

Minutes of the **PLANNING COMMITTEE** meeting held on 1st July 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

Also present: Mr. I. Orton (co-opted member)
Ms .S. McMurtrie (Town Plan Officer)
Mrs. C. Bolton (Committee Clerk)

For the Town Clerk: Mrs. K. McElligott (Planning Clerk)

175/13 Apologies for absence

Apologies were received and accepted from Cllr Whyte.

176/13 Declarations of interest

All Councillors declared an interest in item 6 Planning application 13/01426/ALB
Cllr Try declared an interest in RLS application 13/01415/APP later in the meeting.

177/13 Minutes

The minutes of the Planning Committee Meeting held on Monday 3rd June 2013 ratified at Full Council on 24th June 2013 were received and accepted. There were no matters arising.

Cllr Try arrived during the following item

178/13 Buckingham Neighbourhood Development Plan

The Town Plan Officer reported that attendance at the Civic Day stall had been successful and well supported by both Councillors and the public. The Town Plan Officer thanked all Councillors and the Buckingham Society for their support at the event.

Work had continued to progress on the Evidence Base document, being carefully referenced to all feedback received at the various consultation events. The Town Clerk had continued to use the SHLAA's to facilitate work on the site assessments. The Project Plan issued was largely on course as per the timetable.

The AVDC consultation period on the proposed changes to the designated area of the Buckingham Neighbourhood Development Plan had just finished; the Town Plan Officer was waiting to hear if, as a result of the consultation there would be any changes imposed.

Councillors briefly discussed the request from Winslow TC to meet with Councillors; it was agreed that points for discussion or questions be submitted by the representatives from Winslow in advance, so that they may be included in an agenda for perusal.

ACTION: TOWN CLERK

The Town Plan Officer left the meeting

179/13 Action Reports

179.1 Councillors received the Action Report.

High St Bus stops – Councillors noted that this item, despite the numerous emails to AVDC had not been satisfactorily concluded. Councillor Stuchbury would progress through Democratic Services to establish which officer was responsible for the action. Councillor Smith commented that there were 2 issues; that of the replacement of the main bus shelter and the re-visiting of the bus stop allocation along the High St.

ACTION: PLANNING CLERK/CLLR STUCHBURY

Cllr Harvey commented that the name 'Windsor Park' had now been removed from the road signs; The Planning Clerk advised that estate names were not usually displayed on permanent road signs.

Mr Orton of the Buckingham Society informed Councillors he had been in touch with Civic Voice regarding professional advice on best practice on enforcement issues and would continue to progress.

179.2 (42.3) Democratic Services had replied that conference calling facilities were not suitable for Development Control Committee meetings. Councillors discussed the reply was not helpful; nor did it offer any opening to investigate the possibilities of provision of conference services. Such a service would provide the facilities for many of the Vale's smaller parishes to actively participate in meetings, where they may otherwise be unable to do so. Provision of conference calling facilities would surely be a minimal expenditure for AVDC by comparison to those of costs incurred by smaller parishes.

Cllr Try would look into the possible Audio Visual solutions that could be used in the Town Council Chamber.

Cllrs Stuchbury and Smith would formulate a motion to be put before AVDC to investigate the requirement of conference facilities

ACTION: CLLRS STUCHBURY AND SMITH

180/13 Planning Applications

Members were informed that the next three scheduled Development Control meetings would be 11th July, 1st August and 22nd August, with SDCC meetings (which deal with e.g. Lace Hill applications) on 10th July, 31st July and 21st August.

13/01063/ALB

NO OBJECTIONS

International Management Centre, 13 Castle St.

Change of use of office to single dwelling and internal alterations amendment to 11/01599/APP

Members regretted the loss of small office premises in the town centre and noted that there was no parking space, which could lead to vehicles being parked on the footway in front of the building.

13/01367/APP

OPPOSE

The Saleroom, Moreton Road

Demolition of single storey outhouse. Extension and conversion of existing warehouse into 8 self contained studio flats with ancillary parking and improvement of access road.

Members noted the lack of visitor parking spaces and inadequate space and accessibility for 8 refuse + 8 recycling bins. The parking layout shown would lead to manoeuvring difficulties for refuse collection lorries, and access problems to the rear of Market Hill shops for deliveries and trade refuse collection.

13/01397/APP**NO OBJECTIONS**

88 Moreton Road

Single storey side/rear link extension to connect with existing garden room and to provide covered sitting area

The following three applications were placed together for convenience

13/01402/ADP**NO OBJECTIONS***[Lace Hill Phase 2]*

Approval of reserved matters pursuant to outline permission 09/01035/AOP (Phase 2) relating to site infrastructure (including roads, sewers and landscaping)

Members asked that the conditions include compliance with the s18 agreement and that the sewers and drains be built to adoptable standards.

Members reiterate their earlier request for an access for emergency services from the A421 – near the Bletchley Road roundabout was suggested – as many minutes could be lost if an ambulance, for example, had to negotiate the London Road roundabout and then weave through the complexities of the estate roads to the easternmost end. Having the only accesses to the entire estate from a short stretch of the London Road was not felt to be prudent.

13/01549/ADP**NO OBJECTIONS**

Subphases 2B, 2C, 2D and 2F, Lace Hill

Erection of 135 dwellings, garages, roads, sewers and ancillary matters

13/01639/APP**OPPOSE***[Lace Hill]*

Construction of a new sewage pumping station for development 06/01035/AOP

Members supported the need for a pumping station, as the estate was already being occupied. However they regretted that the absence of the planting details meant that it was impossible to gauge how much screening the hedge would provide. The installation as drawn, including the lamp standard, was a visual intrusion into the street scene, affecting the amenity of 3 properties and also having an impact on the view into the estate from the bypass. Members asked whether there was an alternative site not in full view of house frontages, and if not, whether the installation would be totally screened from view by the planting.

Cllr. Try declared a personal interest as a Friend of the RLS.

13/01415/APP**SUPPORT**

Royal Latin School, Chandos Road

Erection of science building

Members supported the proposal, though it was felt that a less mundane design would have been more inspiring for the pupils. However serious concern was expressed about access to the building site; Brookfield Lane is unsuitable for plant and materials deliveries, and is used by pupils of three schools. Considering the siting of the proposed building, access from London Road via the Swan Pool was suggested as giving a temporary direct route into the site without endangering the children using the lane or increasing access difficulties for residents.

Cllrs. Harvey and Stuchbury advocated an OPPOSE response, with the possibility of moving to support if a safe access could be included in the conditions and enforced, but were defeated on a vote.

13/01426/ALB

NOTED

War Memorial, St. Peter & St. Paul's Church
Replacement of existing paving and bollards with York Paving and Cast Iron
Bollards

13/01428/APP

NO OBJECTIONS

44 Kingfisher Road
Single storey rear extension

13/01484/APP

NO OBJECTIONS

8 Wharf View
Single storey rear extension

13/01498/APP

SUPPORT

Fir Cottage, Chandos Road
Application to extend the time limit of application 09/01205/APP: Demolition of
existing building and erection of 12 apartments.
*Members asked that the Planning Obligations be reviewed in light of the passage of
time since the original application, and that the Town Council be included in the
review. Members also point out that the refuse collection system has been changed
and that suitable modifications to the plans may be necessary.*

13/01523/APP

NO OBJECTIONS

Buckingham Filling Station, Stratford Road
Replacement of fuel tanks and associated services
*Members would like reassurance that the proposed tanks are flood-proof, given the
history of the site, and that work will be restricted to daylight hours to preserve the
amenity of nearby residents. .*

13/01547/APP

NO OBJECTIONS

23 Castle Street
Change of use of ground floor and basement (sui generis) to Class A2 (financial
and professional services)
*Members noted that the proposal for a tanning salon in 24 Castle Street had been
refused on the grounds of introducing non-retail use into the Central Shopping Area,
though the letting agent use at 7 Bridge Street had been permitted, though it was in
a similar part of the town centre.*

13/01553/APP

OPPOSE

7 Mitre Street,
Single storey rear extension incorporating existing buildings into habitable space
*Members noted that the blank brick wall facing No.7A did not leave 1m separation
between the extension and the boundary of the property.*

*The following application was listed for Members' information only: Certificate of
Lawfulness applications are not consulted on*

13/01429/ACL

First floor, 11 Market Square [above Barclays]
Replacement of first floor windows with UPVC framed windows

Minor Amended plans had also been received, for Members' information

13/00486/APP & 13/00487/APP 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 & Variation of condition 7 (goods restriction) of 04/02735/APP
Additional information: Travel Assessment, and proposed travel plan.

13/00889/APP Chandos Vauxhall, Chandos Road

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

Minor Amendments: Side and rear elevations have been changed from light grey composite cladding panels to rendered blockwork.

13/01325/APP Land to North of Park Manor Farm, Moreton Road

Erection of 80 dwellings with associated parking, landscaping and open space

Additional information: Heritage Baseline Statement

181/13 Planning Decisions

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

		BTC response	Officer recommⁿ
Approved			
13/00420/APP 5 Carisbrooke Court	Two storey rear extension	No objections	Approve
13/00575/APP Plots 31,32,33,35 Lace Hill	Alteration to garaging	No objections *	-
13/00751/APP 42 Mallard Drive	S/st. side extension	No objections	-
13/00882/APP 6 London Road	Single storey rear extension	No objections	-
13/00981/APP 28 Mitre Street	S/st side & rear extns, porch canopy	No objections	-
13/01015/APP Verney Close	Repair of boundary wall	Support	-
13/01016/ALB Verney Close	Repair of boundary wall	Support	-
13/01080/ATP Chandos Rd. Bldg	Works to trees	No objections	-
13/01094/ATC Hunter St.churchyard	Crown balance silver lime	No objections	-
13/01137/ATC rear of scrapyard, Mitre St.	Works to trees	Support	-

* Amended response after receipt of correct drawings

Refused

13/00895/APP 24 Castle St. Ch/use to *sui generis* tanning salon No objections -

Deferred

13/00889/APP Former cinema, Chandos Rd. Demolish existing and erect convenience store
Oppose Defer/delegate

Reason for deferral: Amended Plans

Planning permission had since been received, as had Minor Amended Plans as above.

Withdrawn

13/00722/APP 8 Wharf View S/st.rear extn, staircase & Balcony No objections
Members will note that a new application had been submitted (13/01484/APP) as above, 6.10

182/13 Case Officer Reports (& Recommendations)

Reports had been received for the following applications, and are available in the office.

182.1 Strategic Development Control (19th June)

09/02155/APP

Land to rear of Market Hill Phased Development to include development of 23 apartments and 26 dwellings, 94 parking spaces, improved vehicle access to Moreton Road and creation of footpath links and refurbishment and change of use of summerhouse to cycle store (phase 1 units 1-49). Development of 9 apartments, 7 dwellings and 1 commercial unit, creation of footpath links and 24 parking spaces (phase 2 units 50-65 plus 1

commercial unit)
(Officer recommends Refusal)

12/02104/APP

Land to rear of Market Hill

Erection of 25 apartments and 24 dwellings with 94 parking spaces - improved vehicle access to Moreton Road, creation of footpath links and change of use of summerhouse to cycle store

(Officer recommends Deferral and delegation to Officers to pursue the s106 agreement)

182.2 Development Control (20th June)

13/01116/APP

Plot 87, Lace Hill

Amendment to 11/01529/AOP – amendment to plot 87 dwelling with conservatory

(Officer recommends Approval)

183/13 Reports on Development Control Attendance

183.1 Cllr. Strain-Clark reported on the SDDC meeting held on 19th June 2013. Cllr Strain-Clark informed Members that attendance at the meeting had been beneficial. She had been able to give a clear picture of the area from a local perspective and voice the concerns of the Town Council in respect of the proposed development of Market Hill.

183.2 DCC 20th June: The consensus of Members was to not attend and speak on this minor matter, as there was no other Buckingham application on the agenda.

184/13 Enforcement

184.1 The May Enforcement Bulletins for Buckingham North and South were noted.

184.2 The updated list of open Enforcement cases was received. Councillors discussed the signs adjacent to Cornwall's Meadow, for a car wash – the Planning Clerk reported the breach had been reported.

Cllr Strain-Clerk queried the ownership of the land for report number 13/00027/CON3 – this breach had been reported direct to AVDC, not through the Town Council.

Councillors continued to discuss numerous enforcement cases which had not been followed up by AVDC officers for considerable time periods; despite being repeatedly reported and chased up by the Planning Clerk.

The Planning Committee **RECOMMENDS** that in light of the persistent lack of response to the question of positive maintenance of the integrity of the Conservation Area, this Council would like to petition the District Council to take enforcement within Conservation Areas seriously; designation of a Conservation Area is not a vanity project. In particular, reporting breaches of Conservation Area rules should not require the demonstration of actual harm to the town's streetscapes, and better publicity on the restrictions applying within Conservation Areas should be undertaken, together with promotion of the Enhancement Opportunities listed within the Conservation Area Document.

184.3 Councillors reported new breaches of a sign on the Bourton Rd, referring to the Montessori school and a large blackboard on the front wall of the Woolpack.

185/13 Consultation – Local Development Order

Councillors discussed the consultation document at length, initial comments were –

1. Due to the high student and rental population in the town, it was felt that occupants of Himo's and rental properties were unlikely to comment or complain on neighbouring extension applications.
2. Exclusions mentioned throughout the document, such as end of row housing and those facing the highway were not mentioned in the main exclusions on page 4 of the document – there appeared to be numerous anomalies.
3. P14, C5xii and p15 C6vii were duplications.
4. P22, S4 implies the delivery of a less efficient service.
5. Many estates are built with houses back to back. The Development Order would allow house owners to extend their property by up to 8m which could potentially mean up to the back fence of their immediate neighbour. Such unchecked extensions if numerous would have a detrimental effect to the flood plain run off.
6. No mention had been made of the cumulative effect of extensions of 8m throughout a residential area on maintaining suitable drainage.
Members would consider further comments and forward them to the Planning Clerk for response by 8th August.

ACTION: ALL COUNCILLORS/PLANNING CLERK

186/13 Transport

(117.2/47.1) Reports of damaged, superfluous and redundant signage in the town. Members reported a stop sign by Villiers. It was **AGREED** to make this item permanent and ongoing on the agenda to allow reporting as and when it arose.

187/13 Any other planning matters

187.1 (115.1/13) Councillor Harvey's Planning checklist was received; Cllr Strain-Clark suggested a further point – If an application should be accepted, whether there were any conditions that should be applied.

Cllr Try requested a consideration of proposed refuse, and collection thereof be added to point 6.

Cllr Smith suggested a point to cover planning history.

Overall the document was an excellent aid memoir, Cllr Harvey was thanked for the contribution.

187.2 A request from the Mayor on making the 'bunny run' through the land behind Market Hill a Public Right of Way and subsequent email comments from Members and information from BCC's website was received.

The Planning Committee **RECOMMENDS** that to preserve the convenience of the connecting path from Western Avenue, especially in the light of increased use of Western Avenue Car Park following changes to the charging regime from 15th July 2013, the informal footpath be designated a Public Right of Way and moves be made by this Council, and a budget identified, to enable this to be carried though

187.3 DCLG information on wind farms was noted.

188/12 Correspondence

A letter from Community Connect was noted.

189/13 News releases

None.

190/13 Chairman's items for information

The Chairman informed Members that retired Mayor, Peggy Dale was very ill.

Clerks note: Mrs Dale has since passed away.

Cllr Hirons also updated members following attendance at the North Bucks Parishes meeting.

191/13 Date of the next meeting:

Monday 22nd July 2013 following the Interim Council meeting.

Meeting closed at 9.40pm

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