

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 15<sup>th</sup> April 2019 following an Interim meeting of Full 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:**

Ms. C. Molyneux	Deputy Town Clerk
Mrs. N. Stockill	Committee Clerk
Mrs. C. Cumming	(co-opted member)
Mrs. K. McElligott	Planning Clerk
Cllr. W. Whyte	County Councillor

**907/18 Apologies for Absence**

There were no apologies.

**908/18 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.

**909/18 Minutes**

Members received and **AGREED** the minutes of the Planning Committee Meeting held on Monday 25<sup>th</sup> March 2019 to be put before the Full Council meeting to be held on Monday May 20<sup>th</sup> 2019.

**910/18 McDonalds application (18/02959 etc)**

Members received the following representatives from the design team to discuss Members' concerns:

Mark McFarlane	McDonalds Restaurants Construction Project manager
Louise Ford	Town Planning Executive Tesco
Bob Robinson	Director of DPP Planning
Ian Bryant	Associate TPA
Ben Fox	Planner
Alex Lomas	Senior Acquisitions Surveyor McDonalds Ltd

Mr Robinson summarised and addressed Members outstanding concerns, the design team's responses are in italics:

Adequacy of retained car parking and relocation of Click and Collect. *Mr Ian Robinson said the road layout McDonald's use is a tried and tested formula for the road layouts for their restaurants.*

Pedestrian access onto the McDonalds site and traffic impact  
Cllr Stuchbury expressed concern over the increase level of litter from the site and voiced Lace Hill resident's concern on litter creeping into nearby estate roads. *Mr Alex Lomas explained that McDonalds were founder members of Keep Britain Tidy and members of staff will litter pick 2/3 times a week around the restaurant, car park and other identified problem areas in the locality. Residents can request litter picking of their street.*

Cllr. Try questioned the height of McDonald's signage, refuse collection schedules, traffic flow onto the roundabout and opening hours. *Mr. Robinson said a totem sign will be required and that'll be dealt with in a separate planning application. [Clerk's note: Members have already viewed and commented on 18/02970/AAD; the later includes a totem sign]. In terms of opening hours, McDonalds is likely to be open 24 hours a day and not in a location where the activity will disturb local residents. Mr Robinson said McDonalds' delivery lorries have an experienced and organised fleet and deliveries will take place outside of both Tesco and McDonalds' peak hours. He noted that restaurant staff would know, within a half hour window, as to when the delivery lorry will arrive to allow for a secure area to be coned off. The refuse collection of recycled material will also be removed by the delivery trucks.*

Mrs Cumming asked what recycled materials were used for packaging McDonalds' food products. *Mr Lomas confirmed that all McDonalds' restaurant use recyclable materials and all food and packaging waste were recycled in store.*

Cllr. O'Donoghue expressed concern over the safety pedestrian's entering the site from the grass bank into the McDonald's Drive Through. *Mr. Robinson acknowledged there was already a well-used desire line from London Road into the Tesco car park but the gradient was too steep to allow for a DDA compliant ramp to be installed. He said that Tesco and McDonald's preference was for pedestrians to use the official footpath into the restaurant. Mr Robinson said that a close board panel fence and reinforced landscaping would be employed to deter pedestrians from using the desire line.*

Cllr. Hirons expressed concern on the dwindling number of car parking spaces for the Tesco superstore customers. *Mr. Robinson said the Tesco Buckingham store was built when car parking standards were higher and people's shopping habits have now changed as many people have big shops delivered to their home and Lidl and Aldi provide competition to Tesco's trade. Tesco have confirmed, by an accumulation survey, that they have capacity to ensure the store operates successfully.*

Cllr. Harvey asked Tesco what were their plans for the parcel of land between Tesco and Wipac. *Ms Louise Ford could not comment as it wasn't pertinent to the application though stressed that Tesco was rationalising their assets nationally and not just in Buckingham.*

Lack of rural transport links. *Mr Robinson said that McDonalds' employees usually walked to work or were dropped off by family members. Any employees that drove their own car could park in the Tesco car park. There is cycle provision within the application and scope to increase the number of bike racks should it be deemed necessary. Being located in a town the expectation was that employees will either walk, cycle, carshare or be dropped off.*

Drainage - *Mr Robinson said the Drainage Engineer was happy that the site can be drainage effectively and the network has capacity for sewerage.* Cllr. Stuchbury strongly suggested drains be inspected for blockages/damage as historically pipes serving the Tesco store have blocked causing a foul odour in store. *Mr Robinson said*

*the primary discussion have been with BCC and can go back to the Drainage Engineer and pass on the Council's concerns.*

**911/18 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan**

There were no updates.

**912/18 Action Reports**

Members received and noted the action report.

**913/18 Planning Applications**

*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.*

**19/01103/APP**

**NO OBJECTIONS**

Scout Hall, Adams Close

Demolition of existing vacant former scout hall and erection of 4No terraced dwellings with car parking (10No spaces), vehicle turning facilities and related works

*Members warned of the likelihood of asbestos panels in the Scout Hut's construction.*

*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.*

**19/01147/APP**

**OPPOSE & ATTEND**

The Coach House, Wharf Yard

Infill of front display window and side opening, insertion of rooflights and window replacement plus alteration to internal walls

*Members felt that piecemeal development of the Yard should be postponed until a design proposal for the whole Yard was drafted and agreed. This was the last sizeable area close to the town centre and thus had commercial, economic and social importance. A large workshop had been vacant for some time.*

*The proposal to lose the shop window facing on to the main road was therefore felt to be both premature and detrimental to the street scene. Members had no objections to the internal improvements which would allow two businesses to operate independently from the same building, but would prefer a comprehensive plan for the Yard complying with BNDP Policy EE2 and would resist any change of use from employment.*

The following Minor Amendment has been received, for information only:

**18/04641/AAD & 18/04642/ALB**

**CHANGE AS DESCRIBED BELOW**

Mark Green Scissors Barbers, Bull Ring

Proposed attachment of barber pole and shop fascia signage to the front of the property (retrospective)

*Amendment: removal of proposed air conditioning units from the application*

*Members withdrew their partial opposition based on the air-conditioning units, but maintained that the signage should comply with Conservation Area guidelines, in particular the barber pole with British two-tone colouring.*

**Not for consultation**

**19/000928/ATC**

**NO OBJECTION**

22 Chandos Road

G1 – Reduce a group of two Leylandii down in height by 5m

T1 – Remove three overhanging Hazel branches away from the building

T2 - Prune small self-set Ash Tree away from fire exit on the care home

G2 – Reduce a group of six Leylandii down in height by 7m

**19/00956/ATP**

**OPPOSE pending additional information as described**

Bin Store 7 – 16 Waglands Garden

T2 & T4 – Crown lift lower branches on the Yew and Holly over the bin store by 2m

T17 – Overall crown reduction on Ash tree by 2-3m. This Ash tree has Daldinia on the main stem

*The ash tree's eastern limb is infected with Inonotus hispidus (not Daldinia concentrica which normally only appears on dead branches and is a lesser risk), which is a timber decay fungus that increases the risk of fractures in large limbs/stems. Light crown reduction would therefore be a sensible precaution to reduce risk during gales. The degree of crown reduction stated is vague because it is open to various interpretations. It would be helpful if the applicant could clarify the finished height and crown diameter these works would mean.*

**Not for consultation for information only: only these 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]**

**19/00955/ADJ**

Rear of Moorhen Way

Carrying out cycleway works in the Aylesbury Vale Area

**19/00959/ADJ**

Land adjacent Swan Pool, London Road

Carrying out cycleway works in the Aylesbury Vale Area

**915/18 Development Management Committee**

915.1/18 Strategic Development Management (3<sup>rd</sup> April 2019)

Members received a report from Cllr. Cole on 17/00746/APP Station Road car park Proposed by Cllr. Cole, seconded by Cllr. O'Donoghue and unanimously **AGREED** for the Chair and Planning Clerk to write a formal letter questioning the competence

of District Cllr Brian Foster, Chairman of the AVDC Strategic Development Management Committee, evidenced by the meeting on the 3<sup>rd</sup> April 2019 to determine Station Road Car Park development, and would propose that BTC makes a formal complaint. **ACTION PLANNING CLERK/Cllr COLE**

The Deputy Town Clerk reported that the deadlines for submissions over the Railway Walk Right of Way were Tuesday after the Easter Bank holiday.

915.2/18 Development Management (4<sup>th</sup> April 2019) *No Buckingham applications*  
The Planning Clerk note that the Salden Chase application would be discussed on Wednesday 24<sup>th</sup> April 2019 and asked Members if they would like an observer to record Section 106 discussions. Cllrs. O'Donoghue and Stuchbury **AGREED** to attend, Cllr. Stuchbury asking to be registered to speak.

**ACTION PLANNING CLERK**

**916/18 Enforcement**

916.1/18 There were no updates.

916.2/18 To report any new breaches

Members discussed illegal signage along the highway and acknowledged the issue would be discussed further at a future meeting of the TC&E Committee.

**917/18 Deferred from last meeting (119/18)**

917.1/18 (**Agenda 12.1 CCTV**) – Tesco bypass roundabout – Cllr. Stuchbury  
Members **AGREED** for a letter to be written to Cllr. Mark Shaw regarding the continuing lack of CCTV installation on the Tesco roundabout

**ACTION PLANNING CLERK**

917.2/18 (**Agenda 12.2 HS2**) – (Full Council Min. 817/18 refers) to discuss and agree the content of the letter delegated to Planning on 18/3/19. Members **AGREED** for the Town Clerk to write to the Government and HS2 appealing for the cessation of construction work until the line north of Birmingham is confirmed.

**ACTION TOWN CLERK**

917.3/18 (**Minute 120/18**) Bridge Street footbridge – flooding problem. Cllr. Stuchbury said a flooding issue has occurred since the bridge was renovated and no authority seems to have taken ownership of the issue. Members **AGREED** for the Planning Clerk to write to both the County Councillors and TfB asking for a timescale to repair or unblock the drainage.

**ACTION PLANNING CLERK**

**918/18 AVDC Planning System**

Members received and noted a report on the computer system briefing held on 10<sup>th</sup> April 2019 at The Gateway.

**919/18 s106 Quarterly update**

Members received the updated details from AVDC and **AGREED** for the Planning Clerk to investigate and report back on the following:

Balance not yet committed - what has the money been spent on?

Why is Section 106 funding being allocated to a private playing Field pavilion owned by the University and where is Verney Road?

**ACTION PLANNING CLERK**

**920/18 Written questions**

920.1/18 Members received and noted a written question & response on Lace Hill Balancing Pond from Cllr. Stuchbury.

Proposed by Cllr Stuchbury, seconded by Cllr. O'Donoghue and **AGREED** that the Planning Clerk forward a copy of the response to the Lace Hill Residents Association

**ACTION PLANNING CLERK**

920.2/18 Members received a written question & response on Maids Moreton application 16/00151/AOP from Cllr. Stuchbury.

Members **AGREED** for Cllr. Stuchbury to circulate the document to all signatories and Buckingham Society asking for their input. Mrs Cumming confirmed that the Action Group will forward their points onto Cllr. Stuchbury for inclusion in the response.

**ACTION CLLR STUCHBURY**

**921/18 Matters to report**

Cllr. Try reported an ANPR camera on the lamppost outside of Clays Butchers shop and questioned whether it was active and if we should have accompanying (warning) signs around the town.

**ACTION PLANNING CLERK**

Members discussed branding of street signs following the change to a Unitary Council and **AGREED** for the Town Clerk to investigate which signs would need to be replaced, and also to ask BCC and AVDC for list of their assets in Buckingham.

**ACTION TOWN CLERK**

**922/18 Chairman's items for information**

**923/18 Date of the next meeting: Monday 13<sup>th</sup> May 2019 at 7pm.**

Meeting closed at 21.34pm.

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