rubbish accumulation around the town, educate householders, and investigate how to resolve frequently reported left waste.

ACTION: ENVIRONMENT COMMITTEE

697/15 Consultation - New Homes Bonus

To receive notice of, for discussion next meeting and formulation of a response to the DCLG consultation on, alterations to the NHB scheme (response date 10th March 2016).

Members discussed the consultation for a short time, before agreeing to discuss full responses at the next meeting.

ACTION: FEBRUARY AGENDA

698/15 Correspondence

698.1 To receive and decide whether to accept an invitation to view the upper part of 29-30 West Street prior to an application for change of use

Declined.

698.2 To receive for information a staff hierarchy for AVDC Planning Department, courtesy Cllr. Stuchbury.

Noted.

699/15 News releases

None

700/15 Chairman's items for information

None

701/15 Date of the next meeting:

Monday 1st February 2016

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Meeting closed at 9.10pm

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