

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 4th February 2019 at 7.53pm 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: Mr. R. Newall	co-opted member
Mrs. N. Stockill	Committee Clerk
Mrs. K. McElligott	Planning Clerk
Mr. P. Hodson	Town Clerk

698/18 Apologies for Absence

There were no apologies.

699/18 Declarations of Interest

To receive declarations of any personal or prejudicial interest under consideration on this agenda in accordance with the Localism Act 2011 Sections 26-34 & Schedule 4.

700/18 Minutes

To receive the minutes of the Planning Committee Meeting held on Monday 21st January 2019 to be put before the Full Council meeting to be held on Monday 18th March 2019. **AGREED**

701/18 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan

Proposed by Cllr. Stuchbury, seconded by Cllr. O'Donoghue and **AGREED** for the Planning Clerk to write to the District Council and request confirmation of the likely timescales for approval of the VALP. **ACTION PLANNING CLERK**

702/18 Action Reports

Members received and discussed correspondence from the AVDC Parish Liaison office concerning the proposed withdrawal of paper planning applications. Members **AGREED** for the Planning Clerk to monitor the current situation.

ACTION PLANNING CLERK

703/18 Planning Applications

For Member's information the next scheduled Development Management Committee meetings are 21st February and 14th March 2019, with SDMC meetings on 20th February and 13th March 2019.

To consider planning applications received from AVDC and other applications

19/00220/APP
26 Page Hill Avenue
Two storey side extension

NO OBJECTIONS

19/00249/APP
31 Lime Avenue
Garage conversion

NO OBJECTIONS

The following Minor Amendments /Additional Information had been received:

18/02959/APP

OPPOSE & ATTEND

Land adjacent to Tesco Stores Ltd, London Road
Development of a drive-thru restaurant (Class A3/A5) with associated car parking and landscaping works
Letter from agents addressing comments from various consultees
Landscaping details
Amendments to Exit and Tracking drawings
Transport Planning Assessment
Flood Assessment & Drainage Strategy
Existing Site Plan amended to show current position of Click & Collect booth

Members considered the additional documents supplied.

Taking the response to comments made:

- A revised response from the LLFA is awaited; local knowledge on the drainage and attenuation systems in this site shows a long history of problems with the pipework and attenuation tank and flooding in the London Road south of the Swan Pool. The additional attenuation tank space is welcomed but the outflow rates must be monitored to avoid flooding the ditch.
- Assurance was also sought on foul water disposal; customers will use the washing and toilet facilities, as will the kitchen, putting further strain on the site's water supply and drainage.
- Members pointed out that there is already permission for nearly 400 new houses and that a new application for 420 was considered earlier in the evening. Even if the new Lidl takes some of the household shopping traffic, the car park at Tesco will need to be much bigger to cope.
- The Click & Collect booth required 12 parking bays when its application (13/01760/APP) was submitted, not the 10 quoted; Members await a drawing showing where it will be re-sited, together with the other concessions already occupying parking spaces.
- Councillors would also like to know what the applicants consider 'peak hours' for the phased deliveries as peak traffic times cover school traffic, local working times and out-commuting vehicles (which extend the peak at each end of the day). Traffic volumes along that stretch of the London Road will increase as the Lidl is to be followed by a Beefeater, Premier Inn and drive-through Costa, plus a care home and medical centre intended to serve the whole town all off the same junction – plus an estimated 50% of the residential traffic of the housing estate. The roundabout at the Tesco entrance suffers from inadequate width for northbound traffic to separate Tesco traffic from straight-ahead and the pedestrian-controlled crossing a short distance after it can cause backing up with the existing numbers of vehicles.

Members advocated the installation of a road counter for several weeks to provide actual figures for traffic flow and queue lengths.

- How is sufficient parking space for the delivery vehicle(s) expected to be reserved – how many customer bays will be coned off, and for how long? Will a delayed delivery be retimed, or allowed to deliver on arrival, however much this encroaches on ‘peak hours’? What if the driver is required to take a statutory break on arrival and occupies the space for longer than planned?
- Members reiterated their request that the desire line from the bypass crossing (clearly shown on the Landscape Master Plan) be formalised into a paved footpath, with associated pedestrian crossing points within the site both to the proposed McDonalds and towards the Tesco store. The applicants may think that schoolchildren will not form much of a clientele, but they do walk up to Tesco to buy lunch items and after-school snacks (hence the desire line) so they may also visit a McDonalds if available. Furthermore all the new development plans make much of a switch to walking and cycling for their eventual residents which makes the site even more accessible timewise.
- This is a rural area with a poor bus service; young people learn to drive as soon as they can. Villages are often too far – and the roads not ideal – for staff to cycle or walk from. McDonalds may hope to recruit their entire staff from the town, but this is hard on the residents of surrounding villages who will have no allocated parking on the McDonalds site, and no chance to park in the (time-limited) Tesco car park. Nor have McDonalds apparently considered secure undercover cycle parking for those members of staff who can cycle to work.

Members invited the applicants to a meeting to discuss these points.

ACTION PLANNING CLERK

704/18 Planning Decisions

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

Approved		BTC response	Officer recommⁿ.
18/02735/APP 51 Bourtonville	Single storey rear extension	No objections	
18/03088/APP Land.adj.2Bourtonville	New detached dwelling	Oppose&attend	Approve
18/03777/ALB 4 Castle Street	Replace windows	No objections	subj. HBO
18/04120/APP 5 Akister Close	S/st rear extn & garage conversion	No objections	
18/04141/ALB rear of 10 Market Sq.	Work to boundary wall	No objections	subj. HBO
18/04197/APP } Lloyds Bank	New level access/internal alterations	No objections	
18/04198/ALB }			

Not Consulted on:

Approved

18/04119/ATP 42 Mallard Drive	Crown lift oak	No objections
18/04149/ATP 1 Manor Gardens	Crown lift oak	Oppose
18/04233/ATP 35 Constance Street	Crown lift ash over bridleway	Oppose

705/18 Development Management Committee

705.1/18 Strategic Development Management (30th January 2019) *No Buckingham applications*

705.2/18 Development Management (31st January 2019) *No Buckingham applications*

706/18 Enforcement

706.1/18 Noted.

706.2/18 Members noted the following potential breaches for investigation by the Planning Clerk:

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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.....

Excessive number of temporary advertising boards outside of the Market Hill dry cleaners.

An inaccurate notice between the Cattle Pens and bus stop advising motorists on the number of parking spaces.

Missing and damaged bollards along the A421.

Redundant right turn sign in Cornwalls Meadow car park

Members were in AGREEMENT that the Thai Lounge should have submitted an application for the change in signage.

ACTION PLANNING CLERK

707/18 Matters to report

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

708/18 Chairman's items for information

709/18 Date of the next meeting:

Monday 25th February 2019 following the Interim Council meeting.

Meeting closed at 8.47pm.

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