

Minutes of the **PLANNING COMMITTEE** meeting held on 9<sup>th</sup> September 2013 at 7.30pm following the Interim Council meeting in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

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

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

*Cllr Strain-Clark chaired the meeting in the absence of Cllr Hirons*

**360/13 Apologies for absence**

Apologies were received and accepted from Cllr Hirons.

**361/13 Declarations of interest**

No declarations of interest were made.

**362/13 Minutes**

The minutes of the Planning Committee Meeting held on Monday on Monday 19<sup>th</sup> August to be put before Full Council on 30<sup>th</sup> September 2013 were received and accepted. There were no matters arising.

**363/13 Buckingham Neighbourhood Development Plan/Vale of Aylesbury Plan**

363.1 The Town Plan Officer informed Members of a positive meeting held with representatives of the Buckingham Society, taking forward the Vision and Design Statement of 2001; The Buckingham Society would be suggesting examples of good local design in recent years.

Since the last Committee Meeting the Town Plan Officer had continued to work on the evidence based document, flood zone development areas and organisation of the forthcoming road show on 14<sup>th</sup> September in the Community Centre. The Town Plan Officer had sent invitations to Developers, local parish councils and landowners; up to 8 developers had confirmed attendance to publicise potential plans for development. The event would be going into the *Buckingham Advertiser* again to encourage as much public attendance as possible. Feedback forms would be available at the event. Councillors discussed that public engagement throughout the full process of the Buckingham Neighbourhood Development Plan was of paramount importance, but that it should also be clear that there is no endorsement by the Town Council of any of the developers or literature they may hand out at the Road Show event.

The Town Plan Officer would also ensure all displays were photographed to ensure a record of displayed material.

363.2 Councillors briefly discussed a list of volunteers to assist with running the BNDP Vision Roadshow event. Members would confirm their availability to the Town Plan Officer.

**ACTION: TOWN PLAN OFFICER**

*The Town Plan Officer left the meeting*

363.3 Members received a consultation document from AVDC re the VAP Scope of Development Management Policies, and discussed responses to the questions on p.4, which referred specifically to the VAP Delivery Policies. It was generally agreed that a number of the Town Council's emerging policies from the neighbourhood development plan would indeed be useful to forward to AVDC, for consideration. Items including further scope of infrastructure, affordable housing, harm to local communities, cultural issues, site allocation for travellers, and change of use to HiMO's were suggested. The Planning clerk would respond to AVDC.

**ACTION: PLANNING CLERK**

363.4 AVDC's Planning Policy Newsletter 12 was noted.

363.5 A letter from AVDC on the VAP was noted.

*Cllr Whyte left the meeting*

### **364/13 Action Reports**

Councillors received the Action Reports. Cllr Smith advised Members that the item regarding the bus shelter was being dealt with under E,P&H Committee.

(179.2/13) Cllr Try would submit a report on conference calling systems for the next meeting.

**ACTION: CLLR TRY**

(308.3/13) Members queried how long the air quality monitor would be in position.

364.1 (111.2/13 & 877/12) Members received responses on tree matters from AVDC officers. Councillors were not satisfied with the response from Mr Hopcraft regarding the request for TPOs to be applied to trees on Hunter St – to say that they it was not appropriate to make new TPOs as they were already in a Conservation Area was an inadequate response. The Planning Clerk would write back to Mr Hopcraft, insisting that TPO's would ensure extra protection.

**ACTION: PLANNING CLERK**

364.2 (308.3) Members received further information on 1 Ford Street.

364.3 (310/13) A written summary of the planning conditions regarding the sewerage installation at Lace Hill was received. Councillors discussed the current overflow of sewerage could lead to an environmental hazard and the situation should be urgently referred to Building Control.

**ACTION: PLANNING CLERK**

### **365/13 Planning Applications**

**13/02141/APP**

**NO OBJECTIONS**

25 Well Street

Reduce the pitch of outbuilding and replace rear door with double doors

*Members asked why this was not an ALB application.*

*The following two applications were considered together:*

**13/02233/APP & 13/02234/ALB**

**OPPOSE**

10 Market Square

Single storey rear extension for B1 use

*Members noted that the building was not single storey, and had a projecting upper storey window not marked on the floor plan. It had a separate entrance from the 10 Market Square office and no internal connection with it and thus was not really an extension, but rather an abutting building; the upper storey would take the light from the windows in the building to the south, with a blank wall 3m distant. Notwithstanding the garden provision, Members decided it was overdevelopment of the plot and deplored the inaccuracy of the information supplied.*

**13/02246/ATC**

**NO OBJECTIONS**

45 Well Street  
Fell №2 conifers

**13/02248/APP**

**NO OBJECTIONS**

51 Bourton Road

Two storey rear extension – amendment to 13/00238/APP

**13/02249/ATP**

**NO OBJECTIONS**

The Oaks, 7 Manor Gardens

Works to trees and fell one beech

*The Case Officer had advised that the inclusion of the beech in this application description was an error.*

**13/02287/ATP**

**NO OBJECTIONS**

18 Waglands Garden

Crown reduction of horsechestnut

**Minor amendments:**

**13/01402/ADP** Ph.2, Lace Hill Approval of reserved matters relating to site infrastructure (including roads, sewers and landscaping)

*Minor amendment: changes to road tapering where crossing the green corridor*

*Members would like the difference of treatment of the road build-outs explained: the more northerly taper coincides with the crossing of the green corridor, whereas the southerly one does not; Members felt that the taper should coincide on both for the safety of pedestrians and cyclists using the corridor. The combination of 1.8m hedge and the curve of the road on the southerly one would make for poor visibility at the crossing point itself.*

**13/01549/ADP** Ph.2,Lace Hill Erect<sup>n</sup> of 135 dwellings,garages,roads,sewers, etc.

*Minor amended plans addressing many Officer concerns*

**366/13 Planning Decisions**

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

		<b>BTC response</b>	<b>Officer recomm<sup>n</sup>.</b>
<b>Approved</b>			
13/01138/ALB	10 Well St. Demolition of rear chimney	No objections	-
13/01325/APP	Land at Moreton Rd. Erection of 80 dwellings,parking etc.	Oppose	Approve
13/01416/ALB	32 High Street S/st rear extension;rooflight on rear	No objections	-
13/01674/APP	32 High Street Demol.shed; erect s/st extension	No objections	-
13/01708/ATP	Land at Watlow Gdns.Crown balance 1 copper beech	No objections	-
13/01820/APP	2 Akister Close 1 <sup>st</sup> fl.side extn & s/st side extn	Oppose	Approve

**Deferred**

13/01367/APP Saleroom, Moreton Rd. Demol.outhouse. Extend & convert warehouse into 8 s/c studio flats with parking & improve access road

*Reason for deferral: subject to expiry of amended [plan] publicity and s106 agreement*

*Mr Orton of the Buckingham Society left the meeting*

**367/13 Case Officer Reports (& Recommendations)**

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

### 367.1 Strategic Development Control

**13/01325/APP** Land north of Park Manor Farm, Moreton Road. Erection of 80 dwellings with associated parking, landscaping and open space provision.

**(Approval recommended)**

367.1.1 Cllr. Harvey's full report on the meeting on 21<sup>st</sup> August, circulated separately by email was noted.

367.1.2 Members received for information the AVDC press release on the application, and commented on the worrying nature of the statement therein.

### 368/13 Reports to Development Control

**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.

**(Approval recommended)**

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

**(Approval recommended)**

368.2.1 Comments made by Cllr. Hirons on the 22<sup>nd</sup> August meeting, were received.

*Members deviated from Agenda order to discuss a letter from David Fettes, Planning Advisory & Compliance Service, Bucks County Council regarding site access issues for an application by the Royal Latin School (13/01415/APP); to be presented at the forthcoming Development Control meeting on 12<sup>th</sup> September – notification had not been received in time for inclusion to the agenda.*

Councillors discussed the need to go in person to the Development Control Meeting on 12<sup>th</sup> September to reinforce the major concerns over safety of the public and vehicular access issues during the construction phase of the proposed building. Concern was raised that AVDC had not considered that students of 3 schools used Brookfield Lane, not just 1 as had been detailed by AVDC; nor that any officer had visited the site to see the potential difficulties raised by the Town Council previously. Cllr. Harvey would attend the meeting.

*Agenda order was resumed*

### 369/13 Enforcement

369.1 The July Enforcement Bulletins for Buckingham North and Buckingham South were noted.

369.2 The updated list was received. Councillors commented that the answer from Mr Dales regarding the car wash (13/000251/CON3) was not acceptable. Members wanted to know what defined a 'temporary period'. **ACTION: PLANNING CLERK**

369.3 No new breaches were reported.

### 370/13 Transport

370.1 (287/13; referred from Full Council 12/8/13) 20's Plenty campaign supported by the Mayor of London. Members discussed advocating 20mph speed limits within the town; possible sites where the speed limit would benefit the flow of traffic, safety of all road users, and the enforcement of a new limit were considered.

Councillors favoured the introduction of the 20mph limit in residential areas, and beside schools and **AGREED** that a study of existing local comparative schemes would be a good start point; to research thoroughly before deciding on any principles or locations for such a scheme within the town.

**ACTION: PLANNING CLERK**

370.2 Members received details of the proposed road works at the London Road/bypass roundabout. Cllr. Stuchbury reported that all Councillors would be invited to a meeting during October to discuss the road works and proposed re-planting. Attendees would include representatives of the site developers, TfB, and District Councillors. The item would be on the next agenda for discussion.

**ACTION: OCTOBER AGENDA**

370.3 Councillors noted receipt of "Traffic Calming in Buckinghamshire – A Guide for Parish Councils".

370.4 No damaged, superfluous or redundant signage was reported.

**371/13 Any other planning matters**

371.1 Old Gaol Paving: Councillors noted the report, and that the repair work had now been completed.

371.2 Members received a Consultation on new Planning guidance system: Members would respond via the links provided in the RSN Online bulletin circulated on 2<sup>nd</sup> September 2013

371.3 Members noted the information that an appeal had been lodged against the refusal of permission for 6 houses on the land behind Station Terrace.

**372/13 Correspondence**

372.1 AVDC: 13/01553/APP (7 Mitre Street) - Reasons for contrary decision were noted.

**373/13 News releases**

A press release for the Road Show on the 14<sup>th</sup> September had been completed.

Should there be a new application for Scotts Lane, a release would be prepared.

The Advertiser would be advised of the RLS application coming before DCC on 12<sup>th</sup> September, and the Councils reservations on the access proposals.

**ACTION PLANNING CLERK**

**374/13 Chairman's items for information**

None

**375/13 Date of the next meeting:**

Monday 7<sup>th</sup> October 2013

Meeting closed at 9.35pm.

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