

**PL/10/19**

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 20<sup>th</sup> January 2020 at 7.00pm in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

**Present:**

Cllr. M. Cole	Town Mayor
Cllr. P. Hirons	(Vice Chairman)
Cllr. A. Mahi	
Cllr. A. Ralph	
Cllr. R. Stuchbury	

<b>Also present:</b> Mr. R. Newall	(co-opted member)
<b>Invited Guests:</b> Ms. A. Munro	(Vale of Aylesbury Housing Trust)
Mr. J. Hobbs	(Vale of Aylesbury Housing Trust)
Mr P. Hodson	(Town Clerk)
Mrs. K. McElligott	(Planning Officer)
Mrs. L. Stubbs	(Communications Clerk)

*The meeting was taken by the Vice Chairman in the absence of the Chairman*

**686/19 Apologies for absence**

Apologies were received and accepted from Cllrs. Harvey, O'Donoghue and Try and County Cllr Clare.

**687/19 Declarations of interest**

There were no declarations of interest.

*Members AGREED to take the following item out of agenda order for the convenience of invited guests:*

**688/19 Vale of Aylesbury Housing Trust proposals for land behind Pightle Crescent**

Members received a presentation from Ms. A. Munro and Mr. J. Hobbs on the plans to remove the 20 garage block behind Pightle Crescent and replace them with two three-bedroom homes, two two-bedroom and four one bedroom homes. After questioning by Members, it was confirmed that:

- Most of the parking garages are currently not used, only 5 are rented out.
- The ground floor of the new block will be parking bays with lockable storage cupboards at the rear.
- The homes will be at first and second floor level accessed by stairs (likely secure entry), and so not designed to be accessible to disabled residents.
- The maisonette house design maximises parking. There will be parking for 14 cars under the housing and 12 open-air bays retained opposite, with layout changed to accommodate a bin store. Cllr. Cole said that the existing bays were too narrow, at 2.4m, and that the bin store could easily be placed elsewhere to allow sufficient parking of a width adequate for modern vehicles.
- The chosen cladding is the residents colour choice, cement based and completely fire resistant. It is **not** Aluminium Composite Material (ACM) cladding.

- Solar Photo Voltaic panels will be fitted to the front roof.
- Some of the units may be used for shared ownership, but most will be rented and the three-bedroom homes will be for rental.
- There is an area for the bin lorry to turn around.
- VAHT are looking at installing electric charging points at some or all of the properties but street side parking meters in visitor bays would need further research.
- The building is a pre-fabricated ZEDpods design which allows for quick construction off-site, of around three months.
- The consultation process is now finishing and the planning application is expected to be made in the next few months, after agreements are made with regard to the trees subject to a Tree Protection Order in the rear.

Members requested that the cables be laid to enable bay charging at the building stage rather than installed later, as well as additional, 2.8m width, open-air parking spaces.

*Ms. A. Munro and Mr. J. Hobbs left the meeting at 7.24pm*

#### **689/19 Minutes**

The minutes of the Planning Committee Meeting held on 16<sup>th</sup> December 2019 to be received at Full Council on 27<sup>th</sup> January 2020 were received and accepted. At Minute 639/19 the words “street lighting” were changed to “illuminated bollards”.

**ACTION: COMMITTEE CLERK**

#### **690/19 Buckingham Neighbourhood Development Plan**

Cllr. Cole confirmed that Gawcott Parish Council were interested in being included, following a meeting with the Mayor, Town Clerk and Town Plan Officer half way through their cycle of meeting with neighbouring parishes about the Plan.

Members **AGREED** to write to AVDC asking about the current progress with VALP.

**ACTION: PLANNING OFFICER**

#### **691/19 Action Reports**

691.1 The action report was noted. Amendments were made to 326/19 and 648/19 to clarify actions that they had already been completed.

**ACTION: PLANNING OFFICER**

691.2 The response from TfB was noted. Members **AGREED** that the Town Clerk should confirm the policy for redacting names in communications from Officers at other Local Authorities.

**ACTION: TOWN CLERK**

#### **692/19 Planning Applications**

For Member’s information the next scheduled Development Management Committee meetings is Thursday 20<sup>th</sup> February 2020 (with the 30<sup>th</sup> January meeting cancelled), and SDMC meetings on Wednesday 29<sup>th</sup> January and 19<sup>th</sup> February 2020.

#### **19/03661/ALB**

**OPPOSE & ATTEND**

The Barbers, 10 Market Square  
A barbers pole

*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.*

*They asked that it be emphasised again that internally lit signage is not permitted in the Conservation Area.*

**19/04177/ADP**

**NO OBJECTIONS**

Univ. of Buckingham, former Inov8 site, Tingewick Rd  
Approval of Reserved Matters pursuant to outline permission Phase 1 Reserved Matters application for teaching accommodation with associated car parking and landscaping.

**19/04192/APP**

**OPPOSE (but see comment)**

26 Treefields, MK18 1GP  
Erection of a 2.4m replacement fence (retrospective)  
*Members would be minded to withdraw their opposition if the height were to be reduced to the standard 1.8m.*

**19/04384/APP**

**NO OBJECTIONS**

1 Waglands Garden  
Front porch and lobby extension

**19/04428/ALB**

**SUPPORT**

2 White House Cottages, Bourton Road, MK18 7DT  
Internal refurbishment work and external work to repair timber frame to gable wall and replace windows (part retrospective)

**19/04433/APP**

**NO OBJECTIONS**

10 Middlefield Close  
Single storey rear extension

**19/04450/APP**

**NO OBJECTIONS**

2 Wren Close, MK18 7HA  
Single storey rear, side link and porch extension. Replacement bay window with new pitched roof at front.

**19/04481/PIP**

**OPPOSE & ATTEND**

Land adjacent to Tesco Stores Ltd, London Road, MK18 1AB  
Erection of 9 dwellings

*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.*

*The proposal is contrary to AVDLP Saved Policies GP17 (retention of employment sites), GP45 (security by design), GP86 & GP87 (provision of outdoor play space)*

and GP98 (housing should be located away from uses and operations likely to generate noise). BU3 was also considered relevant (allocation of land for employment development within and adjacent to the Buckingham Industrial Park, and to the south of the Buckingham bypass.)

The HELAA v4 lists this site for commercial development, with a 'No' under housing use, and the Buckingham Neighbourhood Plan site assessment, agreed by AVDC, (site 11) that it should be developed in line with the existing permission (10/00360/APP).

NPPF advocates healthy communities; this site is surrounded by retail (north) and industrial (west and south) uses, and a 24-hour petrol station to the east, and shares an access with a supermarket which has night-time deliveries.

The site is very large (0.72ha) for 9 dwellings (≈12.5dph) and Members doubted the saleability of such large houses, with large gardens, on such a site. It should be noted that the majority of the housing at Lace Hill is separated from this site by the employment complex comprising Lidl, Beefeater restaurant, Premier Inn and Costa drive-through, and the Tesco petrol station.

Members noted that the application documents made no mention of the McDonalds applications and related Unilateral Undertaking in which Tesco undertake to not pursue their expansion plans if the McDonalds application is approved, which releases this site. They deplored the short-sightedness of this when so many new houses are planned for the edge of the town, none with adequate public transport, and therefore increasing the need for parking space at the store.

The developers were warned that the site may be contaminated; the original (pre-Tesco) factory was demolished and the rubble used to level the site, and may well have included asbestos and other contaminants such as heavy metals. Furthermore there are existing problems with the site drainage, and the loss of absorbent ground on this site will exacerbate this.

Cllr. Stuchbury announced his intention of calling the application in as a District Councillor.

Members noted that the surroundings of the site include a 24-hour petrol station and is also soon to have a 24-hour McDonalds outlet.

#### **20/00046/APP**

#### **NO OBJECTIONS IN PRINCIPLE (see comment)**

4 Foscott Way

Single storey rear extension with roof terrace and extension to the existing front dormer

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.

Members had no objections in principle to the extension and terrace, but felt the screens were unnecessarily high and gave a bulky profile to the side elevations which created an impression of imbalance and overdevelopment.

**20/00064/APP**

**NO OBJECTION**

5 Twickenham Road, MK18 1ED  
Single storey rear extension

*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.*

**20/00133/APP**

**NO OBJECTION**

14 Hubbard Close  
Erection of a rear conservatory

*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.*

**NOT IN OUR PARISH (in Thornborough but adjacent to the boundary)**

**19/04387/APP**

**FURTHER INFORMATION REQUIRED**

Land south of Bourton Road [E of the river, S of Thornborough Bridge]  
Change of use from redundant agricultural shelter to holiday studio

*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.*

*Members had no objections to the proposal per se, but would have liked details of the means of electricity generation and the siting of the bio-digester. It was also hoped that a u-v filter would be fitted to the water supply. There are adjacent archaeological sites whose setting might be compromised by a wind generator, for example, and no solar panels were shown in the drawings.*

*If satisfied on the above points, Members would be minded to respond 'No Objections subject to the recommendation of the BCC Archaeologist'*

The following **Minor Amended Plans** had been received, for information only:

**19/03398/APP**

**NO CHANGE**

Oddfellows Hall, Well Street, MK18 1EP  
Conversion of former meeting place (Class D1) to form 9N<sup>o</sup> student apartments (Class C3) with associated communal facilities.

*Amendment: the two rows of 5 mailboxes have been moved from each side of the outside doorway to each side of the inner lobby (presumably the postmen will have a code for the street door).*

*Members welcomed the amendment, but it made no difference to their original response.*

**693/16 Planning Decisions**

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

**Approved**

15/01242/AOP Land S of A421 Allotments, Cemetery, access etc.  
18/01670/ADP University, Tingewick Rd. Reserved matters, teaching accom. No objections\*

**response recomm<sup>n</sup>**

Conditional Support

Planning Minutes (20/01/2020)

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page 5 of 8

*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.....

19/01147/APP Coach House, Wharf Yd.	New windows, rooflights, alts.	Oppose & Attend
19/02900/APP 18 March Edge	1 <sup>st</sup> floor side extension	No objections*
19/03175/APP Old Latin House	Carport, garden workshop, store	No objections
19/03591/APP 39 Deerfield Cl.	Erection of garage	No objections
19/03795/AAD Tesco, London Rd.	Screen & signage, electric charging area	No objections
19/03802/APP 12 Mary MacManus Dr.	Pave front garden + dropped kerb	No objections
19/03850/APP 4 Glynswood Rd.	S/st. rear extension & balcony	No objections
19/03907/APP 1 Wittmills Oak	S/st. Front extension	Oppose & Attend
19/04027/APP 56 Hare Close	St/st. rear extn. & garden alterations	No objections
19/04332/APP 18 Edging Lane	Loft conversion + 6 rooflights	No objections

\*changed from Oppose & Attend on receipt of satisfactory amended plans

**Not Consulted on:**

**Approved**

19/03450/ACL 2 Mallard Drive	S/st. rear extension	No objections
19/03877/ATC Avenue House	Works to trees	No objections
19/03975/ATC Coopers Wharf	Works to trees on river edge	No objections

**Refused**

19/03056/COUAFN 1 Candleford Ct.	Whether prior approval required for change of use A1 → C3	Oppose
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**Planning Inspectorate**

An appeal has been lodged in respect of the refusal of a Certificate of Lawfulness for a proposed loft conversion to habitable space, insertion of roof lights, erection of partitions and installation of window in gable end at 2 Constance Street, Lace Hill (MK18 7RG)

Members had no comment or response at the August 12<sup>th</sup> 2019 meeting, as ACLs are Not for Consultation and the proposal was contrary to the conditions of the original application.

AVDC refused because PDR were removed for the insertion of windows facing a highway (11/01529/ADP) and therefore a standard planning application would need to be submitted (none has).

Members did not wish to make any further comments.

Members noted the decisions made and their great pleasure that planning permission for the Cemetery and Allotments had finally being approved.

**694/19 Development Management Committee**

Members noted the reports and thanked Councillor Mordue and the Planning Officer for attending.

**695/19 Enforcement**

695.1 It was noted by members that the AVDC planning area is being divided into two and that the exact division has not yet been decided, nor the structure of the Committee and how committee members may be balanced between the north and south of the County.

Members were concerned that with five planning areas and one with strategic oversight, that this oversight must ensure consistency across all areas in terms of planning decisions and enforcement. Members **AGREED** to respond to the consultation with these questions.

**ACTION: PLANNING OFFICER**

695.2 Cllr. Stuchbury reported that the signage (including flags) on the St Rumbold's Development site on Tingewick Road was excessive. The Planning Officer confirmed it did not have permission; Cllr. Stuchbury would arrange to photograph it and send them to the office.

**ACTION: CLLR STUCHBURY/PLANNING OFFICER**

695.3 Cllr. Cole reported that despite previously moving to Stratford Road layby the car being used for advertising on the Bletchley Road had returned and should be reported again to BCC who are responsible for the verges in this area. (ref. action report 691/19)

**ACTION: PLANNING OFFICER**

**696/19 Climate Emergency Action Plan (postponed from last meeting)**

Members **AGREED** to support the Action Plan particularly that they: “Promote sustainable design in and in the overall town by interrogating every planning application (large or small) with our developing set of 'zero carbon planning questions”, and to include this in the Town Plan.

**ACTION: COMMITTEE CLERK, TOWN PLAN OFFICER**

Councillor Stuchbury proposed and Councillor Cole seconded that:

Members **AGREED** to recommend to Full Council that a press release be issued once all committees had reviewed and agreed the Climate Emergency Action Plan.

**ACTION: COMMITTEE CLERK**

**697/19 Street naming – Nursery Bungalow site**

Councillor Hirons proposed and Councillor Ralph seconded that the name Tailby’s Reach be suggested to Street Naming for the site. Members **AGREED**.

Members expressed their thanks to Mr. E. Grimsdale for his work on the proposed names.

**ACTION: PLANNING OFFICER**

**698/19 Matters to report**

698.1 Cllr. Cole reported that two SOLD signs have been displayed in Page Hill Avenue for much longer than the allowed 14 days. Councillor Stuchbury proposed and Councillor Cole seconded that if the signs were not removed by the end of the week the Town Clerk should write to Connells to request that they remove them and that if they did not, the estates team would do so. This was **AGREED**.

**ACTION: TOWN CLERK**

698.2 Cllr. Stuchbury raised the discovery of forty bodies on the West End Care Home site during the archaeological work. Members **AGREED** that they would be interested to see a copy once it had been passed to BCC Archaeological department.

**ACTION: PLANNING OFFICER**

**699/19 Chair’s items for information**

None.

**700/19 Date of the next meeting:**

Monday 3<sup>rd</sup> February 2020 at 7pm.

Meeting closed at 9:08pm.

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

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