

PL/09/19

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 16th December 2019 at 7.57pm following the Interim Council meeting in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

Present:

Cllr. M. Cole	Town Mayor
Cllr. P. Hiron	(Vice Chairman)
Cllr. D. Isham	
Cllr. A. Mahi	
Cllr. Mrs. L. O'Donoghue	(Chair)
Cllr. A. Ralph	
Cllr. R. Stuchbury	
Cllr. M. Try	

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

PUBLIC SESSION

Planning Application 19/03921/APP

A member of the public attended the Public Session to speak against the above application and provided Members with a summary of their concerns. The resident requested that Councillors note the following:

In April 2019 a palisade fence and two metal firework containers (3.65m in height) were erected within a meter of the boundary fence with Wharfside Place. In November a metal roof was placed on top of the container, joining them together and providing storage space for Christmas trees.

The riverbank behind Wharfside Place and Wharf Yard has two riparian owners, AVDC and the proprietor of Wharf Yard. There seems to have been no site inspection from the river bank or Wharfside Place, despite rubble having been deposited on the river bank from the removal of the warehouse's chain link fence.

The light spill from the warehouse's illuminated signs was causing disturbance to adjacent properties in Wharfside Place. A security light has been installed to the side of warehouse and is activated by movement on the garden paths of Wharfside Place.

A chain link security fence has been replaced with an 8ft industrial palisade fence out of keeping with the riverbank's environment.

Members thanked the resident for attending the Public Session.

634/19 Apologies for Absence

There were no apologies received.

635/19 Declarations of Interest

There were no declarations of interest. Members **AGREED** to take agenda item 6.2 (Planning Application 19/03921/APP) next for the benefit of members of the public present.

636/19 Planning Application 19/03921/APP:**OPPOSE AND ATTEND**

[Premises] previously known as Central Tyres, Wharf Yard

Change of use of part of existing B2 General Industry building to A1 retail usage.

Adding a shop/outlet/trade counter from 1st October to 31st December yearly.

Members expressed concerns as follows:

- The application is retrospective, though not so noted in the description; the building opened for business mid-October
- The Yard is surrounded on three sides by residential properties, including a sheltered housing complex, is adjacent to a petrol station and on the boundary of the Conservation Area
- The building lies within the Environment Agency's 8m riverbank buffer zone and Flood Zone 3 and presumably therefore needs the EA permit referred to in their response; and debris from removal of a structure beside the building has been dumped on the bank already and needs proper disposal
- The hours of opening are more extensive (9am-6pm, including weekends) than those of the Yard in general, presumably with the owner's permission; the Yard has always been closed for business from 5.30pm to 8am during the week and from 1pm on Saturdays to 8am on Mondays to preserve residential amenity
- The structures relating to this use (two substantial fireworks-safe cabins, and a roofed enclosure for Christmas trees) have no planning approval and take up space required for delivery lorry manoeuvring (the access to the Yard is difficult and for safety reasons vehicles need to emerge on to the A422 forwards)
- The roofed structure exacerbates noise nuisance due to its design and materials
- The lighting related to the retail use shines into neighbouring properties and the security light is not well directed and is triggered by any movement in Wharfside Place (people or animals) thus flashing on and off to the annoyance of residents
- It was noted that the adjacent petrol station has its forecourt lighting levels and noise nuisance from its car wash limited by planning condition curfew, and these premises should be too.

Members requested that the hours and days of opening be conditioned, and also limited to the three months detailed in the application description; that the security lighting be so directed as to eliminate the nuisance to nearby residents; and that the areas previously conditioned to be set aside in perpetuity for parking and manoeuvring be maintained. They also asked that illustrative photographs be included with the response.

637/19 Minutes

To receive the minutes of the Planning Committee Meeting held on Monday 25th November 2019 to be put before the Full Council meeting to be held on 27th January 2020. **AGREED**

638/19 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan

Cllr. Stuchbury suggested uploading the Town Council's response (to the draft VALP) on the website and social media sites. **AGREED.**

ACTION TOWN CLERK

639/19 Action Reports

Members received the Action Reports and noted progress on the Tingewick Road roundabout but expressed disappointment the County Council had not replaced the Town Council's missing road sign or installed illuminated bollards on the approach to the roundabout.

640/19 Planning Applications

For Member's information the next scheduled Development Management Committee meetings are 19th December 2019 and 9th January 2020, with SDMC meetings on 18th December 2019 and 8th January 2020.

To consider planning applications received from AVDC and other applications

19/03836/ALB

OPPOSE subject to the views of the HBO

28 High Street

Replace wooden windows with replica replacements in wood (retrospective)

Members were happy to defer to the Historic Buildings Officer's views.

19/04146/ALB

OPPOSE & ATTEND

[Punch Pub Co. Ltd.], White Hart, 2 Market Square

Internal refurbishment to public house with full redecoration and minor layout alterations. Full external redecoration and decorative festoon lighting to external seating area.

Members noted that the Design and Access Statement made no mention of access for the disabled, either via the main door, or from the rear ramp, and felt that the refurbishment could make better provision. Limiting disabled access at Lower Ground level to the exterior seating area is unfair, and there are stairs between the terrace and the accessible toilet. They asked for more detail on accessibility.

For the benefit of the planet, Members also asked that the outside drinking area not be furnished with heaters.

19/04154/ACL

NO OBJECTIONS

2 Chandos Close

Application for a Lawful Development Certificate for the proposed demolition of conservatory and erection of single storey rear extension

19/04237/AAD

OPPOSE & ATTEND

The Barbers, 10 Market Square

Erection of a barbers pole (retrospective)

A parallel ALB application has been requested.

Members feel that a barber pole installed on a Listed Building in the Conservation Area should be the traditional British red and white stripes, not the American red, white and blue as illustrated, and not internally illuminated. It was noted that approval had been given to the similar three-colour internally lit pole (18/04641/AAD, 18/04642/ALB) a few yards away, also in the Conservation Area, despite this Council's comments at the time, and Members asked that both be replaced with red and white striped cylinders. Internally lit signage is not permitted in the Conservation Area.

19/04239/APP

NO OBJECTIONS

Superchips, 2-18 Homestall

Erection of a single storey extension to form new garage/workshop area

Cllr. Isham left the meeting at this point in the agenda.

19/04332/APP

NO OBJECTIONS

18 Edging Lane

Loft conversion including 6 roof lights (3 to front and 3 to rear)

Not for consultation

19/04203/ATP

[land adjacent to] 6 Carisbrooke Court

Norway Maple (T1 & T2) – Fell both trees on public highway due to implication in a subsidence issue at No.6 Carisbrooke Court

The consensus of consultee responses is to Oppose, many querying whether the trees are causing the damage.

Members also felt that the Unitary Authority should draw up a Tree Management Plan.

It was also proposed that a record be kept of all trees felled or fallen in the town, possibly using social media reporting.

The following **Minor Amendments** had been received:

19/03398/APP

NO CHANGE

Oddfellows Hall, 48 Well Street

Conversion of former meeting place (Class D1) to form 9 no. student apartments with associated communal facilities

Minor amendments include:

- The directions on the elevation drawing have been corrected*
- Existing front door and fanlight to be retained, not replaced*
- Existing street window to Flat 9 to be retained*
- Timber-framed double glazed windows instead of powder-coated white aluminium*
- Secure mailboxes to be installed on the walls each side of the main door*
- New door to amenity space in basement*
- New doors to cycle and bin stores; access controlled by fob; self-closing and locking*
- New doors to all flats, to include door viewer; access by fob*

Members felt that the changes, though welcome, did not address their concerns, and therefore their original response of OPPOSE & ATTEND still stood.

641/19 Planning Decisions

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

Approved

19/03433/APP 8 London Road	2-st rear and side extensions
19/03660/APP Unit D, Manor Farm	Ch/use to Chiropractor
19/03942/APP 29 Hilltop Avenue	Part s/st front and rear extensions

BTC **Officer**
response **recommⁿ.**

No objections
No objections
No objections

Refused

Planning Minutes (16th December 2019) Ratified

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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.....

19/03640/APP 7 Krohn Close
19/03421/APP 18 Edging Lane

S/st side and 2-st side/rear extns
Rear dormer & rooflights to front

Oppose & Attend
Oppose & Attend

Planning Inspectorate

Application Ref: 18/03597/APP Appeal Ref: 19/00069/FTHA

9 Portfield Way: Erection of part first floor, part two storey and part single storey side and rear extension

This appeal has been withdrawn.

642/19 Development Management Committee

642.1/19 Strategic Development Management (27th November 2019) *No Buckingham applications*

642.2/19 Development Management (29th November 2019)

(19/01147/APP Coach House, Wharf Yard) Members received a verbal report from Cllr. Harvey.

643/19 Enforcement

There were no items reported.

644/19 Street Naming - Nursery Bungalow site, West Street

The developer had made alternative suggestions for the naming of this site.

Members **AGREED** that their original suggestion of Sturgess Gardens (Min. 494 of 30/10/17 meeting) remain their choice of street name for the development of 4 dwellings at the former Nursery Bungalow site as having historical relevance.

645/19 S106 matters

645.1/19 Members received and noted responses to Cllr. Cole's questions to the quarterly BCC-Parishes Liaison meeting on s106/CIL. Members **AGREED** for the Planning Clerk to write to Greg Smith MP to seek government guidance on the use of Section 106 funding to support private business. Members discussed the use of Section 106 funding for local projects aimed at mitigating the effects of climate change.

ACTION PLANNING CLERK

645.2/19 To receive updates from AVDC and BCC

AVDC report no change from previous quarterly report. BCC response not received at date of meeting.

646/19 North Bucks Parishes Planning Consortium

Members received and noted for information the minutes of the special meeting of the Consortium held on Wednesday 27th November 2019

647/19 Castle Street and School Lane

Members discussed traffic flow in the town centre and recalled previous unsuccessful attempts to address the issue of congestion along Castle Street.

Members **AGREED** to move agenda item 15 (*Climate Emergency Action Plan*) to the next meeting of the Planning Committee on 20th January 2020.

648/19 Precept Budget

Members received a report from the Town Clerk and discussed the report recommendations. Cllr. Stuchbury called for a recorded vote. Proposed by Cllr. Stuchbury and seconded by Cllr. Mahi to **AGREE** the following recommendations:

Planning Minutes (16th December 2019) Ratified

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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.....

1. It is recommended that the Committee agree the proposed budget for 20/21 to be submitted to Full Council for consideration at the Precept Meeting on 13th January 2019.
2. It is recommended that the Committee agree the proposed forecast budget for 2021 to 2025 to be submitted to Full Council for consideration at the Precept Meeting on 13th January 2019.

A vote was taken and the results were:

In favour: Cllrs. Cole, Mahi, O'Donoghue, Stuchbury and Try

Against: Cllr. Hirons

Motion carried

ACTION TOWN CLERK

649/19 Matters to report

There were no matters reported.

650/19 Chairman's items for information

Members **AGREED** to invite representatives from the Vale of Aylesbury Housing Trust (VAHT) to the next meeting of the Planning Committee to discuss the application for the land behind Pightle Crescent.

651/19 Date of the next meeting: Monday 20th January 2020 at 7pm.

Meeting closed at 21.45pm

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