

Minutes of the **PLANNING COMMITTEE** meeting held on 9th June 2014 at 7.15pm following the Public Session in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

Present: Cllr. 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: Cllr. D. Isham
 Mrs. K. McElligott *for the Committee Clerk*

96/14 Apologies for absence

Apologies were received and accepted from Cllr. Whyte and Mr. Orton (co-opted member).

97/14 Declarations of interest

None.

98/14 Minutes

The minutes of the Planning Committee Meeting held on Monday 12th May 2014 to be put before the Full Council meeting to be held on 30th June 2014. were received and accepted.

(35.2/14) Cllr. Hirons asked if any response had been received re the ignoring of the Council's response to the Lace Hill Primary School & Community Hall application; none had. Cllr. Stuchbury asked that the paperwork be sent to him so he could pursue the matter. Members also felt that, in the absence of any level to escalate the matter to, it should be taken to the press.

ACTION CLLR. STUCHBURY

(14/01102/COUAF) The Clerk explained to Cllr. Hirons that Members could not make any comment on this application without knowing what was to be sold from the premises and the likely size of vehicle involved (10-50 vehicle movements per day were estimated in the application). The Clerk had sought clarification on COUAF applications which was attached for Members' information at agenda 12 (Min.107).

For the convenience of the members of the public attending the meeting, Cllr. Harvey proposed, seconded by Cllr Stuchbury, and **AGREED** that the following two applications be considered next.

14/01123/APP

28 Lenborough Close

Single-storey side and rear extension to include utility, dining room and living room extension

Members felt so little had changed that their previous response should be reiterated:

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.

OPPOSE & ATTEND

Members also asked that District Members view the site, for a better understanding of the ownership issue.

14/01211/APP

OPPOSE & ATTEND

1 Mallard Drive

Demolition of existing Brethren Meeting Hall and construction of replacement Meeting Hall with improved facilities

Members felt that though the converted garage building currently used as a meeting hall could be said to be in keeping with the residential neighbourhood, the much larger, almost windowless, proposed replacement with its steel doors could not, and its set-back from the highway made a considerable difference to the street scene.

The narrow passages between fence and building could encourage vandalism and anti-social behaviour, particularly as the hall would be unoccupied for much of the time.

In the preceding Public Session, complaints had been made about the parking for the existing hall; situated as it is with its access on the single entrance to a large estate, any manoeuvring causes tailbacks on to the Bourton Road, and one existing and one proposed service time are at 6pm which is within the evening peak hours.

Concern was also expressed in the Public Session about the hindrance to rapid evacuation from the side Fire Exit of the railing in front of the main doors, and the proximity of the cycle shed wall.

The members of the public left the Chamber, and agenda order was resumed.

99/14 Buckingham Neighbourhood Development Plan

4.1 An update from Mrs. McMurtrie was circulated at the meeting. Members discussed the most appropriate meeting to approve the Plan before the initiation of the Pre-Submission Consultation.

Given that, apart from the revised boundary, there would be few changes to the previous version it was suggested that Full Council on 30th June would be best, with the Mayor's agreement, if the timing worked for the Town Clerk and Town Plan Officer.

ACTION TOWN CLERK

4.2 To receive for information an update on VAP from the AVDC 11/6/14 agenda.

Members thought the information insubstantial. Cllr. Stuchbury explained that though the Scrutiny Committee formation had been agreed, its composition had not, and consequently it had not met.

100/14 Action Reports

To receive action reports as per the attached list.

(487.4.2 The Whale) The barrier complained of had not been seen day or evening, or at a recent event. To be removed from the list.

(424.2 Hunter St. Churchyard trees) As the churchyard belongs to the Church and is only maintained by AVDC, Members remain concerned about the effect on the trees of economies – it might be cheaper to fell trees rather than maintain them.

Correspondence to Cllr. Stuchbury for further action. **ACTION CLLR. STUCHBURY**

100.1 (887/13) London Road Sainsbury's – response from planning officer received 14/5/14.

Noted. Cllr. Stuchbury reported that the Shell station had noted that the Sainsbury's application had included a petrol station.

100.2 (39/14 - 12/00023/CON3; 30 Hare Close) – response from Enforcement

Noted.

100.3 (40.1/14) Street name plates; response from Building Control.

Noted. Cllr. Isham would like to know what happened to the name plate from the Kings Head side of the Old Gaol, which had apparently disappeared one Fair time. He could not remember what the plate had said. **ACTION PLANNING CLERK**
100.4 (41.4/14) Responses from neighbouring Districts
Members were pleased at the quality of the responses. They advocated that AVDC should schedule more site visits so Committee members were familiar with the applications.

101/14 Planning Applications

14/01123/APP *considered earlier in the meeting*
28 Lenborough Close
Single-storey side and rear extension to include utility, dining room and living room extension

14/01134/APP **NO OBJECTIONS**
University of Buckingham, Chandos Road
Removal of cladding on first floor elevation and replace with 1 window

14/01193/APP **NO OBJECTIONS**
4 Edge Hill Court
Two-storey rear and first floor extension over existing kitchen

14/01211/APP *considered earlier in the meeting*
1 Mallard Drive
Demolition of existing Brethren Meeting Hall and construction of replacement Meeting Hall with improved facilities

14/01233/AAD **NO OBJECTIONS**
Tesco Store, London Road
1No internally illuminated fascia sign

14/01238/APP **NO OBJECTIONS**
12 Portfield Close
First floor side extension and new pitched roof to side and front and single storey rear extension

14/01284/APP **NO OBJECTIONS**
Ford Meadow Club, Ford Street
Demolition of vandalised/fire damaged stand, clubhouse and outbuildings
Members asked that the applicant clear and make good the site thoroughly so that it did not become an eyesore.

14/01293/APP **NO OBJECTIONS**
6 Partridge Close
Two storey side extension and first floor extension over existing single storey side study/dining element
Members felt the resulting appearance would be acceptable despite it not being 'clearly subsidiary'.

14/01296/APP

NO OBJECTIONS

19 Dove Close

Single storey front extension linking garage to existing dwelling and conversion of garage to living accommodation

The following applications were withdrawn before the meeting:

Tesco Store, London Road, MK18 1AB

14/01370/APP

Installation of dry-cleaning key cutting, shoe and watch repairs pod to Class 1 Retail Premises

14/01371/AAD

Nº3 internally illuminates and Nº4 non-illuminated signage for new dry-cleaning/shoe repair pod

14/01388/ATC

NO OBJECTIONS

Willow Cottage, 1 School Lane

Pollard one willow tree to encourage new growth and cut down one willow tree and remove one elder tree

14/01428/APP

NO OBJECTIONS

Home Farm House

Demolition of existing vestibule and box room above and erection of replacement octagonal shaped two storey structure

14/01471/APP

NO OBJECTIONS

Unit 3 Osier Way [*Focus building*]

Temporary change of use of part of retail unit from a Class A1 retail use to a sui generis use as a pet care and treatment facility

Members would like 'temporary' to be more precisely defined.

14/01475/APP

NO OBJECTIONS

10 Gilbert Scott Road, MK18 1PS

Single storey side extension

14/01497/ATC

NO OBJECTIONS

Mill House, Nelson Street

Reduce crown by 2.5metres approx. overall of one Lime tree and removing branches touching roof and building

14/01502/ATP

NO OBJECTIONS

Land at Fishers Field

Crown reduce two weeping willows (parts of G1) to 15m high by 12m crown diameter, crown reduce one weeping willow (T1) to 15m high by 12m crown diameter and crown reduce one silver maple (T2) to 16m high by 12m crown diameter and crown lift to 2.5m.

14/01514/AAD

NO OBJECTIONS

Unit 3 Osier Way [*Focus building*]

Removal and replacement of existing signage. 7 nos. x wall hanging internally illuminated signs; 1 x external poster frame internally illuminated; 2 x externally freestanding double faced double post mounted steel signage internally illuminated.

14/01563/ATP**PARTIAL SUPPORT**

Foscott Way, Page Hill

Crown lift to 2.5m over paths and 5.4m over roads 1 ash tree (T7) and crown lift to 2.5m over paths and 5.4m over roads 1 ash tree (T12)

Members had no objection to the works to T7, though the limb over the path only required a light prune, and the work over the road to T12, but could see no reason for work to lift branches over the path as is some distance away; the tree is set in an exceptionally wide verge.

102/14 Planning Decisions

		BTC response	Officer recommⁿ
Approved			
14/00316/APP Focus unit, 3 Osier Way	External alt's to existing building to create two retail units	Oppose	Approve
14/00617/APP 29 Kingfisher Road	Erection of 2-st side ext'n	No objections	-
14/00651/AAD Chandos Sainbury's	Signage	No objections	-
14/00714/APP 126 Moreton Rd.	Front, side & rear ext'ns	No objections	-
14/00717/APP 3 Butterfly Close, Lace Hill	Conservatory	No objections	-
14/00761/APP 8 Lincoln, Moreton Road	Single storey rear ext'n	No objections	-
14/00767/APP 28 Catchpin Street, Lace Hill	Rear conservatory	No objections	-
14/00835/ATP Buck. Primary School	Works to trees	No objections	-
14/00898/APP 71 Moreton Road	S/st.side extn+ front wall	No objections	-
14/00937/APP 101 Pillow Way	Rear conservatory	No objections	-

Deferred

14/00402/APP Former Railway Station	Erection of 6 dwellings	Oppose	Approve
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Approval not required (not consulted on)

14/00944/HPDE 43 Waine Close	Single storey rear extension
14/01064/HPDE 17 Holloway Drive	Permitted extension

Withdrawn

13/03511/APP Tesco, London Road	Installation of dry cleaning, key cutting, shoe and watch repairs pod
13/03512/AAD Tesco, London Road	№3 internally illuminated and №4 non-illuminated signage for new drycleaning/shoe repair pod
14/00388/APP The Garage, 3 Well St.	Change of use from garage to №4 flats with parking and single storey rear extension
14/00389/ALB The Garage, 3 Well St.	Change of use from garage to №4 flats with parking, demolition of Chapel gallery floor and stairs, insertion of №2 floors, stairs and internal walls, windows and single storey rear extension
14/00431/APP Waitrose, Meadow Walk	Erection of horticultural pod and relocation of trolley bays
14/01370/APP Tesco, London Road	Installation of dry-cleaning key cutting, shoe and watch repairs pod to Class 1 Retail Premises
14/01371/AAD Tesco, London Road	№3 internally illuminated and №4 non-illuminated signage for new dry-cleaning/shoe repair pod

Planning Appeal Lodged

14/00049/APP 4 Edge Hill Court	Change of use of land to include residential curtilage
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103/14 Reports to Development Control

For Member's information the next scheduled Development Control meetings are on 19th June, 10th and 31st July, with SDCC meetings on 18th June, 9th & 30th July. There were no Buckingham applications at the 30th April/1st May meetings. The agendas for 18th & 19th June had not been published before the meeting.

104/14 Draft Protocol for Representation at Development Management (Control) Meetings

Members felt that in general the Protocol was as requested, but discussed the need for para. 6 of the draft. Cllr. Isham indicated that the situation should not arise as protocol dictated that a Member representing the Parish/Town at DCC meetings should not also speak as a District Member; but this was up to the Chairman to enforce.

Proposed by Cllr. Try, seconded by Cllr. Smith, and **AGREED** that para.6 be removed altogether.

The draft Protocol with this amendment was **RECOMMENDED** to the Council for acceptance.

105/14 Enforcement

105.1 To receive the April Enforcement Bulletins for Buckingham North and South and the updated list.

Members asked why the car wash signage had been referred to Estates. The Clerk explained that this was because the main sign was on AVDC land. It was felt that the question of unapproved signage in the Conservation Area was an Enforcement matter, not one of whose land was affected.

Park Manor Farm – the Clerk was asked to find out if the Notice had been served, as these were the April updates.

Members noted that either the rubbish heap at 13 High Street had been cleared or was now so hidden by grass that it was invisible. Cllr. Smith would check.

Concern remained at the occasional use of Clays' yard for serving food outdoors.

105.2 To report any new breaches.

None.

106/14 Transport

Cllr. Smith reported that the centre of town had been surveyed and photographed and the photos sent to AVDC & BCC.

The next meeting was scheduled for 2nd July at 10am in the Chamber.

107/14 Any other planning matters

12.1 To receive for information details of the limitations of HPDE and COUF/COUAF planning classes (response to request from Clerk)

DCLG seemed to have made the recent simplifications of the planning system exceptionally complicated.

108/14 Correspondence

Members discussed the Moreton Road s106 monies intended for the upgrading of Maids Moreton Avenue for cycle use. It had been reported to the Environment meeting (2/6/14) that this had been decided was inappropriate and the contribution could not be transferred.

Members felt that the pathway could be upgraded to shared use standard; there was surely a constructive solution to be found. The Town Clerk had requested a

meeting with BCC as the proposed cycle improvements linked to Lace Hill had also lost impetus.

Members decided that it would be useful to have drawn up a complete list of all open s106 projects in the town, and receive a progress report every three months or so.

ACTION PLANNING CLERK

109/14 News releases

An article on the approval of the school at Lace Hill without reference to the Town Council's comments would be drafted, and sent to Cllr. Blake for his comments before release to the *Advertiser*.

110/14 Chairman's items for information

None

111/14 Date of the next meeting:

Monday 7th July 2014 at 7pm.

Meeting closed at 9.15pm.

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