

Minutes of the **PLANNING COMMITTEE** meeting held on 21st January 2019 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	

Also present: Mr. R. Newall (co-opted member)
 Mr. P. Hodson (Town Clerk)
 Mrs. N. Stockill (Committee Clerk)
 Mrs. K. McElligott (Planning Clerk)

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

Public Session

Mr. S. Pring of Overn Crescent, Buckingham

Mr. Pring attended the Public Session to object to planning application 18/04626/APP (Garage Site 456999g Overn Crescent). Mr. Pring recalled an initial onsite consultation in April 2018 that was poorly attended by local residents. VAHT had committed to arranging a doorstep consultation to ensure all residents had been spoken to, this never occurred. Mr Pring said a letter of notification had been sent to a select few addresses in Overn Crescent but many residents had not received any notification and were unaware of the proposals. Mr Pring raised concern on the parking congestion already present on Overn Avenue and stated this would worsen if the development were to be approved. Mr Pring noted there was currently insufficient space for emergency vehicles and refuse trucks to access the site.

Members thanked Mr Pring for attending the public session and explained the application would be discussed within item 7.11 of the agenda.

647/18 Apologies for Absence

Members received and accepted apologies from Cllr. Try and District Cllr. Strachan.

648/18 Declarations of Interest

Cllr. Ralph declared an interest in agenda item 7.5 (18/04419/APP 18 Squirrels Way, MK18 7ED) as a near neighbour.

649/18 Minutes

To receive the minutes of the Planning Committee Meeting held on Monday 17th December 2018 to be put before the Full Council meeting to be held on 28th January 2019.

AGREED

650/18 Invited Guest – Mr. P. Strachan, AVDC Cabinet Member for Planning & Enforcement

650.1/18 Item not discussed due to Cllr. Strachan's absence.

650.2/18 Members noted the response from Henry Allmand on behalf of Cllr. Strachan re Verdun streetnaming

651/18 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan

Cllr. Cole reported on the independent Planning Inspector's interim findings which set out areas where further work was needed to make the plan 'sound'. The Planning Inspector accepted that the Oxford-Cambridge Corridor should not affect the housing figure used in the VALP and asked for adjustments to be made to accommodate additional housing growth in North Bucks towards Milton Keynes and Salden Chase.

652/18 Action Reports

652.1/18. Permissive Right of Way – Members discussed recent publicity surrounding the permissive path along Railway Walk and **AGREED** for the Town Clerk to feedback after a meeting with Buckingham University.

ACTION TOWN CLERK

652.2/18 Members received and noted correspondence regarding the Grand Junction.

653/18 Planning Applications

For Member's information the next scheduled Development Management Committee meetings are 31st January and 21st February 2019, with SDMC meetings on 30th January and 20th February 2018.

To consider planning applications received from AVDC and other applications

The following application was taken out of order, for the convenience of the member of the public present.

18/04626/APP

OPPOSE & ATTEND

Garage Site 456999g Overn Crescent

Erection of 4no. dwellings and associated parking

Members were pleased to see a proposal for additional social housing, especially as there was none on the adjacent Summerhouse Hill, but felt that this particular site was problematic.

- The existing access was too narrow and without a reasonable vision splay for emerging vehicles. Furthermore, due to on-street parking on Overn Crescent, turning space for longer vehicles was difficult. Members supported Highways' concerns.*
- Members would like to see a tracking diagram for the standard AVDC refuse vehicle (which is 12.2m long and 2.89m wide) to prove that the vehicle has room to turn at the end of the site; the vehicle outline shown on the site plan A17-106-P001A is well short of this. The rank of 7 parking bays is only 4m deep, so there could well be vehicles projecting into the manoeuvring space. Reversing the vehicle in via a lane barely wider than itself could lead to a ruling by the Authority that the bins be hauled out to the footpath on Overn Crescent on collection days, to the detriment of pedestrian traffic.*
- There is no possibility of a footpath through the access.*
- Brownfield development is commendable but this is not a derelict or unoccupied site; there is no evidence that the garages are unused, or in a*

condition beyond repair. The loss of so many parking spaces for existing residents will lead to the displaced vehicles parking on the roadside. The proposal would reduce the current 18 parking spaces (including garages) to eleven, eight of which would now be taken up by the new houses. It has already been observed that on-street parking restricts the carriageway to the point where an emergency vehicle (fire engine) cannot get through, and more off-street parking not less should be encouraged. It was not clear whether the unmarked parking bay beside #1 was for visitor parking which would be a great inconvenience to the residents.

- The application documents repeatedly refer to the Listed summerhouse as being a cycle shed; it is in fact an inhabited dwelling (46 Summerhouse Hill; see applications 15/04011 & 04012, 18/01754 and 18/03773 & 03774) and as such, the amenity of its inhabitants should be considered (and the proposal notified to them to enable them to comment). In addition, the large block on Summerhouse Hill contains 38 flats, not 24 townhouses (16/03138), so there are residents on all floors.*
- Great concern was expressed at the label "Potential to create diversion to site from Cobham Close" on drawing A17-106-CP01A which appeared to indicate the demolition of two bungalows to create a site access. Buckingham has a constantly decreasing number of bungalows due to loft conversions, and the loss of two to provide four houses seems unreasonable, let alone the related disturbance to existing residents of the Close, who are mainly elderly people at home during the day.*

Agenda order was resumed

18/04010/APP

NO OBJECTIONS

6 Robin Close

Garage conversion and bi-fold door on rear elevation

18/04112/APP

OPPOSE

10 Hilltop Avenue

Erection of 6ft fence on side boundary (retrospective)

Members noted that the length of fence installed made a considerable impact on the open nature of the street scene, especially as the fence bordered the public path, and noted that three neighbours have objected to the loss to the estate's open plan layout (and a fourth has objected on the same grounds since the meeting). Concern was also expressed at the impact of the fence on the adjacent mature tree in the verge, whose roots could be conjectured to lie underneath it. They also asked for BCC Highways' comments on the restriction of vision to the right for drivers emerging from Catherine Court, especially as this is a much-used crossing place for pupils at Buckingham Primary School.

18/04223/APP

NO OBJECTIONS (BUT SEE COMMENT)

11 Swallow Close

Additional parking space (retrospective)

Members regretted that a permeable surface had not been used.

18/04419/APP

NO OBJECTIONS

18 Squirrels Way

Part in-filling existing front storm canopy, rear single storey mono pitch lean-to extension and second storey side extension over existing duo pitched single storey

18/04440/APP

NO OBJECTIONS (BUT SEE COMMENT)

2 Kingfisher Road

Two storey rear and first floor side extension

Members noted that the extension ridge line was not clearly subsidiary; also that the extraordinarily tiny site plan made it very difficult to ascertain whether there was a 1m gap to the neighbouring dwelling at first floor level.

18/04485/AAD

PARTIAL SUPPORT

8 Swan Business Centre, [actually 18 Osier Way]

Installation of one illuminated fascia sign and 1 x post mounted banner frame to be situated on Aldi building

"No site notice" proviso +

Members had no problem with the post mounted sign, provided it was installed to BCC guidelines, but felt that the sign mounted on the Aldi/Pets at Home building was misleading, and could cause extra traffic movements in the Aldi car park if clients assumed that the building also housed the gym They therefore opposed it. The gym had already obtained approval for a plethora of other signage.

18/04566/APP

OPPOSE

Former Buckingham Town FC, Ford Meadow

Change of use to provide a car park at the former Buckingham Town Football Club clubhouse and car park for staff of the University of Buckingham and installation of 4no. floodlights (Retrospective)

Members agreed to oppose this application until the following information was provided:

- A report from Highways on the impact of the additional traffic on the difficult and congested junction of Ford Street with Bridge Street/London Road/Bourton Road/Chandos Road, with particular attention to the steep slope out of Ford Street and the use of Chandos Road for buses to George Grenville Academy and Royal Latin Schools*
- A report from Environmental Health on the brightness and coverage of the floodlights (the lights installed recently at the Royal Latin School's new pitch were quoted as good practice – 17/02939/APP) and whether a condition safeguarding the amenity of nearby residents was possible*
- Limiting the use to the parking of vehicles displaced while the Station Road building was being constructed (17/00746/APP, not yet approved) especially not permitting the use for overflow parking from weekend and evening University events, to safeguard the amenity of nearby residents*

18/04572/APP

OPPOSE

120 Moreton Road

Part rear ground floor extension with link to garage; rear two storey extension; conversion of garage to garden room

"No site notice" proviso +

Members supported Highways' objections

18/04595/APP

OPPOSE

Land to the rear of Wharf Hill Terrace

Erection of a dwelling

"No site notice" proviso + When the officer does post the planning notice(s) please could one be placed outside 22 & 24 Wittmills Oak.

Members appreciated the modern design, but not the chosen site, though the

starkness might be improved with a different choice of materials and finish. Concern was expressed that there was no room for a car to turn round in order to emerge forwards onto a busy major road at the crest of a hill. Parking long enough to open the gates might also be a hazard.

There was almost no amenity space on the site, and any change of use to office would be resisted; in spite of the statement that the site had been used by a taxi business, this can only have been for parking as no building is shown on this area on the Ordnance Survey maps from the 1880s onward.

Members noted that the Page Hill housing was largely hidden by trees, and the Linden Village housing was well below the ground level of the site, so this building would not directly conflict with the adjacent styles. However it would be clearly visible from the road on a primary entrance to the town, as the NGL is 99.910 and the eaves level 105.98m according to the levels on the requested drawing. Windows on the southern elevation will overlook the rear gardens of Wittmills Oak and those on the western side the rear of the two new houses (17/03886/APP, not yet completed).

The applicants should also be advised that Wharf House is not acceptable as a name for the dwelling as a Wharf House already exists on the Stratford Road, at the entrance to Wharf Yard.

18/04607/APP

NO OBJECTIONS

6 Wharf View

Two storey front extension

The following Minor Amendments had been received, for information only:

18/01670/ADP

NOTED

University Site, Tingewick Road [*Hartridges*]

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

Additional documents:

- *Proposed Site Plan Rev 2, incorporating revised footpath and retained hedge, amended pedestrian gate location near Bath Lane vehicle gate*
- *Landscape Proposals*
- *Landscape Officer Information Request*
- *Drainage Layout and database calculations*

The following additional information had been supplied, in answer to Members' comments made at the Interim Council on 17th December 2018

18/04290/APP

NOTED

West End Farm, Brackley Road

Variation of Condition 2 of planning permission 16/00847/APP to vary wording descriptions and plan numbers

Additional information:

- *Plan showing clearly the link path at the south east corner*
- *Site plan annotated with numbers of parking bays in each area (totalling 72; some had been obscured by labelling, now removed)*

Not for consultation, for information only [*these appeared in the monthly list for no reason, and are included for Members' information in case they notice the work being carried out; the ADJ 'application' is a courtesy notification from BCC to the Planning Authority*]

18/04240/ADJ

Land to rear of 28 Hare Close
Carrying out cycleway works in the Aylesbury Vale Area

18/04241/ADJ

Land adj. to 15 London Road [actually in front of the Swan Pool, from the map]
Carrying out cycleway works in the Aylesbury Vale Area.

654/18 Planning Decisions

654.1/18 Members received and noted details of planning decisions made by AVDC as per 'Bulletin' and other decisions.

Approved	BTC response	Officer recommⁿ.
16/00940/APP West End Bowls Club Removal Club/erection 1 dwelling	Support	
18/01866/APP 61 Badgers Way 2-st side & s/st. front & rear extns.	Opp. & attend	Approve
18/02730/APP 4 Sandhurst Drive Side & rear extensions	No objections	
18/02744/APP 35 Woodlands Cresc. Loft conv., side extn & garage	Oppose & attend	
18/03947/APP 18 Hubbard Close Timber garden shed	No objections	
18/04021/APP New House, Bath La. Single storey front extension	No objections	
Refused		
18/02932/ALB 30 High Street	Replace 2 damaged rear windows	No objections subj HBO
Withdrawn		
18/01883/APP land adj. 51-53 Badgers Way 2 No 1 bed flats	Oppose & Attend	
18/02733/APP Station Ho. Tingewick Rd. Erection of 8 2-bed flats	Oppose & Attend	
18/02935/APP 38 Bourton Rd. Front side & rear extensions.	Oppose & Attend	

654.2/18 Planning Inspectorate.

654.2.1/18 Members noted an appeal was lodged on 7th December 2018 against refusal of **18/00938/AOP** 11 Lenborough Close.

654.2.2/18 Members noted an appeal was lodged on 4th January 2019 against non-determination of **18/02726/APP** 17 Gifford Place

654.2.3/18 Members noted that the appeal against non-determination of **17/02112/AOP** Lace Hill Medical Centre had been allowed and the Inspector decided not to award costs to AVDC.

Proposed by Cllr. Stuchbury, seconded by Cllr. O'Donoghue and unanimously **AGREED** for the Planning Clerk to write to Chamonix Estates Management Service expressing concern over Lace Hill Employment Area's use of the balancing lakes seeking confirmation that resident's management fees are not being adversely affected.

ACTION PLANNING CLERK

Members **AGREED** for the Lace Hill Medical Centre to be added to the next Environment Committee agenda for Members to discuss the wider issue of Healthcare provision in North Bucks.

ACTION COMMITTEE CLERK

654.2.4 Members noted the appeal against refusal of **18/00928/APP** Land adj. Little Oaks, Brackley Rd; Conversion of garage to residential had been dismissed.

655/18 Development Management Committee

Planning Minutes (date)

RATIFIED

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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.....

655.1/18 Strategic Development Management (9th January 2019) *No Buckingham applications*

655.2/18 Development Management (10th January 2019): 18/01866/APP 61 Badgers Way. Members received and noted a report from the Chairman.

656/18 Enforcement

656.1/18 No update was received.

656.2.1/18 Cllr. Stuchbury updated Members that the brown shipping container outside Bourton Meadow Academy would be moved within the school's grounds by February 2019. A certificate of lawfulness was being sought by the school for the additional blue shipping containers.

656.2.2 The new 'rustic' fascia board at Vibins would be reported; Members also asked for the Enforcement team to be reminded that the similar fascia of Vape Direct (17/03785/AAD; refused November 2017) had not been removed.

ACTION PLANNING CLERK

657/18 Buckinghamshire Minerals & Waste Modification Consultation (closing date 4th February 2019)

The Chairman's comments were received and **AGREED** as the Council's response

ACTION PLANNING CLERK

658/18 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 superfluous load limitation notice at the bottom of Addington Road had still not been removed.

Cllr. Harvey reported redundant 'no road markings' signs on the A422 at Cattleford Bends coming from Milton Keynes.

659/18 Chairman's items for information

None

660/18 Date of the next meeting: Monday 4th February 2018 at 7pm.

Meeting closed at 21.12pm.

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