

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 19<sup>th</sup> August 2013 at 7.00pm 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)

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

### 300/13 Apologies for absence

There were no apologies for absence; Cllr. Harvey apologised after Min.304 for late arrival as he had been attending another meeting.

### 301/13 Declarations of interest

All Members declared an interest in appl<sup>n</sup>. 13/01759/APP as the Council owns the land leased to the Tennis Club; Cllr. Mahi declared an interest in appl<sup>n</sup>. 13/01896/AAD as an employee of the applicants. Cllr. Stuchbury declared a personal interest in appl<sup>n</sup>. 13/01917/APP at that point of the meeting.

### 302/13 Minutes

The minutes of the Planning Committee Meeting held on Monday 22<sup>nd</sup> July 2013 as amended and ratified at the Full Council meeting held on 12<sup>th</sup> August 2013 (PL/04/13) were received and accepted. There were no matters arising apart from the noting of a spelling error.

*Mr. Orton, Cllr. Try and Cllr. Harvey all arrived during the following item.*

### 303/13 Buckingham Neighbourhood Development Plan

Ms. McMurtrie reported that, subsequent to the 5<sup>th</sup> August workshop, a Development Vision Roadshow had been arranged in the Community Centre on 14<sup>th</sup> September from 9am – 3.30pm. There would be publicity in the *Advertiser* and *Herald*, and also the online edition of the *Estates Gazette*. This had the advantage of providing an online tracking method for the number of viewers. The ad was a factual notice, and a more detailed press release in preparation.

Members **AGREED** the advertising expenditure (budget code 901/9032).

Invitations had been sent to developers, landowners and those interested parties the office had on file; some had already responded. Members suggested also applicants for sites with approval but where work had not yet started in case the permission lapsed and the site became available again.

A display on the E-W Rail link could also be included as also Thornborough PC's suggestion for a revised line for the A421, for information.

Ms. McMurtrie also advised Members that she would be meeting the Buckingham Society on 9<sup>th</sup> September to discuss the Vision & Design Statement.

The Town Plan Officer left the meeting.

### **304/13 Action Reports**

(42.1/13) Members noted that no response had been received from Bourton Meadow Academy.

(179.2/13) Cllr. Try would supply a written report on conference calling, including costs, for the next meeting; he pointed out it would be best if AVDC installed the system for the parishes to tap into, as the Oculus had large screens. It was noted that parts of The Gateway already had such a system installed.

(115.1/13) Chandos cinema – can be removed from the list.

(256.1/13) No response had been received to the enforcement query on the car wash; Members noted the signs were still displayed.

### **305/13 Planning Applications**

Members were informed that the next three scheduled Development Control meetings would be on 22<sup>nd</sup> August, 12<sup>th</sup> September and 3<sup>rd</sup> October with SDCC meetings on 21<sup>st</sup> August, 11<sup>th</sup> September and 2<sup>nd</sup> October.

#### **13/01472/APP**

#### **NO OBJECTIONS**

4 Homeground, Buckingham Industrial Estate, MK18 1UH

Change of use from commercial to hot food preparation and delivery kitchen (retrospective) & extension of hours from 11.00 – 03.00 hours

*Members offered no objections providing the service remained delivery only.*

#### **13/01759/APP**

Tennis Courts, Chandos Road

Installation of No.2 additional floodlights on No.2 existing columns and No.2 floodlights on No.2 new columns

*All Members declared an interest in this application, as the Town Council is the landowner. They did ask, however, that the Club be responsive to any complaints arising from light spillage on the sheltered housing at Chandos Court, or late use of the courts.*

#### **13/01896/AAD**

#### **NO OBJECTIONS**

Tesco, London Road, MK18 1AB

Erection of No.4 Vinyl signs

*Minor Amended plans showing the siting of the 'pod' to be in the position shown in 13/01760/APP (rather than the parking rank to the north of this) had been received on the day of the meeting.*

*Members did not object to the signs, but reiterated their opposition to the siting of the pod so close to the London Road end of the site.*

#### **13/01902/APP**

#### **NO OBJECTIONS**

64 Overn Crescent, MK18 1LZ

Single storey rear and side extension

#### **13/01917/APP**

#### **NO OBJECTIONS**

Benthill Farm, London Road, MK18 1SZ

Demolition and rebuilding of existing outbuildings to form gym. Erection of pool house and link extension (Private Use).

**13/01919/AAD****OPPOSE**

Sainsbury's, Chandos Road

To front elevation - No.2 Internally illuminated Fascia Signs, No1 Dibond Panel and within Car Park No.1 Internally illuminated totem signs , No.2 Dibond Signs, No.2 Dibond Panel Signs and No.2 Non Illuminated Entry/Exit Sign.

*Members had no objections to the Entry/Exit and statutory sign panels, and would be minded to raise no objections if these were presented as a new application. They felt that – given the size of the shop windows – a small local store would advertise its presence without the need for internally illuminated signage, and that the totem would only be visible to the residents opposite. Given the orientation of the shop, they also asked that all lighting be turned off when the shop was closed to reduce annoyance to neighbours.*

**13/1986/APP****NO OBJECTIONS**

Manor Farm, Bourton Road, MK18 7DS

Extension to agricultural building

**13/01987/APP****NO OBJECTIONS**

Plot 95 [85 Constance St., MK18 7RH], Lace Hill Phase 1G

Erection of dwelling - amendment to 11/01529/APP with conservatory

**13/01994/APP****NO OBJECTIONS**

4 Woodlands Crescent, MK18 1PH

Single storey rear side extension and alteration to garage roof to provide pitched roof.

**13/01997/ATP****OPPOSE**

Corner House, 16A West Street, MK18 1HP

Crown reduction of No.2 Acacia

*Members felt that not all the reasons for the previous refusal had been addressed.*

*The following two applications were considered together:*

Buckingham Sewage Treatment Works, Thornborough

**13/02038/AEL****NO OBJECTIONS**

Rebuild 0.9km of overhead line

**13/02039/AEL****NO OBJECTIONS**

Rebuild 2.1km existing overhead lines; rebuild on line except Thornborough Grounds where 3 poles moved from existing line

**13/02083/ATP****OPPOSE**

Waglands Garden, MK18 1EA

Crown reduction of No1 Walnut and No1 Oak. Crown lift and Deadwood No1 Lime and Deadwood No1 Lime

*Members felt that there was inadequate information on the extent of the proposed works, and commented that the developer had been aware of the protected trees at the time of application and could have laid out the site accordingly, to minimise reduction and maintenance work. Concern was expressed about the deadwood on the limes.*

**13/02084/APP****NO OBJECTIONS**

Gate House, Western Avenue, MK18 1LS

Single rear storey infill extension

**13/02088/APP**  
6B Bourton Road, MK18 1BE  
Erection of front porch

**NO OBJECTIONS**

Members **AGREED** that overdue responses could be sent immediately without reference to the Chairman.

**AMENDED PLANS**

**OPPOSE**

**13/01367/APP**

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.

*Amendments: Revised parking provision and amended red edge.*

*Clerk's note: A visitor parking bay (making a total of 9) and a cycle store has been added.*

*Members felt that the amendments did not really address the impact on the access to Moreton Road, on a bend, which would also be accommodating traffic from the Market Hill homes. It was also felt that the applicant had sufficient land within his control adjacent to the site to provide adequate parking arrangements and a readily accessible bin store (access would be difficult if the end parking bay was occupied); the cycle racks as depicted seemed to indicate X-racks and had no means of access to the rear ones as the installation was against a wall.*

*Cllr. Isham left the meeting.*

The following Minor Amendments and Additional Information had been received, for information only:

Minor Amendments:

**13/01820/APP** 2 Akister Close: First floor side extension and single storey side extension

*Revised ridge height and addition of fence height and pavement height*

Additional Information:

**13/01415/APP** Royal Latin School; Erection of science building

*Drainage Strategy*

BCC Highways' response to the application was circulated with the agenda: concern was expressed that Highway's report would not reach the officer in the time allowed and the Clerk was asked to contact the officer named.

**ACTION PLANNING CLERK**

Cllrs. Whyte and Stuchbury reported that they had also made forceful comment to Highways on the lack of response on the Lace Hill concerns.

Additional Information:

**13/01465/AOP** Sainsbury's, Lace Hill

*Surface Water proforma as requested by the Environment Agency*

**306/13 Planning Decisions**

Members noted the following:

**Approved**

13/00036/APP Manor Beeches Remove front & side wing of

**BTC  
response**

**Officer  
recomm<sup>n</sup>**

	Manor Beeches; erection of 3 dwellings with access	Oppose	Approve
13/00486/APP	ex-Focus Unit External alts & add <sup>l</sup> parking	Support	-
13/00487/APP	ex-Focus Unit Variation of condition#8 (Goods)	Support	-
13/01397/APP	88 Moreton Road S/st. extn to provide sitting area	No objections	-
13/01426/ALB	War Memorial Replace paving & bollards	Noted	-
13/01428/APP	44 Kingfisher Rd Single storey rear extension	No objections	-
13/01484/APP	8 Wharf View Single storey rear extension	No objections	-
13/01498/APP	Fir Cottage Extend time limit of 09/01205/APP	Support	-
13/01523/APP	BP filling station Repl. underground tanks	No objections	-
13/01553/APP	7 Mitre Street S/st rear extension incorporating existing outbuildings	Oppose	Approve
13/01547/APP	23 Castle Street Ch/use to financial services	No objections	-
13/01639/APP	Lace Hill Constr. of sewage pumping station	Oppose	-
	<i>amended 22/7/13 to</i>	No objections	-
13/01692/ATC	Grenville School Fell 1 cedar tree	Oppose	-

### Refused

10/02526/ACL	18 Woodlands Cres.Cert./lawful dev. dormer window	Oppose	n/a
12/02621/APP	Former Railway Station site Erection of 6 dwellings	Oppose	-

### Withdrawn

13/01063/ALB International Management Centre, Castle Street  
Ch/use office→single dwelling (amendm't to 11/01600/ALB)

### Planning Inspectorate

**12/01149/APP** Land adj. 1 Burleigh Piece, MK18 7BA

Erection of detached two storey dwelling [BTC opposed; AVDC refused]

*Inspector has allowed the appeal.*

### 307/13 Case Officer Reports (& Recommendations)

#### 307.1 Strategic Development Control

No meeting.

#### 307.2 Development Control

13/01553/APP 7 Mitre St. Single storey rear extension incorporating existing outbuildings into habitable space

(Officer recommended Approval)

307.2.1 To receive a report from Cllr Hirons on the DCC meeting held on 1<sup>st</sup> August. Noted; the application had been approved.

307.2.2 To agree a representative for the DCC meeting on 22<sup>nd</sup> August at which 13/01367/APP (Saleroom, Moreton Road) and 13/01820/APP (2 Akister Close) are to be considered.

Members were advised that confirmation of applications on the DCC agenda, and notice of the SDCC agenda had not been received in the office until midday on Monday 19<sup>th</sup>. Cllr. Harvey volunteered to attend SDCC and speak against application 13/01325/APP (80 houses on land north of Park Manor Farm, Moreton Road) and Cllr. Hirons would attend DCC on 22<sup>nd</sup> (including the response to the Amended Plans considered earlier in the meeting).

307.2.3 Members agreed the draft attendance form for Development Control meetings and asked for it to be circulated by email for easier completion.

**ACTION PLANNING CLERK**

*Mr. Orton left the meeting during the following item.*

### **308/13 Enforcement**

308.1 To receive for information the updated list (12/00139/CON3) Cllr. Smith reported that there were certainly flats at 13 High Street, used as staff quarters. It would seem reasonable that this could have been established within a year.

308.2 To receive the Enforcement Bulletins for Buckingham North & Buckingham South for June

Noted.

308.3 To receive for information reasons for closing several case files (13/00142/CON3) The officer had been unable to obtain information from the brewery and therefore closed the file. Members pointed out that the steel shutters were expensive items and someone must have authorised their installation. The Clerk was asked to find out if this was policy – to close a file if no response was received. The building in question was in the Conservation Area.

**ACTION PLANNING CLERK**

308.4 To receive a response on on-street parking from BCC  
Cllr. Whyte was also pursuing this question; maps had also been received showing that three of the four sites reported were BCC Highway, the fourth (beside Prezzo) was not maintained as highway but appeared to be BCC land.

308.5 To report any new breaches

Members enquired about the air quality monitor installed outside WHSmith (on their land), and asked for a copy of the resulting report.

**ACTION PLANNING CLERK**

### **309/13 Transport**

Members felt the signs warning of a “New Crossing Ahead” on London Road and Bridge Street by Ganderton’s were now redundant and could be removed.

**ACTION PLANNING CLERK**

### **310/13 Any other planning matters**

To receive and comment on email correspondence circulated at the request of Cllr. Stuchbury.

The Clerk was asked to check the planning approval conditions re installation of sewers before occupation of housing, and to obtain an update from AVDC on the critical trigger points for various s106 conditions.

**ACTION PLANNING CLERK**

### **311/13 Correspondence**

311.1 (119.1/3) to receive a response from Mrs. Susan Kitchen. The BTC letter and email which prompted this reply were circulated with the agenda.

The Clerk was asked to find out when AVDC proposed to conduct the 6-month review of the new planning scheme which was agreed by AVDC in February, notice received in March.

**ACTION PLANNING CLERK**

311.2 (13/00036/APP, Manor Beeches) Reasons for contrary decision

Noted

311.3 (256.4) Response from University re windows in Hunter Street

Noted. The frames had been chosen as a woodgrain effect, but the glazing bars were internal, though they looked appropriate from a distance.

### **312/13 News releases**

The late arrival of notice for the SDCC meeting was agreed; Members also asked that the residents of Moreton Road be advised, per Cllr. Mills’ contact list, in case they wished to attend.

**ACTION PLANNING CLERK**

**313/13 Chairman's items for information**

313.1 The Chairman reported on a traffic scheme he had seen in Poynton in Cheshire, where the difference between footway and road along the main shopping street had been replaced with a differently coloured level surface – he had found it did reduce speeds. Cllr. Smith said that 8 sets of traffic lights had been removed at the junctions with side streets and pedestrians flowed freely and safely. Cllr. Stuchbury noted the benefits for disabled pedestrians.

313.2 The Chairman would not be attending the next meeting; the Vice Chair would deputise.

**314/13 Date of the next meeting:**

Monday 9<sup>th</sup> September 2013 following the Interim Council meeting.

Meeting closed at 9.20pm.

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