

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 17<sup>th</sup> March 2014 at 7.20pm following the Public Session 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)  
 Cllr. D. Isham  
 Ms .S. McMurtrie (Town Plan Officer)  
 Mrs. C. Bolton (Committee Clerk)

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

#### 824/13 Apologies for absence

Apologies were received and accepted from Cllr. Whyte, and for late arrival from Cllr. Stuchbury.

#### 825/13 Declarations of interest

None.

#### 826/13 Minutes

The minutes of the Planning Committee Meeting held on Monday 17<sup>th</sup> February 2014 ratified at Full Council on 10<sup>th</sup> March 2014 were received and accepted. There were no matters arising.

*Members agreed to move to planning applications 1, 5 and 7 for the benefit of visitors*

#### 827/13 Planning Applications

##### 14/00316/APP

##### OPPOSE & ATTEND

Focus site, 3 Osier Way

External alterations to existing building to create two retail units

*Members had no objections to the proposed alterations per se, but noted that the earlier change of use application had demonstrated a lack of a suitable site in the town centre for a supermarket, allowing an edge of town usage along NPPF guidelines. This was well before the Sainsbury's superstore had been granted permission, contrary to officer recommendation, leading to three out of town supermarkets in close proximity.*

*However, dividing the building up for different types of goods changed the parameters, and Members felt that the pet goods chain would have a direct effect on town centre shops and the sequential test should be applied to this proposal and voted unanimously, the Chairman abstaining, to oppose the adaptation of the building on these grounds. Should the LPA be minded to approve the plans, sequential and impact tests should be carried out on the proposed secondary unit.*

##### 14/00419/APP

##### OPPOSE & ATTEND

28 Lenborough Close

Side and rear ground floor extension and conversion of garage to residential use  
*Members agreed that the proposal was a considerable overdevelopment of the site, particularly noting the intended encroachment of the side extension over the jointly owned turning head of the access to Nos. 30, 32 and 34.*

*It was also noted that the planning notice had been placed outside No.26, further up the Close, when there was a lamp post available directly outside No.28.*

#### **14/00431/APP**

#### **OPPOSE & ATTEND**

Waitrose, 14 Meadow Walk

Erection of horticultural pod and relocation of trolley bays

*Members criticised the plethora of units outside the immediate shop area, which combined with the existing bollards and canopy supports, would provide hazards for the visually impaired and obstructions for wheelchairs and mobility scooters. The units were on castors, which meant inconsistency of placement, and problems related to the sloping nature of the paving. The adequacy of the trolley space proposed was queried, and Members also felt that the cycle rack provision was misleading; the movable nature of the four remaining planters (only three of which were of use) did not provide proper parking facilities, they were too low and rusting badly. The need for the reinstatement of the original Sheffield stands was reiterated. No yellow notice has yet been posted for this application, validated on 6<sup>th</sup> March and notified to the office on the same day.*

*Members reverted to agenda order*

#### **828/13 Buckingham Neighbourhood Development Plan**

828.1 To receive for information a report from the Town Plan Officer on immediate options for the Town Plan.

The Town Plan Officer advised Members that the report enclosed with the agenda was up to date until Friday 14<sup>th</sup> March when the latest AVDC planning bulletin had been received. Developers had challenged the Tattenhall neighbourhood plan; a judicial review would be forthcoming. The Town Plan Officer summarised the report for the Committee members.

The Town Plan Officer went on to explain that Buckingham Town Council had 2 options at this point –

1. To place the plan on hold in terms of legal progression, but work on strengthening it further particularly through input from Transport for Buckingham and its Strategy for Buckingham, until a clearer legal position emerges;
2. To proceed with the plan after the re-designation of the BNDP boundaries following Radclive-cum-Chackmore's withdrawal of consent for the expanded area; then advance to pre-submission stage and submit to AVDC. That would take an approximate 12 week period; by that time the judicial review of Tattenhall's plan would be well under way and the legal position should be much clearer. Proceeding to pre-submission to AVDC would also have the benefit of the BNDP being of material consideration in the planning process.

The Town Plan Officer also advised Members that the Winslow plan was going forward following the release of national planning guidance notes from the Department of Communities for Local Government (DCLG). The Town Plan Officer advised caution in that guidance did not pre-determine what the legislation, when forthcoming, might say.

Proposed by Cllr Hirons, seconded by Cllr Smith and **RECOMMENDED** to Full Council to proceed with the BNDP once boundaries have been re-drawn and to proceed to pre-submission stage and submit to AVDC.

Members also agreed to hold a workshop to review the submitted comments to the BNDP consultations on Tuesday 25<sup>th</sup> March at 2pm in the Council Chamber.

**ACTION: TOWN PLAN OFFICER**

Members thanked Ms McMurtie for all her hard work in the role of Town Plan Officer, the role was due to end on 31<sup>st</sup> March.

*Ms McMurtie left the meeting*

Proposed by Cllr Smith, seconded by Cllr Mahi and **RECOMMENDED** to Full Council that in light of the ongoing work required on the BNDP Ms McMurtie be employed on a consultancy or ad hoc basis by Buckingham Town Council (budget 901/9032).

828.2 To note the results of Mr. Orton's investigation  
Noted.

828.3 To receive for information DCLG's *Notes for Neighbourhood Planning (9)*  
The Town Plan Officer reported that 17 town plans were now through the examination stage, however should the judicial review go against plans already in place, those plans would be open to challenge as having no validity.

### **829/13 Action Reports**

829.1 To receive action reports as per the attached list.  
Noted.

829.2 (780/13) To receive for information Cllr. Try's report given verbally last meeting

Members thanked Cllr Try for his report. It was clear that video conferencing with AVDC could be done and not at a huge cost, feasibility should be investigated further; any cost would surely be recouped in savings by parishes that currently have to send personal representation to Development Control Committee meetings in Aylesbury.

Proposed by Cllr Smith, seconded by Cllr Harvey and **AGREED** that a feasibility report be requested of the relevant technical department of AVDC regarding video conferencing.

The Planning Clerk was asked to write to Cllr. Neil Blake, Finance and Services Department.

**ACTION: PLANNING CLERK**

### **830/13 Planning Applications**

*The following two applications were considered together:*

**14/00388/APP & 14/00389/ALB** **CONDITIONAL SUPPORT**

The Garage/Former Chapel, 3 Well Street

Change of use from garage to No4 flats with parking *demolition of chapel gallery floor and stairs, insertion of No2 floors stairs and internal walls, windows [ALB]* and single storey rear extension

*Members supported the bringing back into use of a much-neglected Listed Building, but asked for information on whether the petrol pumps were to be retained and what was proposed for the underground petrol tank, what arrangements were intended for venting the internal (totally enclosed) rooms and for refuse and recycling bin storage, and whether an electronic gate-opening device was to be installed to*

*minimise the time a vehicle would be blocking Well Street while entering or leaving the parking area, given the width of the pavement and restricted vision sideways. Support was given subject to acceptable answers to these points.*

**14/00402/APP**

**OPPOSE**

Former Railway Station site, Station Road [land behind Station Terrace]

Erection of 6 dwellings – resubmission of 12/02621/APP

*Notwithstanding the Inspector's appeal decision, Members feel that the same objections to this crowding of 6 dwellings onto a sloping site remain and reiterate their previous response, noting that the documents have not been updated even to correct errors (now compounded, for example, by the subsequent withdrawal of two of the bus services listed in the Design and Access statement):*

*"Members felt the additional piece of land was not adequate for the provision of two more dwellings on the site, and the different levels over the site made difficulties with the layout and within-curtilage parking provision. There was no possibility of using Station Terrace for overflow parking. No attention had been paid to the springs on the site and flooding and attenuation matters. The new pair of houses are slightly higher than Station Terrace and face on to its rear elevation. The applicant remained convinced that there was a bus service on Lenborough Road.*

*Members opposed on the grounds of overdevelopment of the site, overlooking, parking and access (including public transport) and lack of sustainability measures."*

*Cllr Isham left the meeting*

**14/00422/APP**

**NO OBJECTIONS**

15 Edmonds Close

Two storey front extension

**14/00501/ATP**

**NO OBJECTIONS**

Land at Tingewick Road

Crown reduction and reduce canopy of №1 Horse Chestnut

**14/00544/APP**

**OPPOSE**

1 Portfield Way

Conversion of dwelling into №2 dwellings

*Members were unclear whether the application to turn the single dwelling into a HMO was still current, but felt that two separate dwellings with parking so close to the junction comprised overdevelopment of the plot.*

*The following Minor Amendments had been received, for information only:*

**13/02382/ADP** Lace Hil:- Primary School, Nursery and Community Hall with external play areas

*Minor Amendments: Provision of additional car parking*

**13/02901/APP & 13/02917/ALB** 25-26 West Street:- Ch/use to residential with rear extension

*Addition of corridor to rear yard, bin store and covered cycle parking*

**14/00132/APP** Ashridge, 33 Moreton Road:- replacement of front porch & rear extension with side first floor balcony

*Proposed balcony replaced by glass panel 'juliet' balustrade*

## 831/13 Planning Decisions

To receive 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>			
12/02104/APP land rear of Market Hill	25 flats,24 houses,parking, access	Oppose	*
12/02407/ACD Land rear of Market Hill	Demolition of wall and fences	Oppose	*
12/02478/ALB Summer House, land at Market Hill	Internal and external refurbishment	Oppose	*
13/02832/ADP Lace Hill	Primary School,Nursery,Community Hall	Oppose	-
13/03246/AAD Tesco, London Rd.Adverts for car wash		No objections	-
13/03261/ALB WHSmith	Demolish & rebuild flank wall & gable	No objections	-
13/03501/ACL 16 Holloway Dr.Single storey side extension		not consulted on	-
13/03584/APP Highcroft,Bourton Rd. Porch		No objections	-
14/00015/APP 10 Wittmills Oak Single storey rear extension		No objections	-
14/00028/APP 6 Brackley Rd.Demol.ext'n & erect s/st.rear ext'n		No objections	-
14/00147/ATP Lace Hill	Works to trees	No objections	-

\*SDCC: Defer & Delegate pending s106 agreement; subsequently Approval

## Withdrawn

13/03139/ADP Tingewick Rd. Ind. Est.

Approval of reserved matters related to 11/02116/AOP for the erection of 86 dwellings, access, appearance, landscaping, layout and scale

13/03600/APP [land by Saleroom] Part demolition and reconstruction of boundary wall; construction of 4 terraced dwellings with associated parking and landscaping

## Planning Inspectorate

12/02621/APP Former Railway Station site, Station Terrace  
Erection of 6 houses

*Inspector has dismissed the appeal; the design was found acceptable but not the harm caused to the provision of sport and leisure provision in the area.*

*Cllr Stuchbury arrived during the following item*

## 832/13 Correspondence

(586/13) To receive and discuss any response to: *Satellite dishes in Conservation Areas: A Protocol for Enforcement Procedures in Buckingham Conservation Area*; reply from Cllr. Mrs. Polhill

Members discussed Cllr Polhill's reply and were shocked at the statement that 'we do not have a budget that relates specifically to enforcement and certainly not to enforcement at Buckingham'. Members found the comment 'and certainly not to enforcement at Buckingham' purely offensive.

Mr Orton advised Members that it was the intention of the Buckingham Society to write to Mrs Polhill in relation to the conservation area of Buckingham.

Councillors **AGREED** that a letter be written to the leader of AVDC asking whether these comments were the opinion of an individual or the cabinet.

**ACTION: PLANNING CLERK**

### 833/13 Case Officer Reports (& Recommendations)

#### 833.1 Strategic Development Control

#### 833.2 Development Control

There were no Buckingham applications listed for 12/13<sup>th</sup> March meetings

### 834/13 Enforcement

834.1 To receive the updated list

Cllr Smith reported more rubbish accumulating at the back of 13 High St. The Planning Clerk reported that the landlord of 13 High St had stated none of the rubbish was from the pub.

Proposed by Cllr. Stuchbury, seconded by Cllr, Mahi. and **AGREED** that the Council seek to register the land behind 13 High St.

Cllr. Try queried what the progress was with Park Manor Nursery – the Planning Clerk would chase up when the appeal period expired in April.

**ACTION: PLANNING CLERK**

834.2 To receive for information a copy of a letter re 4 Kestrel Way

Noted.

834.3 To receive the Enforcement Bulletins for Buckingham North for January & February 2014 (none issued for South)

Noted.

834.4 (785.1) To receive confirmation of compliance

Noted.

834.5 To report any new breaches

The Planning Clerk reported a new sign on the Windmill Vets Centre

Cllr. Try reported changes to the opening hours at the Bistro in Nelson St. and asked whether these were within the terms of the licence.

Cllr Stuchbury reported that further to the drainage problem at Tesco on the bypass, it had come to light that there appeared to be no interceptor on the site at all – Cllr. Stuchbury was pursuing a meeting with Graham Smith.

There had still been no application for signage at the Car Wash in Cornwall's Meadow.

**ACTION: PLANNING CLERK**

### 835/13 Transport

To report any damaged superfluous and redundant signage in the town.

None

### 836/13 Any other planning matters

836.1 To receive for information the names chosen for Moreton Road Phase II

Members **AGREED** to replace the name Murrayfield with Longland as it had local significance.

836.2 To receive for information the planning statistics for 2013

Received.

836.3 To note receipt from AVDC of RTPI publication *Planning Consultants: South of England 2014* (available from the office)

Noted

836.4 To receive information from, and consider a response to,

[http://www.planningportal.gov.uk/general/news/stories/2014/march14/060314/060314\\_1](http://www.planningportal.gov.uk/general/news/stories/2014/march14/060314/060314_1). The Planning Portal news item and relevant section of Hansard had been circulated with the agenda.

Noted

**837/13 News releases**

To report on a well-attended Planning Committee meeting, noting that Members listened to the visitors carefully and were broadly supportive of the local traders.

**838/13 Chairman's items for information**

**839/13 Date of the next meeting:**

Monday 7<sup>th</sup> April 2014 following the Interim Council meeting.

Meeting closed at 9.45pm

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