

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 25th February 2019 following an Informal meeting of the Town 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
Mr. P. Hodson	Town Clerk
Mrs. N. Stockill	Committee Clerk
Mrs. K. McElligott	Planning Clerk

PUBLIC SESSION**16/00151/AOP - LAND OFF WALNUT DRIVE AND FOSCOTE ROAD, MAIDS MORETON**

Outline application with all matters reserved except access for up to 170 dwellings, public open space and associated infrastructure

Cllr. P. Hardcastle of Maids Moreton Parish Council briefed Members on the meeting of AVDC's Strategic Development Management Committee on Wednesday 20th February 2019, highlighting the following key points:

- Lack of consultation with Parish Councils and immediate neighbours
- Concern over the incorrect reference to an 11.7-year housing land supply within the Officer's report.
- Concern over access assumptions (on Main Street and Foscote Road) and lack of understanding of the traffic flow in the vicinity and the knock on effects to Foscote, Buckingham Town Centre and College Farm Road (Mill Lane).

Members **AGREED** to assist Maids Moreton and Foscote Parish Councils in their challenge of the application and formation of a Neighbourhood Development Plan.

Cllr. Cole thanked Cllr. Hardcastle, Lady R. Scott and Mr. S. Pryke for attending the Public Session.

18/04626/APP GARAGE SITE 456999G OVERN CRESCENT

Erection of 4no. dwellings and associated parking, Monroe (VAHT)

Mr. S. Pring raised concern over the following:

- Residents of No. 38 Overn Crescent had not received any notification of the planned hedge removal from their property.
- Lack of transparency regarding the finding from the public consultation
- Out of date plans still present on the planning portal.

Members thanked Mr Pring for bringing these matters to Members' attention and explained the application would be discussed further in agenda item 6.7.

754/18 Apologies for Absence

There were no apologies for absence.

755/18 Declarations of Interest

There was no declaration of interest.

756/18 Minutes

Members received and agreed the minutes of the Planning Committee Meeting held on Monday 4th February 2019 to be presented to the Full Council meeting to be held on Monday 18th March 2019.

Members AGREED to bring agenda item 6 land of Walnut Drive forward for the benefit of Members present.

757/18 NOT IN OUR PARISH

16/00151/AOP Land off Walnut Drive & Foscoote Road, Maids Moreton
Outline application for up to 170 dwellings, public open space and associated infrastructure

New documents:

- *response to Maids Moreton Parish Council's survey of actual traffic volumes*
- *Feasibility plan – calculated density on developable area = 30 dph*
- *Master plan*
- *Agricultural Land Classification Report*

Members noted that this application went to SDMC on 20th February 2019 and decision deferred.

Members **AGREED** for the Committee Chair and Planning Clerk to work in partnership with Foscoote and Maids Moreton Parish Councils.

Members of the public left the chamber at 20.38

758/18 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan

Member AGREED for the Planning Clerk to write to Cllr. Paternoster asking for an explanation as to the provenience of the 11.7-year housing land supply figure quoted within the Officer's report to Strategic Development Management Committee on the 20th February 2019.

759/18 Action Reports

759.1/18 Members received and noted the Action Report.

759.2/18 (650/18) Members received and discussed a response from Cllr. Strachan. Cllr. O'Donoghue drew Members' attention to the following points:

- *"AVDC considers all made Neighbourhood Plans in the in the determination of planning applications..."* Cllr. O'Donoghue suggested that Cllr. Strachan could remind Developers to reference 'made' Neighbourhood Development Plans within their applications rather than the VALP. Currently less than half of the Buckingham applications of AVDC's planning portal reference the Buckingham Neighbourhood Development Plan.
- *"We take account of all comments provided by Town and Parish Councils....."* Cllr. O'Donoghue stated this was incorrect and listed multiple occasions where Buckingham Town Council had furnished AVDC with local knowledge relevant to a planning application that was subsequently ignored. For example, Buckingham Town Council, repeatedly, objected to the

Candleford Court development on the ground the site would flood. Currently the retail units at Candleford Court remain vacant due to flooding.

- *“S106 documents are negotiated between the planning authority and the land owner and introducing third parties into these negotiations is impractical.....”* Cllr. O’Donoghue argued this was opposed to advice within Susan Kitchen’s email of the 11th July 2017 that stated *“AVDC will continue to work with town and Parish Councils to obtain the best possible use of Section106 funds for the benefit of the community within the vale.”*
- *“Late posting of statutory notice ...AVDC are happy to receive, and indeed welcome, local reports of notices not having been posted.”* Cllr. O’Donoghue questioned how Planning would enforce or penalise the late posting of yellow notices.
- *“Tree applications and TPOS...specific instances should be highlighted so they can be followed up”* Cllr. O’Donoghue pointed out there was no mention of penalties or enforcement to deter developers from breaching TPOs in the future.
- *“Management Charges... management company fees should be made available to residents before purchase/signing tenancy agreements...”* Cllr. O’Donoghue said residents could not negotiate and were forced to accept management fees or risk losing their houses.

759.3/18 (706/18) To receive a verbal report from Cllr. Ralph.

Cllr. Ralph reported on the recent audit of Cornwall Meadows Car Park, noting the following updates:

- A temporary fence and hedging is to be planted in the block exit and the inner kerb will be painted with reflective paint.
- Redundant directional signs and mirror will be removed.
- Line marking of the parking bays is to be refreshed. Members noted these could be full white line marking and not a refresh of the ‘T’ markings currently present.
- AVDC also acknowledge Councillors wish to move the exit route westward one aisle, using the hatching from the Child-and-Parent parking bays to increase visibility on the corner

The Town Clerk invited Councillors to a meeting on the 6th March at 11am with AVDC to consider all off street parking in Buckingham.

760/18 Planning Applications

For Member’s information the next scheduled Development Management Committee meetings are 14th March and 4th April 2019, with SDMC meetings on 13th March and 3rd April 2019.

To consider planning applications received from AVDC and other applications

The following two applications were considered together:

Mark Green Scissors Barbers, The Bullring

PARTIAL OPPOSE

18/04641/AAD

Shop fascia sign (retrospective)

18/04642/ALB

Proposed attachment of barber pole, air-conditioning unit and signage to the front of the property (Part retrospective)

Per guidelines for the Conservation Area, the hanging sign should be swinging not fixed. Furthermore signs should not be internally lit.

A traditional barber pole is red and white, not red, white and blue.

*Members had **NO OBJECTIONS** to the signage, provided it complied with Conservation Area policy as above.*

However concern was expressed at the positioning of the air-conditioning units over a shrub bed not in the applicant's ownership, behind a metal artwork and close to an area with benches, and the consequent effect on the planting, the statue and the health of the users of the benches.

*Members therefore **OPPOSED** the air-conditioning units as presently proposed.*

19/00391/APP

NO OBJECTIONS

The Workshop, land off Tingewick Road [*land behind Cobblers Cottage*]

Change of use of existing workshop to a B1 office

Members were concerned about an increase in traffic using the access, and should the office require signage the applicant was reminded that a separate application was necessary.

19/00441/APP

NO OBJECTIONS

1 Highlands Road

Proposed rear dormer and single storey rear extension. Rooflights to front and loft conversion

Members wondered if this was intended for letting (5 bedrooms + 5 bath or shower rooms) and indicated that if it was to become a HiMO then it would be more convenient to install the necessary fire protection etc. when the alterations were being carried out.

19/00547/APP

NO OBJECTIONS

49 Overn Avenue

Single storey front and side extension and new bay window roof

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.

Members noted that the new garage was forward of the general building line and hard up against the dividing fence. However similar extensions had already been added to adjacent properties.

18/04626/APP

NOTED

Garage Site 456999g Overn Crescent

Erection of 4no. dwellings and associated parking

Amended plan and covering letter.

The amendment deleted the arrows indicating a possible access from Cobham Close.

Not for consultation

19/00352/ATC

NO OBJECTION

23 Chandos Road

Remove Thuja and smaller apple tree in order to make space for the other trees to grow naturally and not impede their growth

761/18 Planning Decisions

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

		BTC response	Officer recommⁿ.
Approved			
18/03474/APP	NatWest Bank Ch/use to coffee shop, new shopfront;air-conditioning units & new windows to rear	Deferred *	
18/03647/APP } 18/03648/ALB }	6 Market Hill Part demolition, erection new s/at.extension + 1 st & 2 nd floor internal alterations & ch/use Office → residential student accommodation	No objections	
18/04010/APP	6 Robin Close Garage conv. and bifold door at rear	No objections	
18/04368/APP	59 Westfields Single storey side extension	No objections	
18/04419/APP	18 Squirrels Way Rear s/st and side 2-st extensions	No objections	

* Members asked for an EIA assessment of the effect on the proposed basement flat of the air-conditioning; the officer notes that this is not the type of development is not EIA development as defined by the regulations. In light of our pointing out the possible effect on the amenity of the residents in the basement flat the officer has taken our response as Oppose.

Refused

17/04630/AAD } 18/04134/ALB }	5 West St. Advertising signs, fascia & banner	Oppose	
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Withdrawn

18/04595/APP	land rear of Wharf Hill Terrace, Stratford Road Erection of a dwelling	Oppose & Attend	
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762/18 Projection Equipment for the Council Chamber

Members received a report on new projection equipment for the Council Chamber.

The Town Clerk informed Members the Deputy Town Clerk had sourced an additional quotation for broadband from local firm CAT5Comms for £28.50 (ex VAT) per month with an initial set up charge of £4.99.

Proposed by Cllr Harvey and seconded by Cllr. Stuchbury to accept the report recommendation *that Option B is chosen, two 75" Prowise screens. That broadband is installed by CAT5Comms at a cost of £28.50 per month* Cllr. P. Collins called for a recorded vote and the results were:

In favour: Cllrs. Stuchbury, Harvey, O'Donoghue, Mahi, Isham, Hirons, Cole and Try
Against: Cllr. P. Collins
Abstentions: Cllr. Ralph
Motion carried

ACTION TOWN CLERK

763/18 Development Management Committee

763.1/18 Strategic Development Management (20th February 2019)

16/00151/AOP Land at Walnut Drive, Maids Moreton 170 houses etc.

Previously discussed at minute 757/18

763.2/18 Development Management (21st February 2019) There were no Buckingham applications

764/18 Enforcement

764.1/18 To receive the AVDC updated list if available before the meeting. Members expressed concern that no lists had been available since September 2018, despite District Cllr Mills’ efforts to obtain them. In correspondence with Cllr Cole, he said that he was informed by Jeff Membery of AVDC Enforcement “that I am aware that the systems and database updates we are aiming to have completed in March/April will allow this information to be extracted more easily; currently it is prohibitively labour intensive to extract the necessary information. I do not therefore believe that we are currently in a position to restart the enforcement update in the immediate future, but that it is on the planned work programme this year.”

764.2/18 To report any new breaches
Members **AGREED** for the Planning Clerk to instruct the Greenspaces Team to remove all cardboard, paper or wooden signs in and around the town which have no written permission for display from Buckinghamshire County Council.

ACTION PLANNING CLERK

Cllr Harvey left the Chamber at this point in the agenda

765/18 BCC Waste & Minerals Consultation

Members received and noted information advice of modifications to the wording (not relevant to BTC response).

766/18 Annual Statistics

Members noted that in light of the continuing receipt of 2018 numbered applications, the annual analysis was to be postponed to the March meeting.

767/18 Matters to report

There were no matters to report.

768/18 Chairman’s items for information

769/18 Date of the next meeting: Monday 25th March 2019 at 7pm.

Meeting closed at 21.40pm.

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