

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 9<sup>th</sup> September 2019 at 7.00pm in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

**Present:**

Cllr. M. Cole	Town Mayor
Cllr. J. Harvey	
Cllr. D. Isham	
Cllr. A. Mahi	
Cllr. Mrs. L. O'Donoghue (Chair)	
Cllr. A. Ralph	
Cllr. Stuchbury	(from minute 314/19)
Cllr. M. Try	(from minute 309/19)

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

**317/19 Apologies for Absence**

Members received and accepted apologies from Cllrs. Hirons and Stuchbury and County Councillor Whyte.

**318/19 Declarations of Interest**

Cllr. Harvey declared a personal interest in applications 19/02627/AAD and 19/03175/APP.

**319/19 Minutes**

Members received and **AGREED** the minutes of the Planning Committee Meeting held on Monday 12<sup>th</sup> August 2019 to be put before the Full Council meeting on the 30<sup>th</sup> September 2019.

**320/19 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan**

Members received a written report (PL/51/19) on the public exhibition of VAHT's proposal for the garage area behind Pightle Crescent, held on 28<sup>th</sup> August 2019.

*Cllr. Try entered the Chamber.*

Cllr. Cole reminded Members this was not an area for residential development outlined in the Buckingham Neighbourhood Development Plan and that the Car Park Level Plan was misleading as it was impossible to fit 12 parking bays opposite the proposed dwellings. Members were concerned about damage to protected woodland on the land behind the garage block and where residents (36 existing flats) would park their cars when displaced by construction vehicles.

Mrs Cumming reported on The Buckingham Society's appreciation of the innovative approach to low cost housing but shared Committee Members' concerns over the lack of accessible accommodation and the potential for litter to accumulate in the undercrofts.

Members **AGREED** for the Planning Clerk to write to VAHT asking for them to reduce the number of units and inviting them to present to the Committee when they had processed the comments sheets and possibly modified the plans accordingly.

**ACTION PLANNING CLERK**

### **321/19 Action Reports**

310.1/19 Members received and noted the action report.

310.2/19 (220/19: E-W Expressway) Members received and noted responses from MKC & OCC. Cllr. Cole reported an error in the hyperlink within Mr. M. Bracey's letter of the 7<sup>th</sup> August 2019. *[Clerk's Note: The report and details of the decision are attached within Appendix A of the minutes]*

310.3/19 (917.2/18; HS2) Members received and noted responses from the CEO of HS2 & DfT

### **322/19 Planning Applications**

For Member's information the next scheduled Development Management Committee meetings are 26<sup>th</sup> September and 17<sup>th</sup> October 2019, with SDMC meetings on 25<sup>th</sup> September and 16<sup>th</sup> October 2019.

#### **19/02627/AAD**

#### **RESPONSE DEFERRED**

The Old Town Hall, Market Square

Installation of fascia signage 1N<sup>o</sup> Non-illuminated sign above reception door, 1N<sup>o</sup> Non-illuminated sign above shop window and 1N<sup>o</sup> Non-illuminated sign on brick pillar of Old Town Hall

*Members noted that not only was this a retrospective application, but the Design and Access Statement was for the applicant's previous premises at 4 Castle Street (also Listed, also having had their signage installed without permission) and that the illustration supplied also seemed to be generic and not the actual signage which had been on the building for over a year. Members deferred their response, pending receipt of correct information, and comments from the Heritage & Conservation Officer.*

#### **19/02767/ALB**

#### **NO OBJECTIONS**

65 Well Street *[Chapmans]*

Repair damage to corner of property and CCTV cameras fitted to the rear elevation (part retrospective)

#### **19/02900/APP**

#### **OPPOSE & ATTEND**

18 March Edge

First floor part two storey side extension

*Members noted that the proposed extension added a fourth bedroom with no evidence of adequate parking for 3 vehicles, and that parking on the green where children played was already a problem; that the extension was not clearly subservient to the existing dwelling; and that there was a large tree adjacent to the extension which could lead to problems in years to come.*

In view of the on-going difficulties with Linden Village green spaces, Members suggested the Environment Committee consider the installation of bollards to prevent vehicles parking on the green, and then seek permission from the receivers.

**ACTION ENVIRONMENT COMMITTEE**

**19/02932/APP****NO OBJECTIONS**

1 Naseby Court

Variation of Condition 2 relating to application 18/03451/APP – Proposed extension using block work with a render. Only the RH side and RH rear wall would be rendered.

*The following two applications were considered together:*

**19/02959/APP & 19/02960/ALB****NO OBJECTIONS**

The Grand Junction PH, 13 High Street, MK18 1NT

Proposed demolition of single storey rear extensions erection of single storey rear extension and fire escape to second floor, internal and external alterations, conversion of outbuilding to student accommodation, creation of new access off Cornwalls Meadow and associated works.

**19/03001/APP****NO OBJECTIONS**

5 Hillcrest Way

Change of use from B2 (Light Industrial) to Beauty Salon (sui generis)

*Members noted that the application form stated 8 parking places, whereas the drawing showed only 4. There was little point in regretting the loss of industrial premises when so many had already been approved for retail and catering use.*

*The following two applications were considered together:*

**19/03013/APP & 19/03014/ALB****NO OBJECTIONS**

Prezzo Restaurant, 36 High Street, MK18 1NU

Replacement of external fencing and internal alterations to existing restaurant

**19/03126/APP****NO OBJECTIONS**

40 Treefields

Single storey rear extension

**19/03161/APP****OPPOSE**

32 Bradfield Avenue

Demolition of existing rear extension and erection of two storey side and single storey rear extension.

*Members noted the proposed extension was not clearly subservient to the existing building.*

**19/03174/APP****NO OBJECTIONS**

9 Bobbins Way

Front porch

**19/03175/APP****NO OBJECTIONS**

The Old Latin House

Erection of car port, garden workshop and store

**AMENDED/ADDITIONAL PLANS****18/04112/APP****OPPOSE & ATTEND (changed from OPPOSE)**

10 Hilltop Avenue

Erection of 6ft fence on side boundary (retrospective)

*Additional document: Land Registry document for the property, showing the applicant's ownership of the side land bounded by the fence.*

*Members' previous response (23/1/19) had included the following:*

- *the length of fence installed made a considerable impact on the open nature of the street scene, especially as the fence bordered the public path;*
- *the impact of the fence on the adjacent mature tree in the verge, whose roots could be conjectured to lie underneath it;*
- *a request for BCC Highways' comments on the restriction of vision to the right for drivers emerging from Catherine Court, especially as this is a much-used crossing place for pupils at Buckingham Primary School."*

*There is no comment from BCC on the website and nor is there a comment from Trees. AVDC's Highways consultant has clearly not visited the site, judging from his January comment. Members also pointed to the Land Registry document Section C paragraph 3.2 "not to build or erect anything else on the property..." and the generally open nature of the street frontages on the estate.*

*The following notification was received on 7<sup>th</sup> August for response by 28<sup>th</sup> August, but the only new item on the website was an unrevised drawing submitted with application 14/03095/APP with no indication of what Members were being asked to comment on. This information was sought immediately, and prompts sent, but none had been provided by the date of the meeting.*

**18/01098/APP**

**OPPOSE & ATTEND (no change)**

23, 23A & 23B Moreton Road

Erection of 6no. self-contained apartments and boundary wall – retrospective (Amendment to 14/03095/APP)

*Members were dismayed by the photographs taken by a neighbour of the work done to the rear wall (copy enclosed with response), and support the Heritage Officer's comments (including those on the use of artificial turf). They also point out the recent erection of scaffolding on the building, and ask if the approval has been pre-empted.*

**NOT FOR CONSULTATION**

**19/02916/ACL**

57 Aris Way

Application for a Certificate of Lawfulness for proposed loft conversion

**19/03056/ACL**

1 Candleford Court

Application for a Lawful Development Certificate for a proposed change of use from a retail unit to residential dwelling. The inclusion of Bathroom, Kitchen and Disability access doors.

*Members noted the lack of comment by the Economic Development Officer on the loss of a town centre employment opportunity, and a majority of the Committee voted to retain the retail use, pointing out that the space at the other end of the Bridge Street frontage had recently been let after being vacant since completion of the building.*

*Concern was also expressed at the internal layout of the flat; they would prefer the kitchen and living room on the street frontage and bedroom and bathroom at the rear for privacy.*

## 19/02974/INTN

Land adjacent to 2 Aris Way

Notification of a proposal to install a new telemetry kiosk.

### 323/19 Planning Decisions

To receive for information 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>			
17/00746/APP	Station Road car park	Student accommodation & parking	Conditional support
18/03593/APP	Bromley, Stratford Rd.	New s/st. side & rear extension	No objections*
19/01433/AAD	Old Market House 36-37 High Street	Replacement signage	No objections
19/01434/ALB			
19/01852/ALB	28 West Street	Alterations, signage, satellite dish	No objections subj HBO
19/01976/ALB	6 Market Hill [Clays]	Alt <sup>s</sup> & Ch/use to student bedsits	No objections
19/02410/APP	18 Mitre Street	Infill of existing rear courtyard	No objections
19/00746/ALB	Stoneleigh House	Signs and flagpole (retrospective)	No objections subj HBO
19/00834/AAD			
19/02333/APP	18 Highlands Road	1 <sup>st</sup> fl. side/rear extn & internal alts.	No objections
19/02583/APP	Racelogic, Osier Way	External deck for staff room	No objections
19/02647/APP	6 Wharf View	Two storey rear extension	No objections

\* Changed from Oppose & Attend 3/6/19 on receipt of acceptable amended plans

#### Withdrawn

19/02645/APP 8 London Road S/st.rear & 2-st. side extensions Oppose

#### Not Consulted on:

##### Approved

19/02430/HPDE 20 Grenville Road Permitted s/storey rear extension No objections

##### Refused

19/02441/HPDE 40 Treefields Single storey rear extension No objections

*PDR removed for this development, therefore full planning application required, see 6.10 above.*

##### Split decision

19/02287/ATP 4 McKenzie Close Works to T1 & T2 Lime Trees Oppose –

inadequate information on proposed works

Refused – Crown reduce the two lime trees by 2m; on the grounds that the trees are a prominent feature of the locality and in apparent good health; no reason was provided for the work and upon inspection there is no clear and obvious need for the trees to be reduced. In the absence of further supporting information the proposed level of work is considered excessive, unjustified and harmful to the amenity value of the trees.

Allowed – Crown clean, crown raise to 4m; remove epicormic growth and prune away from any buildings by 2m.

Members noted that BTC's options were noted.

### Planning Inspectorate

An appeal against refusal has been lodged, start date 7<sup>th</sup> August (notification letter dated 12<sup>th</sup> August); any additional comments to be submitted by 11<sup>th</sup> September 2019.

Application 18/02932/ALB: Replace two damaged/inoperative rear bedroom windows.

*Members had considered the application on 10<sup>th</sup> September 2018, responding NO OBJECTIONS subject to HBO satisfaction; AVDC refused it on HBO recommendation 4/1/19 and had no comments to add.*

### 324/19 Development Management Committee

Planning Minutes (9/9/19)

Ratified

page 5 of 7

*PUBLIC SECTOR EQUALITY DUTY 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, or equalities considerations, other than those stated in the minutes.*

Initial.....

313.1/19 Strategic Development Management (4<sup>th</sup> September 2019)

*No Buckingham applications*

313.2/19 Development Management (5<sup>th</sup> September 2019)

*No Buckingham applications*

### **325/19 Enforcement**

314.1/19 To receive any update

314.2/19 Members reported the following items for investigation:

314.2.1 New external signage within the Conservation Area at 25 Bridge Street, MK18 1NL

314.2.2 An over-height fence at Treefields (older part).

314.2.3 Parked advertising vehicle on the Bletchley road roundabout grass verge.

314.2.4 Damaged road signs on the Tesco roundabout

314.2.5 Fly-tipped garden waste on the bypass between the Bourton Meadow school entrance and the bridge. **ACTION ESTATES MANAGER**

*Cllr Stuchbury entered the Chamber at 20.14*

Members **AGREED** to invite a Member of AVDC's Enforcement Team to a future meeting of Planning Committee. **ACTION PLANNING CLERK**

### **326/19 S106 quarterly update**

326.1/19 Members received and noted the updated s106 expenditure sheet.

326.2/19 (Min 274 refers) To consider whether to initiate discussion with the Shadow Authority re future BTC participation in s106/CIL negotiations.

The Town Clerk explained that if AVDC were not prepared to include CIL within the Vale of Aylesbury Plan (2013-2033) then the new Buckinghamshire Council would have to adopt the plan, and it would be likely that monies from CIL were not available for the next five years. The Town Clerk said the matter could be explored further at tomorrow's NDP workshop. Members discussed and **AGREED** for Cllr. Stuchbury to submit written questions on the following issues:

- Questioning AVDC why they have chosen not to include CIL within VALP and whether decision making policy surround CIL and Section 106 funding will fall to the new Authority should VALP not be passed by 31<sup>st</sup> March 2020. Propose that the process for the allocation of S106 and/or CIL funding involves Local Councils as an essential step within the new Unitary Council **AGREED for the Town Clerk to write to the County Council and District Council making these points.**

**ACTION TOWN CLERK**

### **327/19 Written Questions**

Members noted AVDC's answers to 4 written questions from Cllr. Stuchbury.

### **328/19 Matters to report**

There were no matters reported.

### **329/19 Chairman's items for information**

### **330/19 Date of the next meeting: Monday 7<sup>th</sup> October 2019 at 7pm.**

Meeting closed at 20.40pm.

Chair..... Date.....