

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 7th April 2014 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. W. Whyte

Also present: Cllr. D. Isham
 Mr. I. Orton (co-opted member)
 Mrs. C. Bolton (Committee Clerk)

For the Town Clerk: Mrs. K. McElligott

883/13 Apologies for absence

There were no apologies

884/13 Declarations of interest

Councillors Harvey, Smith and Stuchbury declared a personal interest in planning application 1, 14/00617/APP.

Councillor Strain-Clark and Mr Orton of the Buckingham Society declared a personal interest in application 11, 14/00777/ATC.

Councillor Whyte declared a prejudicial interest in application 2, 14/00627/APP.

885/13 Minutes

The minutes of the Planning Committee Meeting held on Monday 17th March 2014 to be ratified at Full Council on Tuesday 6th May 2014 were received and accepted.

(828/13) Councillor Whyte noted that the recommendation did not include a seconder.

Clerk's note: original notes checked, Cllr Mahi added as the seconder.

886/13 Buckingham Neighbourhood Development Plan

886.1 No report.

Mrs McElligott advised Members that the revised boundary changes made should be available for consultation on the AVDC website at the end of next week.

Vale of Aylesbury Local Plan

886.2 To receive Parish Newsletter #1

Councillor Hirons commented he found the newsletter informative.

Councillor Whyte said it was not clear who was leading the VALP document; it would be helpful to have a contact name.

Mrs McElligott informed Members that the scoping document had been circulated and would be on the next Planning Agenda, with a response due by the end of May.

Mrs McElligott would read through the scoping report and prepare a report for the next meeting.

ACTION: PLANNING CLERK

887/13 Action Reports

887.1 To receive action reports as per the attached list.

(834.5) Mrs McElligott reported that the Windmill Veterinary sign was permissible, as there are no restrictions on sign size within a conservation area.

(716/13 + 834.1/13) The issue at 13 High St was now in the hands of the Environmental Health Department.

(720/13) Supermarkets progress – Mrs McElligott informed Members that as now commonly known, Asda had sold their interest in the old Focus site; no response had been forthcoming from either Tesco or Sainsbury's. Mrs McElligott would write again.

ACTION: PLANNING CLERK

887.2 (834.1)13 High Street; Response from Environmental Health

As above, noted.

887.3 (780/13) DCC meetings; Response from J. Byrne

Members **AGREED** a press release detailing what the implications of AVDC's decision was; the ongoing costs incurred by the Town Council in having to be present in person at AVDC's meetings to support or oppose a planning application in order to have it considered by the Committee; expense claims and therefore the cost to ratepayers. In addition, that despite numerous representations in person, not one application had resulted in a change of decision, or support of the Town Council's local knowledge.

In light of the letter from Mr. Byrne, Members discussed how best to make the Town Council's views known at Development Control. The recommended use of the District Councillors to convey the local opinion might lead to a D.Cllr. having to give one view for the Town and a different view in the District's best interests. Members considered that a Protocol should be drawn up to ensure that, should no Member of the Committee be available to represent the local view, a local District Councillor could be appointed and bound to present the Buckingham Town Council's observations, and answer questions as necessary.

Proposed by Cllr. Stuchbury, seconded by Cllr. Hiron, and **RECOMMENDED** that the Council discuss the principle of District Councillor representation, especially in cases where that Councillor's views differed from the Planning Committee's, and whether the drawing-up of a Protocol for such eventualities would be appropriate. Members discarded the suggestion that a lay member of the community could be asked to represent the Town Council at DCC; even if the person was adequately briefed, there was not the accountability of an elected representative.

Cllr Stuchbury left the chamber briefly during the following item

887.4 (834.5) 53-54 Nelson Street, restaurant

Information provided by AVDC Licensing confirmed that the restaurant was permitted Sunday opening.

887.5 (836.1) To note that both the Welsh Rugby Union and the Irish Rugby Union replied permitting the use, respectively, of "Cardiff Arms Park" and "Lansdowne Road" (though this is no longer relevant). The street naming plan, amended by AVDC per Min 836.1, was circulated at the meeting.

Noted.

888/13 Planning Applications

For Member's information the next scheduled Development Control meetings were on 1st and 28th May and 19th June, with SDCC meetings on 30th April, 30th May and 18th June.

To consider planning applications received from AVDC and other applications

14/00617/APP
29 Kingfisher Road
Erection of two storey side extension

NO OBJECTIONS

14/00627/APP
Therfield, Avenue Road, MK18 1QA

NO OBJECTIONS

Demolition of single storey garage, conservatory and dormer. Erection of two storey side extension with rear balconies and first floor rear extension
Concern was expressed at the loss of another bungalow from the housing stock; the number of dwellings suitable for the disabled and the elderly was not being replenished.

14/00651/AAD
Former cinema site, Chandos Road

NO OBJECTIONS

№ 2 externally illuminated fascia signs and 1№ non-illuminated dibond panel to the front elevation and №1 non-illuminated totem sign

The following application was withdrawn before the meeting (invalid)

14/00652/APP
Former cinema site, Chandos Road
Installation of ATM

14/00653/APP
Former cinema site, Chandos Road

OPPOSE AND ATTEND

Reconfiguration of car park layout and installation of 4№ bollards
Members had several concerns about the revised layout:

- *The removal of all the trees on the London Road boundary of the site, despite the previous approval's label 'existing trees retained as indicated. Reinforced boundary planting with new trees and shrubs. Existing trees and shrubs pruned to ensure strong growth'. Trees are outlined on this application's drawing but no longer exist on site, nor is there any other landscaping; the redesign of the car parking bays excludes the beds proposed for low level shrubs along the Chandos Road frontage, leaving no landscaping whatever on site..*
- *Members requested a tracking diagram for the site for the size of delivery vehicle proposed, and a condition that access to and from the shop be from the London Road end of Chandos Road only; Chandos Road is not suitable for lorry traffic. It looked as though the lorry would have to back in via the OUT access to park in the indicated area.*
- *It was not at all clear how the management of the disabled bay/loading bay was to be effected: would the bay be coned off if a delivery was expected, reducing disabled provision to a single space? Alternatively, if the bay was occupied when the delivery arrived, would the lorry be expected to park up outside the site, and if so, where? There was nowhere in the neighbourhood of the store where a lorry would not cause an obstruction.*
- *The only marked dropped kerb was adjacent to the cycle racks. Direct access to the shop from the joint use disabled bay was barred by the railing for much of its length; a dropped kerb should be provided for this bay between the barrier and the London Road verge.*
- *There is still no safe pedestrian access from Chandos Road to the shopfront, nor from London Road into the site.*

Members asked that the above objections be copied to BCC as liaison between the Highway Authority and the Planning Authority seemed to be lacking.

The following application was withdrawn before the meeting (invalid)

14/00654/APP

Former cinema site, Chandos Road
Installation of shopfront

14/00714/APP

Wisteria Cottage, 126 Moreton Road
Two storey side and first floor sides and rear extension; single storey front extension forming porch and garage. Demolish existing conservatory and erection of single storey rear extension

NO OBJECTIONS

14/00717/APP

Plot 141, Lace Hill [3 Butterfly Close]
Erection of dwelling with conservatory

NO OBJECTIONS

14/00761/APP

8 Lincoln
Single storey rear extension

NO OBJECTIONS

14/00767/APP

28 Catchpin Street
Rear conservatory

NO OBJECTIONS

14/00777/ATC

Manor House, Church Street
Fell one yew tree

NO OBJECTIONS

Members debated the loss of the tree (an Irish Yew; a relatively recent introduction), and voted 3 for and 3 against the application. The Chairman's casting vote was for the felling.

14/00783/ATC

Holly House, 2 Salisbury Cottages, Bath Lane
Lift crown of one Holly tree to 3m from ground level and 2.5m height reduction and 1m crown reduction (width trimming)
It was felt that this was far too much work at once to a slow-growing tree and might well kill it; also this was the wrong time of year. Members would be minded to withdraw their opposition if the works were less drastic.

OPPOSE

889/13 Planning Decisions

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

Approved

13/02901/APP } 25-26 West Street Ch/use to residential & 2-st.rear extn
13/02917/ALB }

BTC response

Officer recommⁿ

Oppose

-

14/00132/APP Ashridge,33 Moreton Rd.Repl.front porch +rear ext'n No objections

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Within Maids Moreton parish, on the Buckingham boundary:

14/00020/ACC College Farm, Stratford Road

Change of use of part of an existing agricultural building to a waste transfer station for dry recyclables, formation of new access from Mill Lane with associated hardstanding

Refused

14/00049/APP 4 Edge Hill Court Ch/use of land to include within residential curtilage
Oppose -

Not proceeded with:

14/00501/ATP Land at Tingewick Road [*industrial estate*]
Crown reduction and reduce canopy of №1 horse chestnut

890/13 Case Officer Reports (& Recommendations)

Development Control

14/00065/APP 1 Portfield Way Change of use from residential (Class 3) to Class 4
(HMO)+ conv. of garage to residential use Oppose (Approve)

Cllr. Smith had attended the Development Control Committee Meeting to give the Town Council's view on the application.

Cllr. Smith reported that AVDC Officers had pointed out that a six bedroom dwelling could be used as a HMO without planning permission and with only four car parking spaces. Full HMO status, also requiring one car parking space per resident, only came into force with the seventh bedroom. In this case, they felt unable to support the case for an extra (seventh) bedroom requiring an additional three car parking spaces, and deemed that four would suffice.

When put to the vote, the application was approved by eight votes to seven.

891/13 Enforcement

To report any new breaches

Cllr. Harvey asked whether the green paint in Nelson Street was acceptable in the Conservation Area

Members discussed the constant parking on the pavement in Castle St. Cllr. Whyte asked for details to be sent to him to progress further with Highways.

Cllr Whyte said that the removal of the trees on Sainsbury's amended application (14/00653/APP) should also be reported.

ACTION PLANNING CLERK

Cllr. Isham left the meeting.

892/13 Transport

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

Members had nothing to report.

The Conservation Officer at AVDC had asked for dates after Easter for a meeting to discuss signage in the town. A majority of Members were available on 8th May (at the Chamber) or 9th May (at the office).

ACTION PLANNING CLERK

893/13 Any other planning matters

892.1 To receive for information details of the naming for Phase 2 of Lace Hill

893.2 Confirmation of the Affordable Housing totals

Noted.

894/13 News releases

As above, Min 887.3

895/13 Chairman's items for information

None

Cllr. Whyte handed round copies of a leaflet entitled *Highways Advice*, dealing with highway-related planning issues.

Members agreed that any Highway aspect of a planning response would be copied direct, as liaison between AVDC Planning and BCC seemed to be deficient.

896/13 Date of the next meeting:

Monday 12th May 2014

Meeting closed at 8.35pm

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