

Minutes of the **PLANNING COMMITTEE** meeting held on 1<sup>st</sup> February 2016 at 7.00pm in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

**Present:** Cllr. M. Cole  
Cllr. J. Harvey  
Cllr. P. Hirons (Chairman)  
Cllr. D. Isham  
Cllr. A. Mahi  
Cllr. M. Smith  
Cllr. Mrs. C. Strain-Clark (Vice Chairman)  
Cllr. R. Stuchbury  
Cllr. M. Try

**Also present:** Mr. P Ffello for Mrs C. Cumming (co-opted member)  
Mrs. C. Bolton (Committee Clerk)

**For the Town Clerk:** Mrs. K. McElligott

**724/15 Apologies for absence**

Apologies were received and accepted from Cllrs Bates and O'Donoghue.

**725/15 Declarations of interest**

None

**726/15 Minutes**

The minutes of the Planning Committee Meeting held on Monday 18<sup>th</sup> January 2016 to be ratified at Full Council on 14<sup>th</sup> March 2016 were received and accepted. There were no matters arising.

**727/15 Buckingham Neighbourhood Development Plan**

Nothing to report.

**728/15 Action Reports**

To receive action reports as per the attached list.

(366.3) 13 High St – Cllr Smith remarked that he was very concerned that all action had ground to a halt due to the absence of an officer since the beginning of December. Members expressed dissatisfaction at the situation; that when an officer is absent for any period of time there is no cover and no explanation from AVDC as to why there was no other officer picking up the work.

Members **AGREED** the Planning Clerk write to all Buckingham District Councillors to highlight the problem, the letter to be copied to Cabinet Member Cllr Paternoster.

**ACTION: PLANNING CLERK**

Cllr Stuchbury commented that should no response or action be forthcoming then the matter should be escalated to DCLG (Department for Communities and Local Government).

**729/15 Planning Applications**

**15/03766/APP**

1A Bristle Hill

Internal alteration to merge disused retail floor space with adjoining funeral director's premises, alterations to front elevation including removal of door and addition of external ramp to provide DDA compliant access

**NO OBJECTION**

**16/00068/APP****NO OBJECTION**

16 Sandhurst Drive

Single storey rear extension

*In light of previous experience, Members asked for conditions as follows:*

1. *That boards or other protection be laid across the footway to prevent damage by heavy vehicles*
2. *No parking of vehicles on the road or footway, especially near the junction with Gawcott Road*
3. *Delivery vehicles and plant be encouraged to approach Sandhurst Drive from the uphill (bypass) side of Gawcott Road as the turn into the Drive is easier and safer from this direction.*

**16/00120/APP****NO OBJECTION**

15 Sandhurst Drive

Part single, part two storey side and rear extension

*Members noted that the spacing of houses in Sandhurst Drive remained largely as planned, but found no planning reason to object to the two-storey extension.**In light of previous experience, Members asked for conditions as follows:*

1. *That boards or other protection be laid across the footway to prevent damage by heavy vehicles*
2. *No parking of vehicles on the road or footway, especially near the junction with Gawcott Road*
3. *Delivery vehicles and plant be encouraged to approach Sandhurst Drive from the uphill (bypass) side of the junction as the turn into the Drive is easier and safer from this direction.*

*The following two applications were considered together***16/00121/APP & 16/00122/ALB****OPPOSE AND ATTEND**

Jilly Sanders, 29-30 West Street

Change of use of upper floors from retail (Class A1) to one residential dwelling (Class C3) including internal alterations

*It was felt that the Listed Building deserved a less dismissive response from Historic England.**Members discussed the loss of a sizeable retail premises in the town centre (contrary to BNP Policy EE4) and the possibility of damage to the mediaeval murals from the damp generated by residential occupation. The lack of disabled access to the ground floor retail area had been commented on for applications 15/03633 & 03634, and the dedication of the passage to access to the proposed flat would rule out the alternative level access being used.**The Committee felt that the following needed to be addressed in detail before it could support the proposal:*

1. *Preservation of the paintings from environmental and casual damage*
2. *Recording, in colour, of all the paintings, with detailed close-ups as deemed necessary by the HBO*
3. *Loss of retail space in the town centre*
4. *Investigation of alternative and less damaging means of bringing the building back into use*

**16/00145/APP****OPPOSE**

Land at Lenborough Road

Erection of a single dwelling

Members maintained their consistent objection to the over-development of this site, and the considerable loss of trees involved and felt that if the LPA was minded to approve this application, the garden area might be replanted with mature native trees, though they would have preferred the whole of this site to be devoted to providing some screening of the dwellings currently under construction.

**15/04268/APP**

**OPPOSE AND ATTEND**

2 Otters Brook

Erection of a 1.8m fence

Members noted that this estate had been planned with wide verges giving an open aspect especially at junctions, and felt that the closeboard fence in this situation was detrimental to the street scene. They suggested that if the applicant's aim was to provide a clear boundary to his property a hedge of native species would be more appropriate.

**Not for consultation, for information only**

**15/04189/ACL**

17 Aris Way

Application for a Lawful Development Certificate for a proposed single storey rear extension with a vaulted ceiling and insertion of two roof lights

**16/00096/ATP**

Manor Lodge, Avenue Road

Topping of Lime tree in garden: Crown reduction by 35% and removal of ivy from trunk

[Clerk's note: decision made 28/1/16; "permission not required"]

**730/15 Planning Decisions**

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

Approved		BTC response	Officer recomm <sup>n</sup>
15/03832/APP	18 Lime Avenue	1 <sup>st</sup> fl. ext'n over existing living room	No objections -
15/03863/APP	Bourton Meadow Sch.	Replace temp.nursery with permanent	No objections -
15/04044/APP	67 Moorhen Way	Single storey rear extension	No objections -

**731/15 Development Management meetings**

**731.1 Strategic Development Management 27<sup>th</sup> January 2016** *Cancelled*

**731.2 Development Management 28<sup>th</sup> January 2016** *No Buckingham applications*

731.3 (693.3) To receive an analysis of waiting times at meetings

Members thanked the Planning Clerk for the information.

Members agreed that up to 30 minutes waiting was a reasonable time for scheduled appointments to speak, however considerably longer periods had been experienced. Members discussed that very few or no site visits now took place by Councillors from AVDC, leading to a lack of local knowledge of applications, which it was felt compounded difficulties reaching decisions on numerous applications. Members felt that District Members should be fully informed about applications in advance of meetings and were clearly not.

Councillors **AGREED** that the Planning Clerk write to the Chairman of both the Strategic and Development Management Committees to express concern at the wait times and, demonstrate that Buckingham Members were wasting an inordinate amount of time, and ask what action would be taken.

**ACTION: PLANNING CLERK**

### 732/15 Enforcement

732.1 To receive and discuss a partially updated list

Cllr Smith raised both the Buckingham Fort - first raised 29/3/14 - Officers response 25/1/16 – “It is a question of priorities and lack of time. We are now going through a restructuring which is raising other obstacles, so you will have to bear with us for a bit longer.”

Also 13 High St – raised originally in July 2015 – January 2016 update “investigation ongoing”

Members **AGREED** it was a totally unacceptable position and to write to the Head of Enforcement – Mr Dales, copying in the Cabinet Member and Chair of AVDC; escalating to DCLG if no satisfactory response was received.

732.2 To report any new breaches

None

### 733/15 Consultee Access Workshops

To receive a verbal report from Cllrs. Smith and Isham on the recent AVDC workshops

Cllr Smith reported his attendance in a group of 6 with a good facilitator (Jill Knowles). The system had been designed to permit consultees (i.e., parishes) to provide planning application feedback directly to the AVDC website. It is a stand-alone, off-site system operated by an independent company.

The system was slow and glitches were obvious.

Cllr Smith went on to describe, in some detail, the 3 ‘tray’ system where information can be found and comments lodged. Additional information could be found by the ‘consultation search’ key, but only if the user knew the correspondence reference, and the ‘track’ key which sends an email to the consultee when any changes are submitted.

In summary Cllr Smith said that the system was a useful facility which, disappointingly, suffers from lack of pre-planning by those consulted in the Planning Department, and which is now expensive to modify.

Cllr Isham echoed Cllr Smith’s comments and urged all Members to register, log on to the system get the inbox applications affecting Buckingham.

Cllr Stuchbury offered to raise the issues with the system via a point by point question to Cabinet and Cllr Harvey suggested individual Members write to the ombudsman and complain of mal administration; that the system was not working for consultees effectively, nor members of the public.

It was **AGREED** that both actions be taken and the Planning Clerk would put together examples for submission. **ACTION: PLANNING CLERK**

*Cllr Strain-Clark took the Chair whilst Cllr Hiron left the room briefly*

### 734/15 Consultation – New Home Bonus

(697/15) To discuss and agree a response to the DCLG consultation on, alterations to the NHB scheme (response date 10<sup>th</sup> March 2016). A summary of the questions is to be found on p20 of the document, and is attached.

Members **AGREED** the following replies:

Questions 1 and 2; 4- 14; No

Question 3; Yes

Members commented that question 4 was leading as it implied that Bonus allocation was dependant on a neighbourhood plan being in place.

Members **AGREED** to write to John Bercow MP for clarification on question 4.

**ACTION: PLANNING CLERK**

*Cllr Hirons resumed the chair*

**735/15 Transport**

735.1 To receive for information a copy of a letter sent to Tesco's by BCC.  
Cllr Stuchbury explained the lack of Tesco's action to close their planning application meant that s106 works from the Lace Hill development could not move forward, therefore, the toucan crossing required to enable safe passage for the public across the A413 was held up.  
The Planning Clerk had already written to Tesco's head office, but would write again to the Highways Team at Welwyn Garden City.

**ACTION: PLANNING CLERK**

735.2 To report any damaged superfluous and redundant signage in the town.  
Cllr Smith reported the signage rationalisation project would go ahead once works on the London Road Bridge had finished.

**736/15 Access**

To report any access-related issues.  
Cllr Strain-Clark reported the DisabledGo project was moving forward and requested all Members put forward their suggestions for appropriate town centre premises.

**737/15 Correspondence**

To receive for information an email received in answer to a question from Cllr. Stuchbury on planning for schools in light of the plethora of new application in the north of the County.  
Members were alarmed that the response from Mr Chainani was different to that of communication from County Members.  
Cllr Stuchbury reported he had met with the heads of all 3 town secondary schools which were oversubscribed. The new Sir Thomas Fremantle School at Winslow was also 4 times oversubscribed.  
Members were very concerned that if integral planning of school places was not co-ordinated alongside planned housing developments that in 3-5 years' time, Buckingham children resident in the town may not even be able to get into schools in the town.  
Members **AGREED** that given this information a letter to Mr Zahir Mohammed, Cabinet Member for Education and Skills (Bucks County) be sent, asking County to host a public meeting for parents of younger children to listen to what Bucks County are doing to ensure they are making suitable proposals for the provision of good secondary education, that is accessible in Buckingham.

**738/15 News releases**

Concerns about secondary education  
Lack of movement ref Toucan crossing

**739/15 Chairman's items for information**

None

**740/15 Date of the next meeting:**

Monday 22<sup>nd</sup> February at 7pm following the interim meeting.

Meeting closed at 20.40

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