

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 8<sup>th</sup> April 2013 at 7.20pm following the Interim Council meeting in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

**Present:** Cllr. P. Collins  
 Cllr. J. Harvey  
 Cllr. P. Hiron (Vice Chairman)  
 Cllr. A. Mahi  
 Cllr. M. Smith  
 Cllr. Mrs. C. Strain-Clark  
 Cllr. M. Try  
 Cllr. W. Whyte (Chairman)

**Also present:** Cllr. T. Mills (AVDC)  
 Cllr. H. Mordue  
 Mrs. K. McElligott – Planning Clerk  
 Mrs. C. Bolton - Committee Clerk

**873/12 Apologies for absence**

Apologies were received and accepted from Councillor Stuchbury, Mr Orton (co-opted member) and the Town Clerk.

**874/12 Declarations of interest**

Cllr. Strain-Clark declared a personal interest in application 13/00749/ATC as a neighbour.

**875/12 Minutes**

The minutes of the Planning Committee Meeting held on Monday 18<sup>th</sup> March to be put before Full Council on Tuesday 7<sup>th</sup> May 2013 were received and accepted. There were no matters arising.

**876/12 Buckingham Neighbourhood Plan**

The Planning Clerk reported that the new Town Plan Officer, Sheena McMurtrie would start work on Tuesday 9<sup>th</sup> April. The consultation period in Buckingham Town Matters and with the University would end on 9<sup>th</sup> April, after which all feedback would be merged into one document. A letter had also been drafted to AVDC to re-designate the boundary areas, once agreed at the Interim meeting. Councillors commented that they would like to see a detailed schedule from the Town Clerk at the next meeting, to include a week by week action plan for the forthcoming Spring period of the BNDP. The boundary area was agreed in the preceding interim meeting.

**ACTION: TOWN CLERK**

**877/12 Action Reports**

Noted. Members briefly discussed updates provided on the Interim Policies; Cllr Harvey informed members he was still awaiting a response from Graham Smith ref: removal Windsor Park signage (500.1).

An update was requested regarding the replacement bus shelter on the High St (814/12).

**ACTION PLANNING CLERK**

(653.3) Replacement Tree on London Rd; Mr. Hopcraft would be contacted for an update.

**ACTION PLANNING CLERK**

Councillors then discussed the severe tree works carried out on the A421 bypass around the London Road roundabout and the careless workmanship and dangerous

condition the area had been left in. The Planning Clerk informed Members that the office had only s278 drawings showing proposed road changes; Councillors **AGREED** that landscape drawings be requested from BCC urgently to consider how the area would be re-planted.

**ACTION: PLANNING CLERK**

**878/12 Planning Applications**

Members are advised that the shaded applications will have the following paragraph added to the response sheet:

*In the event of a contrary recommendation from the case officer, Members wish to exercise their option of attending the Development Control meeting to speak to the application.*

**13/00460/APP**

**DEFER**

42 Mallard Drive

Ground floor rear extension. Conversion of garage into residential dwelling and link extension

*Members were unable to make a fully considered view of this application as a further application for the site was expected (13/00751/APP). Members would consider both applications together at the next meeting (13<sup>th</sup> May 2013).*

*The following two applications were considered in the order as minuted by unanimous agreement*

**13/00487/APP**

**SUPPORT**

Focus Unit 3, Osier Way

Variation of Condition No.8 (Goods Restriction) of Planning Permission 04/02735/APP

**13/00486/APP**

**SUPPORT**

Focus Unit 3, Osier Way

External alterations to existing building and site layout including additional car parking, new glazing for South front elevation and erection of ancillary coldroom on West Elevation

*Members noted that the additional windows on the front elevation were not included on the plan drawing.*

**13/00575/APP**

**OPPOSE**

Plots 31, 32, [33] &35, Lace Hill (6,10,12 &14 Cotton End)

Erection of dwelling and alteration of garaging

*Members noted that drawing 2010/DET/C/136 showed a double garage, not triple as indicated on the layout, and asked that correct drawings be submitted for their consideration*

*Cllrs. Mordue and Mills left the meeting*

**13/00706/APP**

**NO OBJECTION**

18 Highlands Road

Demolition of existing garage and erection of single storey rear extension

**13/00749/ATC**

**SUPPORT**

13 Church Street

Fell №2 Holly Trees

**13/00797/ATC**

**SUPPORT**

Waterside Cottage

Fell 1 willow

**13/00798/ATC**

**OPPOSE**

Children's Playground, site of Recreation Ground, Bridge Street  
Fell 3 sycamore and crown clean 1 poplar

*Members commented that they would prefer to see the sycamores retained to provide shade for the children, and the Green Spaces Manager should be asked for his opinion of the need to fell, and whether a TPO should be requested for the poplar.*

*The following Minor Amendments and Additional Information had been received, for Member's information*

Additional Information:

**13/00036/APP** Manor Beeches, Avenue Road

Removal of front and side wing of Manor Beeches. Demolition of outbuildings.  
Erection of No.3 detached dwellings with access

*Additional Information: letter from applicant's agent refuting points made by neighbour and case officer.*

Minor Amendments:

**13/00124/AAD & 13/00125/ALB** White Hart Hotel

No.3 Illuminated Pictorial Signs, No.2 Illuminated Fascia Sign, Illuminated Transom Sign No.2 Wall Plaques and Projecting sign

*Minor amendments: removal of Costa sign; details of trough in portico  
Members noted the decision had been made (below)*

## **879/12 Planning Decisions**

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

*Per Minute 816/12 the officer recommendation had been added for those applications which went to Committee*

		<b>BTC response</b>	<b>Officer recomm<sup>n</sup></b>
<b>Approved</b>			
13/00124/AAD White Hart	New signage	No objections	-
3/00125/ALB White Hart	New signage	No objections	-
13/00135/ATP 16 West St.	Work on 2 beech trees	Deferred for lack of information	-
13/00147/APP 28 Bourton Rd	Addition of conservatory (amend <sup>d</sup> 12/01801)	No objections	-
13/00163/ATC Trolley Hall	30-35% reduction of No1 sycamore	Support	-
<b>Refused</b>			
13/00161/APP 24 Stratford Rd.	First floor rear extension	Oppose	-
<b>Split decision</b>			
<b>Advertisement Consent</b>			
13/00079/AAD 6 High St. [Belci]	Retention of externally illum <sup>d</sup> fascia sign	Oppose	Consent
<b>Refused</b>			
13/00079/AAD 6 High St. [Belci]	Retention of internally illum <sup>d</sup> projecting sign	"	Refuse
<b>Withdrawn</b>			
12/02406/APP Land.adj. Manor Farm House	Erection of detached 2-st. dwelling	Support	-
13/00002/APP Tesco, A413	Ch/use 9 parking bays to car wash	Oppose	-
13/00004/AAD Tesco, A413	Signage assoc. with car wash	Oppose	-

**Appeal Lodged**

12/01149/APPLand adj.1 Burleigh Piece Erection of detached two storey dwelling  
 Members opposed (2<sup>nd</sup> July 2012) on the grounds of overdevelopment of the plot and an additional access across the footway. AVDC Refused 6<sup>th</sup> September 2012 for the following reasons:

The proposal by virtue of its positioning at the eastern end of Burleigh Piece, would introduce a new detached dwelling closer to the A413 than currently exists, and would not relate well to the pattern of the neighbouring development. There would be insufficient space between the proposed and the existing dwelling, giving a cramped and overdeveloped appearance to the site which would be harmful to the visual amenity of the Linden Village Development. The proposal is therefore contrary to policies RA14 and GP35 of the Aylesbury Vale District Local Plan and to the guidance contained within the National Planning Policy Framework.

**880/12 Case Officer Reports (& Recommendations)**

A report had been received for the following application, and was available in the office

(Split decision: Advertisement Consent for externally illuminated fascia sign and Refuse for the internally illuminated projecting sign)

13/00079/AAD 6 High Street [Belci]

Externally illuminated fascia sign and internally illuminated projecting sign (retrospective)

**881/12 Enforcement**

881.1(761.1) Received. Cllr Stuchbury had attended the Environment & Living Scrutiny Committee meeting held on 26<sup>th</sup> March, and would update Councillors at the next meeting; Minutes would be circulated when available.

**ACTION/MAY AGENDA**

881.2 Noted.

881.3 Noted.

881.4 None reported.

**882/12 Transport**

882.1 Received. The Chairman requested a date for the next meeting as soon as it was available. Councillors re-iterated that the Town Council is considering an extension of the A421/422 bypass to the west of the town as part of the BNDP within the plan boundaries; and that the potential to re-route the southern bypass is still a high priority based on the public and stakeholder consultation feedback, but would likely to be outside the plan boundaries.

882.2 Councillors discussed photos provided and the number of HGVs going into narrow town streets, probably due to misleading signs which directed traffic to Gawcott Rd Industrial Park, and **AGREED** the white signs displaying 'Gawcott Rd Industrial Park' and 'University' should be removed Access to the University was already signed via London Road and Tingewick Road. The Planning Clerk would write to BCC to suggest modification of the signs.

**ACTION: PLANNING CLERK**

882.3 Noted.

882.4 Noted. The Chairman commented that the Committee had previously carried out work on the reduction of sign clutter in the town and it would be useful to revisit the issue as there were many superfluous signs and posts around the vicinity of the Old Gaol and Market Hill.

**ACTION/MAY AGENDA**

**883/12 Community Infrastructure Levy**

Received. Councillors expressed concern over the way in which the CIL may be awarded, but noted that different rates for the levy could be used to encourage certain types of preferred development.

**884/12 Planning statistics for 2012**

Received.

**885/12 Any other planning matters**

883.1 (818/12) Councillors received the documents and requested that the Planning Clerk write to AVDC to find out the date on which the six month trial of the new system requiring a representative to attend meetings at Development Control would end. **ACTION: PLANNING CLERK**

883.2 Noted.

**886/12 Correspondence**

886.1 Noted.

886.2 Noted.

**887/12 News releases**

Item to be prepared regarding the devastation to the trees on the bypass after recent tree works.

**888/12 Chairman’s items for information**

888.1 The Chairman drew Members attention to the information received by local residents from Sainsbury’s supermarket and the article on the front page of the Advertiser. Councillors commented on the possibility of traffic problems with two supermarkets adjacent to one roundabout. Further information would be needed to be able to make an informed decision as the leaflet is very brief.

888.2 The Chairman said this would be the last meeting of the Planning Committee in the 2012/13 calendar and thanked all Members for their hard work.

**889/12 Date of the next meeting:**

Monday 13<sup>th</sup> May 2013 at 7pm.

Meeting closed at 8.35pm

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