

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 13th May 2013 at 7pm in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

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

Also present: Cllr. D. Isham
Mr. I. Orton (co-opted member)
Ms. S. McMurtrie (Town Plan Officer)
Mr. C. Wayman (Town Clerk)
Mrs.C. Bolton (Committee Clerk)
Mrs.K. McElligott (Planning Clerk)

36/13 Election of Chairman 2013-2014

Councillor Whyte announced he wished to stand down as Chairman of the Planning Committee after 6 years, due to the extra commitments resultant from his election to the County Council..

Proposed by Cllr. Whyte, seconded by Cllr. Smith, and **AGREED** that Cllr. Hirons become Chair of the Committee for 2013-2014.

Councillor Hirons took the Chair for the remainder of the meeting.

Cllr Try arrived during the following item.

37/13 Election of Vice Chairman 2013-2014

Proposed by Cllr Stuchbury, seconded by Cllr Smith and **AGREED** that Cllr Strain-Clark become Vice Chair of the Committee for 2013-2014.

38/13 Apologies for absence

Apologies were received and accepted from Cllr Mahi for late arrival.

39/13 Declarations of interest

Cllr Hirons declared an personal interest in Planning Application 13/00889/APP as a near neighbour.

40/13 Minutes

The minutes of the Planning Committee Meeting held on Monday 8th April 2013 ratified at Full Council on 7th May 2013 were received and accepted. There were no matters arising.

41/13 Buckingham Neighbourhood Development Plan

41.1 The Town Clerk introduced the new Town Plan Officer, Mrs Sheena McMurtrie to Councillors and reported that Ms McMurtrie had been working on the feedback from all consultations with over 1100 comments arising, which were being sorted into formats to be reported.

The Town Clerk also reported he had begun to carry out site assessments; the Planning Clerk had investigated the planning history of each site, and he was dividing the information numerically, by area and relevant flood zones. The Town Clerk had met with David Broadley and Charlotte Glithero from AVDC after the Vale of Aylesbury Plan had been published, to discuss the areas relevant to Buckingham. He had also talked with Theo Genis who was drawing up the Transport Strategy for Buckingham and received feedback on up to 60 schemes that would involve the town of Buckingham. Mr Genis needed to know the future growth figures for the town – likely to be available from July. Ms McMurtrie informed Members that she had received and accepted an invitation from the Buckingham Society to have a stand at their Civic Day event on June 22nd. This was agreed by the Committee.

Cllr. Mahi joined the meeting.

Proposed by Cllr Smith, seconded by Cllr Stuchbury, and **AGREED** that the theme for the Civic Day event would be 'Buckingham Past, Present & Future'.

Councillors discussed a half-page advertisement taken out in the Bucks Herald (1/5/13) newspaper complaining at the lack of public consultation for the Thame Neighbourhood Plan.

41.2 The Town Clerk reminded Members that he had attended a meeting held by the Department of Communities and Local Government for the frontrunners of those towns going through the Neighbourhood Plan process. There had not been an opportunity to raise the questions put forward by Members at the meeting; these had been submitted afterwards by email. The responses were noted.

41.3 Noted. The Chairman requested that Councillors review the 13 policies of the VAP Strategy detailed in the newsletter –

VS1 + 2	Cllr. Whyte
VS3	Cllr. Try
VS4, 5 + 6	Cllr. Smith
VS7	Cllr. Mahi
VS8, 9 + 10	Cllr. Stuchbury
VS 11	Cllr. Strain-Clark
VS 12 + 13	Cllr. Harvey

Feedback would be required for 28th May, for inclusion in the next Planning Meeting Agenda. **ACTION: ALL COUNCILLORS**

The Town Plan Officer and Town Clerk left the meeting.

42/13 Action Reports

42.1 Cllr. Harvey reported that "Windsor Park" had been removed from the road signs. Members agreed a letter be sent to Bourton Academy School, who are to run the new school on Lace Hill, to advise them of the history of the naming of the site, which should be taken into consideration when naming the new school on the development.

ACTION: PLANNING CLERK

42.2 Noted.

42.3 Councillors discussed the response to a question about the possibility of conference calling into Development Control meetings when the need arose for Buckingham Town Council to make personal representation. It was reported that the facility was available in parts of The Gateway and it should be possible to

extend it to The Oculus. Members agreed that a letter be sent to Democratic Services to make the request.

ACTION: PLANNING CLERK

43/13 Planning Applications

The following applications were considered together

13/00632/APP & 13/00633/ALB

NO OBJECTIONS

2nd floor, 10 Market Square

Conversion of 2nd floor from Class B1 (office) to Class 3 (residential)

13/00708/ALB

NO OBJECTIONS

4 Well Street

Creation of new internal partition, upgrading internal doors to fire resistant and placement of fire detection equipment

Members had no objections to the works to the Listed Building, feeling that the installation of fire safety devices was to be encouraged, but expressed concerns about the accommodation for bins, given the additional refuse generated by a HiMO, and the lack of any nearby parking. They would also like to see a condition that the living room remain as designated and not turned into an additional bedroom in the future.

13/00722/APP

NO OBJECTIONS

8 Wharf View

Single storey rear extension and new external staircase and balcony at first floor

Members noted that no letters had been received from neighbours, so overlooking was not considered a problem, probably due to the staggered nature of the siting of the houses.

13/00751/APP

NO OBJECTIONS

42 Mallard Drive

Single storey side extension

Minor Amendments had been received by email for this application, showing the extension moved forward, further from the oak tree. Members had no objections, taking the new position into consideration, providing the Tree Officer's Recommendations were included as conditions.

Members were also notified that 13/00460/APP, deferred from last meeting so the two applications could be considered together, had been approved by the Officer.

13/00882/APP

NO OBJECTIONS

6 London Road

Single storey rear extension

13/00889/APP

OPPOSE

Chandos Vauxhall, Chandos Road

Demolition of existing building and erection of a neighbourhood convenience retail store and creation of a new access and associated parking area

Members noted that a footway had been added, joining the store to the southern access from Chandos Road and passing across three parking bays, and that there was additional sound insulation for the equipment bay.

Members emphasised that they approved the use of a derelict site, but the design and layout of the proposal was not yet right, and as residents would have to live with it; it was better to get the details right now. There was still no indication of what lighting was proposed, or signage, and no access to the London Road. The new

section of footway was an improvement, but pedestrians from the north and east would still have to cross both car park access points to reach it. Members were also advised of the start date for the appeal on the previous application (13/00009/APP) and decided there was no need to add further comment to their views as stated.

13/00890/APP

OPPOSE

Student Keys, 7 Bridge Street

Change of use from Retail (A1) to Office (A2) (Retrospective) [Enforcement file 12/00211/CON3 refers]

Though Members normally NOTE retrospective applications, it was felt that this was yet another estate agency on Bridge Street, to the detriment of the retail environment and the change of use should be opposed.

13/00895/APP

NO OBJECTIONS

24 Castle Street

Change of use of premises to a Sui Generis use as a tanning studio

The following application was retained on the agenda so that Members would be aware that work will be being carried out at this address, though planning permission is not required.

13/00947/APP

26 Plover Close

Conversion of garage to residential use

13/00981/APP

NO OBJECTIONS

28 Mitre Street

Single storey side extension, porch canopy and single storey extension

The following applications were considered together

13/01015/APP & 13/01016/ALB

SUPPORT

Red Cross Day Centre, Verney Close, MK18 1JP

Part demolition, repairing and rebuilding of rear boundary wall

13/01080/ATP

NO OBJECTIONS

University of Buckingham, Chandos Road

Works to No.6 Sycamore Tree

13/01094/ATC

NO OBJECTIONS

Graveyard of S^tPeter & S^tPaul Church, Hunter Street

Crown balance by up to 30% of one Silver Lime tree

Members asked the applicant to note that there were nest boxes installed, and were concerned that this tree, along with other notable trees in the Churchyard, were not TPO'd. 30% was felt to be a high upper limit for the extent of the work.

Mr. Phillips (BTC) and Mr. Farmer (Buckingham Society) would be asked for their recommendations of which particular trees should be Protected.

13/01116/APP

OPPOSE

Phase 1F & 1G, Lace Hill Amendment to 11/01529/AOP: amendment to Plot 87 [7 Mayflower Street] dwelling with conservatory

Members noted that, contrary to the applicants' statement, the conservatory would be visible from the street as it was on the side elevation.

The Clerk asked whether Members would reconsider their response for

13/00575/APP

Plots 31,32, [33]&35, Lace Hill (6,10,12 &14 Cotton End, MK18 7RJ)

Erection of dwelling and alteration of garaging

which had been opposed as incorrect drawings had been supplied; the correct drawings had been received as Minor Amendments. Members agreed to revise their response to **NO OBJECTIONS**.

13/01137/ATC

SUPPORT

Rear of scrap yard, Mitre Street

Fell №3 willow coppice

Members agreed the embankment was unstable and asked if other remedial works were appropriate, to counter the loss of the tree root system

The following Minor Amendment has been received, for information only:

13/00238/APP 51 Bourton Road Two storey rear extension

Amendment: Depth of extension reduced by 0.75m,

Members noted the decision had already been made (below)

44/13 Planning Decisions

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

			BTC	Officer
			response	recommⁿ.
Approved				
13/00055/AAD	} Lloyds Bank, Market Sq.	Replace signage & vinyls	Support	-
13/00056/ALB			Support	-
13/00238/APP	51 Bourton Road	2/st. rear extension	Support	-
13/00362/APP	15 Cornwalls Centre	Ch/use gnd. floor A1→A3	Support	-
13/00368/APP	West End Bowls Club	Demol.& replace clubhouse	Support	-
13/00426/APP	1 Highlands Road	S/st. side & rear extension	No objections	
13/00440/APP	Park Manor Farm	Continued use as Nursery	Oppose	-
13/00446/APP	2 Silk Close	Erection of conservatory	Support	-
13/00581/APP	7 Manor Gardens	S/st. porch & ext'n to garage	Support	-
13/00749/ATC	13 Church Street	Fell 2 Holly Trees	Support	-
Refused				
13/00059/APP	The Field, Mt.Pleasant Cl.	First floor side extension	Oppose	-

45/13 Development Control Meetings

45.1 The Report had been received for the following application, and was available in the office.

12/02823/APP 19 Foxglove Close

Conv. garage to form bed-sitting room (retrospective)

Officer is recommending **APPROVAL**

45.2 Cllr Smith's report following his attendance at DCC on 9th May had been circulated to Members; The Chairman thanked Cllr. Smith for his attendance and report. Cllr Harvey requested the report be made available to AVALC. Agreed.

ACTION: CLLR. SMITH

46/13 Enforcement

46.1 Noted

46.2 Councillors noted the report and commented that although there appeared to be an 'appetite' to review enforcement no actions or conclusions had been

forthcoming from the document. It was felt that none of the time frame or legislative issued had been addressed.

46.2.2 Noted.

46.2.3 Councillors held an in-depth discussion on how the expectations of Buckingham Town Council could be feasibly met by the ability and resources of AVDC with regard to enforcement issues. It was discussed that there should be availability of timed reporting with definitive milestones that could be measured and chased up when deadlines were not met in order that all parties were clear on issues reported, and the progression and resolution or closure of a case. The current system was not satisfactory.

The Chairman commented that there was little point having a Conservation Area if enforcement was not followed through properly. It was agreed to work out a specific policy at the next meeting.

ACTION: JUNE AGENDA

46.3 Noted.

46.4 Cllr Whyte reported new breaches at Prezzo and Red Chilli where on street parking and bin storage on public land was taking place.

The Planning Clerk reported retail activity on the industrial park in the format of Oakwood Equestrian.

Both of these would be reported.

ACTION: PLANNING CLERK

Cllr. Stuchbury left the meeting

47/13 Transport

47.1 Redundant and excessive signing and empty posts - Members agreed to move this item to the next agenda as more time was needed on the item. The Chairman asked Councillors to consider and note possible problem areas across the town.

ACTION: JUNE AGENDA

47.2 Noted.

48/13 Any other planning matters

48.1 Noted

48.2 Nominations were made for Prebend House, the playground on Moreton Rd, and the Radclive Centre. To be submitted for the AVDC Design Awards 2013.

ACTION: PLANNING CLERK

48.3 Noted. Councillors would wait for the consultation period to start before submission of comments.

48.4 (818/12) Councillors discussed that certainly more than one representative from Buckingham Town Council would be interested in attending the training seminar. Councillors Harvey, Smith, Strain-Clark, Mahi, Hirons and Try were prepared to attend, though the last two were not available on the date set (23rd May).

48.5 Noted. Members agreed that a rota should be set up for Councillors to attend when necessary.

48.6 Nothing required.

49/13 Correspondence

49.1 Noted.

49.2 Noted.

49.3 Councillors commented that the photograph used in this case was one that from Google Earth though the Town Council had provided AVDC with comprehensive photos of buildings throughout the town some time ago. Councillors

AGREED that it should be delegated to the Communications Strategy Group to gain consent for the general use of the photos held by Cllr. Smith.

ACTION: COMMS STRATEGY GROUP

50/13 News releases

Chandos Road site

51/13 Chairman's items for information

Cllr Smith informed Members that the setts in the market outside the Old Gaol had been repaired. In addition comprehensive street repairs would take place throughout the town centre from 1st – 20th July.

52/13 Date of the next meeting:

Monday June 3rd 2013 following the Interim Council meeting.

Meeting closed at 9.55pm.

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