

Minutes of the **PLANNING COMMITTEE** meeting held on 25th November 2013 at 7.15PM 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)
 Mrs. C. Bolton (Committee Clerk)
 Mr C. Wayman (Town Clerk)
 Mrs. K. McElligott (Planning Clerk)

535/13 Apologies for absence

None.

536/13 Declarations of interest

Cllr Strain-Clark declared a personal interest in item 11.3 regarding lorries in Church St.

537/13 Minutes

The minutes of the Planning Committee Meeting held on Monday 28th October 2013 ratified at Full Council on 18th November 2013 were received and accepted. There were no matters arising.

538/13 Buckingham Neighbourhood Development Plan

The Town Clerk reported that further to the agreement at Full Council minor amendments to the Neighbourhood Plan documents had been made with assistance of Cllr Whyte. The Town Clerk commented that feedback from AVDC had been disappointing; officers wanted the Buckingham Neighbourhood Plan to be held back, not proceeding before the Vale of Aylesbury's Plan was in place. Members held a long debate about AVDC's position on the Neighbourhood Plan and were very frustrated at the lack of support. Members **AGREED** that the Town Clerk write strong letters of complaint to John Byrne, Head of Planning AVDC, John Bercow MP, and Nick Bowles, Parliamentary Under Secretary of State for Planning.

ACTION: TOWN CLERK

The Town Clerk also reported that the Pre-submission consultation period had begun and documents were all available on the Town Council's website; the consultation would run for a 7 week period, closing on 13th January 2014. The plan had been circulated to all national and local statutory consultative organisations. A leaflet drop to all residents and businesses throughout the town would take place, giving information on the pre-submission consultation and dates for informal events that the public could attend –

30 th November	9am – 2pm
8 th December	10am – 3pm
4 th January	9am – 2pm

These sessions would be held in the Council Chamber.

The Town Clerk would also put policies on the Council's Facebook page daily for the public to review, as another initiative to encourage public feedback.

Proposed by Cllr Hirons, seconded by Cllr Whyte and **AGREED** that the minor amendments to the Neighbourhood Plan agreed at Full Council stand.

ACTION: TOWN CLERK

Town Clerk left the meeting

539/13 Action Reports

539.1 To receive action reports as per the attached list.

(309/13) Signage - Cllr Whyte reported that he was in ongoing conversation with the Local Area Technician to pursue the removal of redundant signage, but that the winter maintenance schedule would now take precedence for the forthcoming period.

(490/13) University Plans – Design Review Document.

The Case Officer for application 13/03041/AOP (see below) had reported that no such document existed. Cllr. Whyte explained that a Design Review was often commissioned by a local authority and was a peer review of a proposal; it is useful to see what comments were made, and how the applicant had responded. The Review was a public document, and was recommended in the NPPF, though this did not say how often it is to be used. There was an organisation locally called the Berkshire, Oxfordshire, Buckinghamshire-Milton Keynes Design Network based in Oxford which carried out such Reviews.

Members asked if Cllr Whyte could find any more details of the review, and the University would also be approached.

ACTION CLLR WHYTE & PLANNING CLERK

539.2 Lace Hill sewage – response from NHBC.

Members received an email and were not satisfied with the response. It was felt that no organisation was taking responsibility for the resolution to the matter. Councillors **AGREED** that AVDC was responsible for ensuring the NHBC undertook the correct procedures of building control and infrastructure for the Lace Hill site. The Planning Clerk would write to AVDC to pursue.

ACTION: PLANNING CLERK

539.3 (484/13) To receive a report on Lace Hill employment figures
Noted.

539.4 (487.4.1) Licensing responded that they were aware; Environmental Health had closed the case file:

I had previously investigated this property in connection with an earlier complaint and at that time it was found to be in multiple occupation and occupied by staff members from local takeaways. I wrote to the owner in respect of fire safety and management issues.

However, the property has since been sold and I have received written confirmation that the property is now occupied by the new owner and two male relatives. On this basis I have decided that I am unable to take any further action under the Housing Act 2004.

Nigel Parsons

Environmental Health Officer (Housing) Aylesbury Vale DC

Noted.

540/13 Planning Applications

13/02432/APP

17 Hill Radnor
Single storey side extension

NO OBJECTIONS

13/02687/ATC

14 Chandos Road
Fell 1 ash tree

OPPOSE

The following application is to be considered at an Extraordinary Full Council meeting to be held on Monday 9th December 2013

13/02832/ADP

[Catchpin Street, Lace Hill]

Erection of Primary School, Nursery and Community Hall with external play areas, carparking and landscape.

The following two applications were considered together:

13/02901/APP & 13/02917/ALB

OPPOSE

25-26 West Street

Change of use to residential dwelling including two storey rear extension

Members expressed concern at the loss of office space and a large unit in the secondary retail frontage of the town centre and suggested that the ground floor could be kept for shop or office use to preserve an active frontage and the upper storeys changed to residential units. The extension to the rear of the building was felt to be overdevelopment of the site, and provision of only three parking places some distance away was inadequate, even if the rooms were to be let to students, which could not be guaranteed. The obscuring of the plate glass windows was detrimental to the street scene and inappropriate in a listed building.

The following two applications may be considered together:

13/02939/APP & 13/02940/ALB

OPPOSE

Bourton Mill Health and Leisure Club

Two storey front extension and conversion of roof with dormers

Members questioned the car park capacity given – 40 cars – and noted the lack of a parking layout with the supplied plans. The Right of Way access to the house and bungalow to the south of the Mill and the extent and detail of the proposed cycle rack were also unmarked, both of which would reduce the available parking area. The exercise classes proposed would concentrate vehicle use at start and end times, and the additional vehicles could well park in the adjacent residential streets on the Badgers Estate. User access on foot or cycle was unsubstantiated and disputed by a neighbour.

Though no alterations to the listed building were proposed, the extension made no acknowledgement of its characteristics, and was so large as to obscure a substantial part of it. The efficacy of the proposed soakaway could be compromised by being in Flood Zone 3, and no FRA was included with the application.

13/02946/APP

1 Portfield Way
First floor extension and creation of new access

NO OBJECTIONS

13/02960/ATP

6 Naseby Court

OPPOSE

Reduction of canopy of No.1 Maple

Members noted that the applicant had waited until a Preservation Order had been confirmed on the tree, and that application 07/02283, quoted as the reason for the work, had long lapsed.

13/02997/ADP

NO OBJECTION

Subphases 2A & 2E, Lace Hill

Approval of reserved matters for the erection of 117 dwellings with garages, roads, sewers and ancillary matters

Members would like it confirmed that no dwellings in this phase will be occupied until the sewers are properly connected to the sewage works.

The Case Officer was also asked for confirmation of the s106 trigger points related to this phase, and a summary of those points reached so far on the whole development.

13/03000/ALB

NO OBJECTION

23 Castle Street

Internal alterations to include removal of stud partitioning

Members had no objection to the proposals provided the HBO was satisfied.

The following application is to be considered at an Extraordinary Full Council meeting to be held on Monday 9th December 2013

13/03041/AOP

Innov8 site, Tingewick Road

Demolition of factory building, with exception of office building and redevelopment of site for Class D1(teaching accommodation) erection of D1 (teaching accommodation) building and C2 (student accommodation) with associated access, car parking, landscaping and footbridges

13/03049/ATP

NO OBJECTION

20 Waglands Garden

Thuja and Lawson Cypress hedge – reduce height by up to 1.5m

13/03088/ATC

NO OBJECTION TO FELLING

Ford Meadow Site, Ford Street

Fell Leylandii trees on north, south, west sides and centre

Members noted that the trees would be removing a lot of water from the ground, and hoped that the felling would also remove the stumps, to obviate any risk to the trees in the adjacent park.

The proposed close-boarded fence, height unspecified, was not favoured; it would provide opportunities for graffiti, a feeling of enclosure, and problems when the river flooded. Members would prefer mesh with some replacement planting.

13/03097/APP

NO OBJECTION

106 Needlepin Way, Lace Hill

Erection of dwelling with conservatory

13/03100/ATC

NO OBJECTION

Sunley Building, Hunter Street

Coppice №1 Willow. Crown reduction of 305 of weeping willow. Works to №2 Crack Willow and Prune №1Ash and Hazel.

Members were informed that the Hazel was in fact an Elm.

AMENDED PLANS

13/02233/APP & 13/02234/ALB

OPPOSE

10 Market Square

Single storey rear extension for B1 use.

Members noted that several of their previous reasons for opposition had been addressed, but the proposed building remained an overdevelopment of the site, and had a lack of natural light.

541/13 Planning Decisions

Members noted the information.

	BTC response	Officer recomm ⁿ .
Approved		
11/02116/AOP Tingewick Rd.Ind.Est. Application to extend the time limit of 06/03332/AOP *		
13/01367/APP The Saleroom, Moreton Rd. Demolish outhouse.Ext'n & conversion warehouse into 8 flats	Support Oppose	Defer/defer delegate subj.s106
13/02378/APP 1 Gawcott Fields	First floor front extension	No objections -
13/02433/APP 11 Church Street	Ext'n to outbuilding to create carport	No objections -
13/02449/APP 5 Boswell Court	Single storey front extension	No objections -
13/02530/APP 4 Bostock Court	Ground floor rear extension	No objections

* "Demolition of existing structure and erection of commercial (class B1 (a) and (c)) and 93 residential units and provision of associated landscaping and car parking".

Members noted that the number of dwellings has been reduced to 86 of which 14 (16%) were Affordable Housing units.

Tree Preservation Order confirmed

TPO 2013 No.2 Land along Foscott Way

T1 Norway Maple; T2 Norway Maple; T3 Norway Maple; T4 Norway Maple; T5 Field Maple; T6 Field Maple; T7 Ash; T8 Apple (Ornamental); T9 Ash; T10 Norway Maple; T11 Field Maple; T12 Ash

AVDC

542/13 Reports to Development Control

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

542.1 Strategic Development Control (13th November)

No Buckingham applications.

542.2 Development Control (14th November)

13/02402/APP The Whale PH Erection of Timber Pergola to rear

Officer had recommended approval

542.2.1 A written report from Cllr. Strain-Clark was received.

Cllr Strain-Clark reported that the grounds for objection of unsustainable heating had been denied as the heaters were portable. Members had not taken up the other points made in the objection.

Cllr Strain-Clark reported that on some occasions she was not able to speak at the Development Control Committee meetings, and made a request for a member of the public who may be escorting a Council representative to first consult with the Council representative, and then be able to speak to the committee on their behalf. The above was unanimously **AGREED** by Members.

542.3 For Members' information an extract from the agenda and minutes of the 3rd October Development Control meeting was inserted below to show how BTC non-representation is recorded - *on the Determination Sheet*

The Town Council indicated that they would speak at Development Control Committee when they objected to the application; however they failed to register and turn up to speak when the application was presented. Therefore the application was withdrawn from the agenda and is to be dealt with under the Scheme of Delegation.

- *and in the Minutes*

13/01760/APP, Tesco Store, London Road, Buckingham.

Installation of pod with canopy.

Report withdrawn by officers as the application could now be determined under delegated powers due to Buckingham Town Council failing to register to speak at the committee on the application and there being no other representations.

Councillors were disappointed and angered that the Development Control Committee had completely withdrawn any comments made on any planning applications where personal representation had not been possible. Members felt that for the Committee to operate in this way was an abdication of their statutory responsibilities.

The Planning Clerk would write a letter of complaint, citing the extracts above to Nick Bowles.

ACTION: PLANNING CLERK

543/13 Consultation – New scheme of officer delegated powers

Councillors received the letter, 3 responses had been received in the office. The Planning Clerk reported that representatives were spending up to 4.5 hours to be able to speak on behalf of the Council for just 5 minutes. Costs were difficult to estimate due to loss of time, earnings, type of transport. Members **AGREED** that the Planning Clerk submit responses to the consultation and request proof of the new system being cheaper and quicker; it had not appeared to be the case for Buckingham Town Council.

ACTION: PLANNING CLERK

Cllr Isham left the meeting

544/13 Enforcement

544.1 To receive and discuss AVDC's proposal for *Satellite Dishes in Conservation Areas – A Protocol for Enforcement Procedures in Buckingham Conservation Area*. Councillors were astounded at the report's proposal that the Town Council should take on the responsibility for enforcement of planning regulations in the Town when it was AVDC who had set and were responsible for the Conservation area. It indicated that AVDC did not in fact have or act upon an enforcement policy. The Town Council had already supplied a library of photographs which AVDC had access to for the 'baseline survey'; none of which had been used. Members also felt that the costs quoted should be benchmarked against other Councils and organisations providing such services as listed in the report.

Proposed by Cllr Hirons, seconded by Cllr Try and **RECOMMENDED** to Full Council that the report is entirely rejected.

544.2 October Enforcement Bulletin for Buckingham North.

Noted.

544.3 To receive for information a letter re 24 Stratford Road.

Members are informed that the house has been put up for sale as an "investment opportunity" for letting with 6 bedrooms (3 original + two reception rooms and a garden annexe with ensuite facilities).

Noted.

544.4 The updated enforcement list was noted.

544.5 No new breaches reported.

545/13 Transport

545.1 A report on the meeting held on 12th November 2013 re s278 works around the London Road bypass roundabout was received.

545.2 Members received an update from Cllr. Stuchbury re flooding on the London Road; including relevant email correspondence.

545.3 A report from a resident about lorries in Church Street was received. Councillors discussed that width restriction signs would be more beneficial in the town centre areas of Well St, Church St and Manor St; though signs indicating weight restrictions were already ignored. Members felt that more 'solid' restrictions such as bollards or physical restrictions would benefit those areas, but may make it difficult for those delivering to residents and refuse collections. Cllr Whyte reported that the LAF were taking the issue of signage forward.

ACTION: CLLR WHYTE

545.4 Damaged superfluous and redundant signage in the town.

None reported.

546/13 Any other planning matters

546.1 Members received a verbal report from Cllr. Stuchbury on an approach from Buckingham United for use of the public playing field at Lace Hill. Email correspondence and selected sections of the s106 agreement had been attached for information.

Councillors held a brief discussion, and noted that the item had already been discussed and agreed at Full Council on 18th November (min 518/13 refers), further conversation would take place in the Environment, Property and Health Committee.

ACTION: EP&H COMMITTEE

546.2 Planning News from Bulletin 44/13

546.3 Street names allocated for Phase 2 of Lace Hill and the numbering layout for part of Phase 1J.

Both noted.

547/13 Correspondence

547.1 Members receive and agreed the proposed change in the deputy from the Buckingham Society for the co-opted member of the Committee

547.2 Removal of street lamp poles in Bath Lane. The correspondent had been advised to contact the County Council for a decision about replacement columns.

Noted.

548/13 News releases

1. Lack of support from AVDC on the Buckingham Neighbourhood Plan pre-submission.

2. Conclusion of initial stages of the Neighbourhood Plan and pre-submission consultation dates.

549/13 Chairman's items for information

None

550/13 Date of the next meeting:

Monday 16th December 2013 following the Interim Council meeting.

Meeting closed at 9.45pm

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