

Minutes of the **PLANNING COMMITTEE** meeting held on 3<sup>rd</sup> June 2019 at 7.00pm in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

**Present:**

Cllr. M. Cole	(Chair)
Cllr. J. Harvey	Town Mayor
Cllr. P. Hirons	(Vice Chair)
Cllr. D. Isham	
Cllr. Mrs. L. O'Donoghue	
Cllr. A. Ralph	

**Also present:** Mr. R. Newall (co-opted member) from minute 20/19  
 Mrs. N. Stockill (Committee Clerk)  
 Mrs. K. McElligott (Planning Clerk)  
 Mr. Paul Hodson (Town Clerk)

**38/19 Election of Chair**

Proposed by Cllr. Isham, seconded by Cllr. Hirons and unanimously **AGREED** to appoint Cllr. O'Donoghue to the position of Chair.

*Cllr. O'Donoghue took the Chair from this point in the agenda.*

**39/19 Election of Vice Chair**

Proposed by Cllr. Ralph and seconded by Cllr. Isham to appoint Cllr Hirons to the position of Vice Chair.

Proposed by Cllr. O'Donoghue and seconded by Cllr. Cole to appoint Cllr. Stuchbury to the position of Vice Chair.

A vote was taken for Cllr. Ralph's proposal of Cllr. Hirons and the results were:

In favour: 4

Abstentions: 1

A further vote was taken for Cllr. O'Donoghue's proposal of Cllr. Stuchbury and the results were:

In favour: 2

Cllr. Hirons was declared Vice Chair for the forthcoming year.

**40/19 Apologies for Absence**

Members received and accepted apologies from Cllrs. Stuchbury, Try and Mahi, District Councillor Mills and County Councillor Whyte and Mrs Cumming of The Buckingham Society.

**41/19 Declarations of Interest**

There were none.

**42/19 Minutes**

Members received and **AGREED** the minutes of the Planning Committee Meeting held on Monday 13<sup>th</sup> May 2019 to be put before the Full Council meeting to be held on 15<sup>th</sup> July 2019. Cllr. Ralph noted that his apologies had not been recorded.

#### **43/19 Terms of Reference**

Members reviewed and unanimously **AGREED** the Terms of Reference as agreed at Full Council (min 22.2.3/19).

#### **44/19 North Buck Parishes Planning Consortium (min 22.6/19)**

As three Members of the Committee were absent, it was **AGREED** that the agenda item to be deferred to the next meeting of the Planning Committee.  
**ACTION COMMITTEE CLERK**

#### **45/19 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan**

The Town Clerk updated Councillors on recent conversations with the District and County Authorities and was seeking a meeting with the appropriate Planners in July 2019.

#### **46/19 Action Reports**

46.1/19 Members received and reviewed the action reports.

Chairman of AVDC Strategic Development Committee (915/18) Cllr. Cole updated Members that a new Chair was now in place and Members **AGREED** that a formal letter of complaint was no longer necessary.

46.2/19 16/00151/AOP, Walnut Drive, Maids Moreton. Cllr. Cole reported that the Parishes of Foscott and Maids Moreton would be applying for a judicial review. Members discussed the reasons for the challenge and Cllr. Harvey suggested writing to the District Council's Chief Executive expressing concern that important documents were being changed without any audit trail; seeking assurances that the new Council would implement strict document control and record-keeping.

#### **ACTION PLANNING CLERK**

46.2.1/19 Members received and noted a response to Cllr. Stuchbury's further questions and Members expressed their thanks to Cllr. Stuchbury for pursuing the matter.

46.2.2/19 Members received documents arising from a FOI request submitted by Cllr. Stuchbury. Cllr. Ralph remarked that the Council's response was almost identical to the documents received by the Buckingham Society.

46.3/19 (960/18) 19/01253/INF4, advertising signs for Beefeater, Costa, Premier Inn. Members noted the following response from Parish Support:

"This is not a planning application or an advertisement application but an enquiry from the applicant. I am unsure on how you have stumbled upon this application but it is not for public view or statutory consultation. As this an enquiry I am unable to answer the questions raised from the meeting, however if an application is submitted we can revisit the questions raised."

Cllr. Hirons stated this was another example of AVDC's poor document control and Members **AGREED** for the Town Clerk to write expressing Councillor's concern.

#### **ACTION PLANNING CLERK**

19.18 *Mr R. Newall of The Buckingham Society entered the chamber*

#### **47/19 Planning Applications**

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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.....

Members noted that the next scheduled Development Management Committee meetings are 13<sup>th</sup> June and 4<sup>th</sup> July 2019, with SDMC meetings on 12<sup>th</sup> June and 3<sup>rd</sup> July 2019.

**19/01579/APP**

**NO OBJECTIONS**

40 Treefields  
Single storey rear extension

**19/01717/ALB**

**NO OBJECTIONS SUBJ. TO HBO'S APPROVAL**

Rose Cottage, Bourton Road  
Removal of an existing rear window and cill wall and insertion of a new door

**19/01850/APP**

**NO OBJECTIONS**

1 Highlands Road  
Single storey rear extension

**19/01852/ALB**

**NO OBJECTIONS SUBJ. TO HBO'S APPROVAL**

28 West Street  
Mounting of a security camera, the installation of a security grill to the inside of the front door and shop windows, the display of non-illuminated signage on the front elevation, the rendering of the stall riser and paintwork to the shop front, the installations of a satellite dish and external lighting (part retrospective)

**19/01919/APP**

**NO OBJECTIONS**

6 Skelton Road  
Single storey rear extension

**19/1976/ALB**

**NO OBJECTIONS SUBJ. TO HBO'S APPROVAL**

6 Market Hill [*Clays Butchers*]  
Partial demolition and internal alterations of retail/business accommodation along with change of use from office to residential for the purpose of student accommodation (Amendment to 18/03648/ALB)

**AMENDED PLANS**

**18/03593/APP**

**NO OBJECTIONS (change from OPPOSE & ATTEND)**

Bromley, Stratford Road

Demolition of the single storey rear extension and removal of covered area with construction of a new single storey side and rear extension

*Amendments: the single storey extension is L-shaped, and houses a utility room (as before) with a 4<sup>th</sup> bedroom behind it; a new extension of the living room forms a flush rear wall; the extension has a continuous L-shaped single pitch roof with two skylights over the utility room (as before). The side wall is blank, the rear wall has two French windows, one set to the bedroom, the other to the living room. The 4<sup>th</sup> bedroom was previously in a box-like first floor extension with a studio beneath. There is adequate parking for a 4-bedroom house within the curtilage.*

*Members were satisfied that their previous comments had been adequately addressed, and were pleased to change their response to No Objections.*

The following Minor Amendment and Additional Information were received, for information only:

**19/00823/APP**

63 Moreton Road

*Description has been changed to :*

Raising of the roof, erection of rear extension and demolition of scullery and garage

*From the less accurate:*

Erection of rear extension and demolition of scullery and garage

*Members noted the amended description, but observed that there was no evidence on the website that their concerns about parking provision and asbestos had been acted upon.*

**NOT IN OUR PARISH (BIDDLESDEN)**

**19/00532/ADP**

Silverstone Motor Racing Circuit, Biddlesden

Reserved matters application for the Silverstone Hotel, drop off and associated car parking pursuant to condition 2 of outline planning permission 17/01840/AOP layout, scale, external appearance, the access, and the landscaping of the site with regards to condition 7 (details of highway, estate roads and manoeuvring, pedestrian and cycleway, communal car, cycle and vehicle parking provision, open storage/yards and functional services, 8 (details of materials, elevation treatment, lighting, security and crime prevention measures, signage and way-marking, energy strategy) and 9 (hard and soft landscaping)

*Additional details of circuit security*

*Cllr. Cole gave a short presentation of the reasons (attached in Appendix A of these minutes) this Committee had Opposed the application, and proposed, seconded by Cllr Isham, that until the applicant, Bucks CC and AVDC, can agree on an employment travel plan that is of benefit to Buckingham and Buckinghamshire, and not just to Northants, we should continue to Oppose this application. **AGREED.** Members' attention was drawn to Saved AVDLP Policy RA36 which states*

**RA.36** In considering proposals for development in the Rural Areas the Council will have regard to the desirability of protecting the characteristics of the countryside from excessive traffic generation, including the need to avoid traffic increases and routing unsuited to rural roads.

*and this application is not compliant with its terms.*

*Cllr. Harvey also reminded Members of his proposal of a coach service running the length of the County, from Northampton to High Wycombe via Silverstone and Buckingham which would provide access for employees and visitors alike.*

**CONFIRMATION OF EMAIL RECONSULTATION**

**18/03475/APP**

2 Market Hill (ex Nat West Bank)

Change of use of land from public highway to an outdoor seating area

*In light of the submission of a revised drawing and revised comment from Highways, the Committee was asked to review its response of OPPOSE & ATTEND; the decision of all 5 Members who responded was No, and this has been communicated to AVDC.*

## 21/19 Planning Decisions

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

		<b>BTC response</b>	<b>Officer recomm<sup>n</sup>.</b>
<b>Approved</b>			
18/03047/APP 4 Chandos Close	S/st side/rear extn, pitched roof to garage	No objections	
19/00703/ALB 19 Castle Street	Widen internal opening to create single retail area	No objections subj.HBO	
19/00944/APP 31 Small Crescent	Rear replacement conservatory	No objections	
19/01012/APP 7 Otters Brook	Single storey front extension	No objections	

## Withdrawn

19/00773/APP 57 Aris Way Loft conv, alter hipped to gable end No objections\*  
\*But "Members regretted the loss of the hipped roof profile which reduced the apparent bulk of the roof."

## Not Consulted on:

### Approved

19/00928ATC 22 Chandos Road Works to trees  
19/00956ATP Waglands Garden Works to trees

## Planning Inspectorate

- a) 18/2726/APP – 17 Gifford Place; two storey front extension and conversion of garage  
*Inspector has allowed the appeal against non-determination.*
- b) 18/00938/AOP - [land at the rear of] 11 Lenborough Close; outline application for the subdivision of the existing plot for the construction of a single detached dwelling.  
*Inspector has dismissed the appeal against refusal.*

## 48/19 Development Management Committee

22.1/19 Strategic Development Management (15<sup>th</sup> May 2019)  
*No Buckingham applications*  
22.2/19 Development Management (16<sup>th</sup> May 2019)  
*No Buckingham applications*

## 49/19 Enforcement

49.1/19 No updates had been received.

49.2/19 To report any new breaches.

Yoga Studio, Candleford Court - Cllr. Hirons reported a small wooden hut that looked out of place in the conservation area.

Dry Cleaners, Market Hill - Cllr. Harvey reported an advertising board that could be in breach of the advert regulations.

Massage Salon, Bridge Street – Cllr. Cole stated no change of use had been submitted.

Members **AGREED** for the Planning Clerk to investigate each item with the Enforcement Team at AVDC.

**ACTION PLANNING CLERK**

## 50/19 Railway/Scenic Walk

Members received a verbal report from the Town Clerk on progress towards Right of Way designation. The Town Clerk reported that the University had been given notice and a formal Rights of Way application had been submitted and acknowledged by the County Council.

**51/19 Bridleway 13 (across Lace Hill employment area) (Appl.17/01003/APP refers)**

Members noted that the order for diversion has been made, so that the bridleway now passes along the boundary between the employment area and the housing. Map attached for information.

**52/19 Matters to report**

There were none.

**53/19 Chairman's items for information**

There were none.

**54/19 Date of the next meeting:**

Monday 24<sup>th</sup> June 2019 following the Interim Council meeting.

Meeting closed at 19.52pm.

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

## Appendix A

This application has come back before us with amendments based solely on the site itself, although we raised our concerns about the lack of a travel plan to the south, connecting Silverstone Circuit with Buckingham and district, when it first came before us in February.

To remind you, this application for a six-storey, 197-bed hotel is wholly within Buckinghamshire and the Vale of Aylesbury. However, although s106 travel funding is being offered, it is only for new Northants bus routes, and for traffic-calming in Dadford – nothing of benefit to Buckingham.

Our concerns have not been addressed in the amended plans; although Bucks Highways has busied itself with on-site circulation issues, it has ignored the bigger picture. This hotel is a part of the planned expansion of the southern half of Silverstone Circuit and MEPC Silverstone Park Enterprise Zone, which currently has 29 businesses, with more coming.

These are providing local jobs in an area specifically designated as one of two Employment Areas in the emerging Vale of Aylesbury Plan. There is no public transport or safe cycle route between Buckingham and Silverstone, which restricts employment opportunities to those to the south without cars. It also runs contrary to National Planning Policy Framework Section 9, which advocates sustainable transport for new developments.

The bulk of the Silverstone Masterplan s106 monies are earmarked for three new bus routes which go north, out of Buckinghamshire and into Northamptonshire, to connect the site with Brackley, Northampton and Milton Keynes via Towcester. Apart from a traffic calming plan for Dadford, which already has a 30mph speed limit, there is no transport benefit to Buckingham.

Bucks CC has spent much on providing a cycleway from Winslow to Buckingham, but does not appear to be interested in extending it to our only local Employment Area, despite both Stowe and the National Trust being willing to consider allowing it to follow existing north-south bridleways through the estate.

I also note that responses to the application include a crime prevention one from Northamptonshire Police, although the proposed hotel and Enterprise Park are wholly in the Thames Valley Police area. I have searched in vain for TVP's comments.

That aside, I propose that until the applicant, Bucks CC and AVDC can agree on an employment travel plan that is of benefit to Buckingham and Buckinghamshire, and not just to Northants, we should continue to Oppose this application.

