

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 25th March 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	

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

829/18 Apologies for Absence

Members received and accepted apologies from Cllrs. Try and Stuchbury

830/18 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.

831/18 Minutes

Members received the minutes of the Planning Committee Meeting held on Monday 25th February 2019 to be put before the Full Council meeting on the 20th May 2019. *757/18 & Public Session (16/00151/AOP Land Off Walnut Drive And Fosscote Road, Maids Moreton)- Mrs Cumming reported that the Foscott and Maids Moreton Parish Councils had formed an Action Group and sought legal advice from a Planning Solicitor on the chances of a judicial review. Mrs Cumming said the Action Group were encouraged by the solicitor's initial assessment and were seeking further support from their local MP and the VALP Planning Inspector. As stated within the minutes of Planning Committee on the 25th February 2019 (Members **AGREED** to assist Maids Moreton and Fosscote Parish Councils in their challenge of the application and formation of a Neighbourhood Development Plan). Proposed by Cllr. Hirons and seconded by Cllr. Isham for the Town Mayor to sign a formal letter of support endorsing Maids Moreton and Foscott Parish Council's challenge of planning application 16/0151/AOP. Cllr. Cole called for a recorded vote and the results were:*

In favour: Cllrs. Cole, Isham, Mahi, O'Donoghue, Harvey, Ralph and Hirons

Against: None

Abstentions: None

ACTION TOWN CLERK/CLLR HARVEY

759.3/18 (706/18) To receive a verbal report from Cllr. Ralph. - 759.3/18 - should read "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.”

With the above amendments the minutes were **AGREED**

832/18 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan

112.1/18 Members received and noted an AVDC press release on reduction in housing numbers

112.2/48 Members received and discussed a response from the North Bucks Parishes Planning Consortium on an Opinion Research Services' document.

833/18 Action Reports

833.1/18 Members received and noted the action reports.

833.2/18 Members noted that 18/04112/APP (10 Hilltop Avenue, new fence (retrospective)) has been judged invalid and removed from the files

833.3/18 Members noted that three responses this year so far (personal one from Cllr Ralph, two from the Committee) have been labelled No objections on the AVDC website when the text clearly stated Oppose. Both have now been relabelled correctly.

833.4/18 Members received an update from the Planning Clerk on the provision of paper plans. Members were informed that the majority of the documents for the Osier Way application have been received; Buckingham Town Council's response date was 20th February. According to the franking labels they were posted on the 20th February, and they were received in the office, encased in Royal Mail plastic bags, on 26th February. Both envelopes had broken open – one into two separate pieces, one along each long side. The documents were not bound, stapled or in rubber bands, so 677 single A4 sheets had to be sorted, collated and checked against the originals on the website before the missing items could be identified. All the drawings arrived safely. The missing part of the documents have been requested.

834/18 Planning Applications

19/00513/AOP INFORMATION

DEFERRED PENDING FURTHER

Gawcott Hill Farm, Gawcott Road

Outline Planning Application for erection of dwelling with garage

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 the proximity of the current farm entrance to the bypass roundabout and requested information on the siting of the new dwelling within the site; its proposed height, given the elevation of the site above the surrounding area; its point of access into the site; whether it was an adjunct of the farm business or intended for sale.

19/00703/ALB NO OBJECTIONS SUBJECT TO THE HBO'S SATISFACTION

19 Castle Street [*"Sweet Dreams"*]

Widen the opening between two retail areas to create one open retail space

Members were advised that the two applications to turn the upper floors into 5 studio flats and a 1-bed flat (17/04671/ALB and 18/00932/APP) remained undecided at the date of the meeting, and that the HBO was awaiting details of the ground floor. They had no objections to this proposal per se and hoped for continuing A1 use.

19/00735/APP

OPPOSE & ATTEND

61 Moreton Road, MK18 1JZ

Demolition of existing bungalow and erection of a 4-bed dwelling

Members disagreed with the Highways response; the frontage of the site was inadequate for parking three cars as drawn, there was no room to turn and emerge forwards onto a busy A road, on a steep hill, just above a bend and close to permitted kerbside parking on the opposite side. The bungalow had access for one vehicle (due to a front hedge) and thus turning space for it, so the situation was not analogous.

Concern was expressed that the original bungalow had contained asbestos panels and had been demolished without permission and related statutory controls, and that a similar problem might arise with the neighbouring property, subject of current application 19/00823/APP.

It was also noted that the proposed separation from No.59's boundary was less than 1m; while this was the same as for the bungalow, the additional storey would detrimentally affect the amenity of the neighbours.

The following two applications were considered together

Stoneleigh House 17 Castle Street

19/00749/ALB NO OBJECTIONS SUBJECT TO THE HBO'S SATISFACTION

Advertisement signs and flagpole attached to front of building (retrospective)

19/00834/AAD NO OBJECTIONS SUBJECT TO THE HBO'S SATISFACTION

Addition of 1.8m flagpole attached above first floor window situated above main entrance;

Business plaque sign applied adjacent main entrance door on left hand side (facing). This sign measures 44x40cm;

Hanging sign (No 1) - Applied at first floor level, set centrally between the two windows and above the right hand edge of the undercroft. 80x80cm on 1m projecting bracket; Hanging sign (No 2) - Applied at first floor level, set to the side of the window sill and above the left hand edge of the undercroft. 45x45cm on 75cm projecting bracket.

Members agreed with the HBO that the second (smaller) hanging sign was superfluous but agreed a No Objections response if the HBO's observations were implemented.

Members also noted the use of A-boards and other free-standing signs which obstructed the footway and suggested placing them in the fenced area each side of the main door as being less of a hindrance to passers-by.

19/00773/APP

NO OBJECTIONS

57 Aris Way

Loft conversion and altering of hipped end to a gable end.

Members regretted the loss of the hipped roof profile which reduced the apparent bulk of the roof.

19/00810/APP

NO OBJECTIONS

34 Moorhen Way

Removal of rear bay window and erection of single storey dual pitched rear extension and associated works

19/00823/APP

NO OBJECTIONS

63 Moreton Road

Erection of rear extension and demolition of scullery and garage

Members had no objections to the proposal, but would like to see evidence of there being sufficient parking and turning space for the enlarged dwelling.

Concern had been expressed earlier in the evening (re 19/00735/APP – adjacent bungalow of similar construction) about the possibility of these bungalows having asbestos panels, and Members would like reassurance on this point and the safety of personnel and neighbouring properties during building works.

19/00944/APP

NO OBJECTIONS

31 Small Crescent

Rear replacement conservatory

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.

19/01012/APP

NO OBJECTIONS

7

Otters

Brook

Single storey front extension

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 **Minor Amendments /Additional Information** had been received, for information only:

17/00746/APP

NO FURTHER COMMENT

Former Railway Station Site, Station Road

Erection of a new student accommodation (C2) building including ground floor parking with associated landscaping and access

This had been relisted for consultation but there were no new documents at time of the meeting except a request for further information from the AVDC Ecologist and a response from Natural England.

18/02959/APP

NO CHANGE

Tesco, London Road: McDonalds drive-thru restaurant

To receive and discuss the applicant's response to Members' comments (circulated with the agenda)

Members felt that the applicants had failed to grasp the realities of rural transport; certainly the X5 and X60 stopped by the site, but the X5 does not have any stops between Buckingham and Bicester on the Oxford service, or Buckingham and Milton Keynes on the Cambridge service. It is therefore no use to anyone living in the area unable to walk or cycle to work. The X60 was slightly better, in that it had

some stops within the town area, but the only adjacent village served (two-hourly, not on Sundays) was Maids Moreton. A considerable part of the west of the town and many of the nearby villages have no bus service, or not a daily one, or one which runs at suitable times for the employed. Those staff members who could cycle to work would certainly appreciate covered cycle racks or an indoor storeroom. Otherwise those old enough to drive probably will and therefore need parking space.

The complacent attitude about the increasing number of residents and the pressure of traffic to be expected when the sites on the east of London Road were under construction, and then occupied, was criticised.

Councillors are aware that the desire line pathway is outside the boundary of the Tesco site; however it is currently well used, particularly by schoolchildren taking the shortest way into Tesco's, and no fencing or planting has been installed to prevent this. At present it gives onto an area of car park; under this proposal it gives on to the roadway used by customers; either way children are at risk once within the site if no measures are put in place to safeguard them or prevent the use of the informal access.

18/04210/APP

NO FURTHER COMMENT

Bourton Mill Health And Leisure Club, Bourton Road

Single storey extension to existing leisure centre

Amended plan of parking and associated technical note required by Highways. One parking space will be lost to the extension.

Not for consultation

19/00589/PVN

NO OBJECTIONS

Tesco Stores Ltd, London Road

Installation of solar photovoltaic equipment at Buckingham Tesco Superstore.

Generation capacity of system 150.00 kW. The solar panels shall be mounted on the existing flat roof using ValkPro+ solar mounting system. The roof area is surrounded by an existing parapet wall between the height of 0.45m and 1.9m above flat roof area. The highest point of proposed system will be 0.31m above flat roof area. The system will not be visible or over looked from neighbouring land. No solar equipment will be installed within 1m of the roof edge.

19/00730/ATP

NO OBJECTIONS

The Manor, Avenue Road

T1 Cedar – Remove four limbs; remove damaged branch; reduce large low lateral growth by 15% (2m); thin upper remaining canopy by 15%

Tree is in Manor grounds at the rear of 1 Watchcroft Drive

835/18 Planning Decisions

		BTC response	Officer recommⁿ.
Approved			
18/03101/APP	Ring Road Garage	Ch/use and erection of bungalow	No objections
18/03140/APP	2 Market Hill	Conv. part of basement to 1-bed flat	No objections
1803476/AAD	(NatWest)	Coffee #1 fascia & hanging signs	Oppose - Changed to No Objections by email poll March 2019 following compliance with CA policy
18/04440/APP	2 Kingfisher Road	2-st rear and 1 st floor side extn.	No objections
18/04572/APP	120 Moreton Road	Rear extns & conv.garage→garden room	Oppose – Changed to No Objections by email poll March 2019 – BCC objections withdrawn
Refused			
18/04607/APP	6 Wharf View	Two storey front extension	No objections

836/18 Planning Inspectorate

18/02828/APP (6 Wharf View, two storey front extension) Members discussed an appeal lodged against the refusal of application 18/02828/APP and AGREED that there was no need to send additional comments to the Inspectorate.

837/18 Development Management Committee

837.1/18 Strategic Development Management (13th March 2019) *Meeting cancelled*
837.2/18 Development Management (14th March 2019);
18/03475/APP NatWest, 2 Market Hill; ch/use of public highway to accommodate tables and chairs. Members received a verbal report from the Planning Clerk, acknowledging that Coffee #1 had refrained from placing tables and chairs on the pavement since the Town Council had raised their concerns. However, the application had been taken off the agenda pending further investigation by the officer.

838/18 Enforcement

Removal of illegal signs - The Town Clerk informed Members that the Council's policy on the removal of illegal signs would be reviewed by the TC&E Committee.

839/18 To receive the statistical analysis of 2018 applications

Members noted the analysis and thanked the Planning Clerk for producing the report.

840/18 CCTV – Tesco bypass roundabout – Cllr. Stuchbury

In Cllr Stuchbury's absence Members **AGREED** to move the item onto the agenda for the next Planning Committee. **ACTION PLANNING CLERK**

840.1/18 HS2 – (Full Council Min. 817/18 refers) to discuss and agree the content of the letter delegated to Planning on 18/3/19. In Cllr Stuchbury's absence Members **AGREED** to move the item onto the agenda for the next Planning Committee. **ACTION PLANNING CLERK**

841/18 Matters to report

Members reported the following damaged, superfluous and redundant signage in the town:

Cllr. Cole, reported flooding on the foot bridge outside of Candleford Court and advised Members that Cllr. Stuchbury had been in contact with Highways but nothing could be done until August 2019. In Cllr Stuchbury's absence Members

AGREED to move the item onto the agenda for the next Planning Committee.

ACTION PLANNING CLERK

842/18 Chairman's items for information

843/18 Date of the next meeting

Monday 15th April 2019 following the Interim Council meeting

Meeting closed at 8.15pm.

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

