

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 28th July 2014 at 8.15pm following the Interim Council meeting in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

Present: Cllr. J. Harvey
 Cllr. P. Hirons (Chairman)
 Cllr. D. Isham
 Cllr. A. Mahi
 Cllr. M. Smith
 Cllr. Mrs. C. Strain-Clark (Vice Chairman)
 Cllr. R. Stuchbury
 Cllr. W. Whyte

Also present: Cllr. L. O'Donoghue (Mayor)
 Mrs. C. Cumming (*for the co-opted member*)
 Mr. C. Wayman (Town Clerk)
 Mrs. K. McElligott (*for the Committee Clerk*)

The Chairman welcomed Cllr. Isham to the Committee.

223/14 Apologies for absence

Apologies were received and accepted from Cllr. Try.

224/14 Declarations of interest

Cllr. Harvey a possible prejudicial interest in the solar farm at Gawcott (Min.233/14) and Cllr. Isham as a member of Gawcott-with-Lenborough PC, though the solar farm had not yet been discussed.

225/14 Minutes

The minutes of the Planning Committee Meeting held on Monday 7th July 2014 to be put before the Full Council meeting to be held on 18th August 2014 were received and accepted.

166/14: Cllr. Isham pointed out that there was no 'whipping' at the District Council; Cllr. Hirons said that the word was used in the meeting, and therefore the minute was a true record.

226/14 Buckingham Neighbourhood Development Plan

The Town Clerk reported that the updated Plan leaflet (circulated at the meeting to Members) would be distributed throughout the town in the next week. The consultation event on the previous Saturday had been well-attended both by Councillors and the public; there would be two more on the succeeding Saturdays, in the market area weather permitting, in the Chamber if not.

The application for judicial review of the Winslow Plan had failed, enabling the referendum to go ahead, resulting in a turnout of 59.9% with only 2% voting against; this was the highest turnout, and the highest % voting yes of the Plans to date.

One developer had asked if the BNDP's phasing policy violated the NPPF; he was seeking advice from AVDC on this.

The Town Plan Officer would be on leave during August, but would be back for the next phase of the Plan; there would be a quick health-check by an independent examiner (not the Plan Examiner) and paid for by AVDC which would take two weeks; any necessary changes would be incorporated for ratification by the Full

Council and then the Plan would go to AVDC for a six-week consultation period, followed by the Examiner's Report and hopefully the Referendum in January.

The Town Clerk was asked if the Council could book the Plan Examiner of their choice. He would look into this.

ACTION TOWN CLERK

The Chairman noted that it was useful to have a number of Councillors at the consultation events to discuss matters individually with residents. Cllrs. Whyte & Mahi confirmed that they would be available on 9th August. Those who had attended, and the staff, were thanked.

The Chairman would circulate details of an e-petition about problems encountered with Neighbourhood Plans.

ACTION CLLR. HIRONS

The Town Clerk and Cllr. Whyte left the meeting.

*Proposed by Cllr. Stuchbury, seconded by Cllr. Smith and **AGREED** that application 14/01759/AOP be moved up the agenda for the convenience of the residents present.*

227/14 14/01759/AOP

OPPOSE AND ATTEND

Land at Bourton Road

Outline application with access and all matters reserved for the erection of seven self-build dwellings together with parking, community garden, allotments and sustainable drainage.

Members noted that the land was well within the flood plain, and had been built up with dumped soil of unknown provenance and content without a permit. The land should remain open space and allowed to flood to protect existing properties in the town, and it was not allocated for housing in the Neighbourhood Plan. Housing with gardens and allotments subject to regular flooding would be difficult to sell, and flooding extended across the Bourton Road. Otters had been caught on camera by AVDC's Biodiversity team earlier in the year, so the statement in the planning document was incorrect.

Concern was also expressed at the additional traffic and on-road parking close to the Fire Station access; Bourton Road was not wide enough to cope.

A recorded vote was called for:

*To oppose the application: **for** Cllrs. Harvey, Isham, Mahi, Mrs. L. O'Donoghue, Smith, Mrs. C. Strain-Clark and Stuchbury*

***against** Cllr. Hirons*

Members also agreed that a representative should attend at the Committee.

The members of the public left the meeting. Agenda order was resumed.

228/14 Action Reports

(723.2; signage) to be removed from the action list, retaining the Church Street sign only.

(100/14; Hunter St. Churchyard trees) Cllr. Stuchbury still pursuing the matter.

(891/13; green paint in Nelson Street) AVDC had already said that paint colour was not a planning matter, and no opinion on this particular green had been received

228.1 (157/14) Lace Hill School: to receive a response from AVDC

The letter was dated 26th May but had not been received at that time.

Cllr, Stuchbury reported on a meeting held in County Hall with the developers; he would circulate the notes. *[Clerk's note: attached to these minutes]*. They accepted BTC's criticism of the safety of the footpaths in the open space. There was no agreement that the schools should control the open space and pitches, though Buckingham United FC had come away from a meeting with Cllrs. Mordue and

Fealey under the impression that a contract had been signed. He also raised the matter of parking congestion. The developer was shocked that BCC/TfB had not been consulted on highway matters, as they had found the usual practice to be. The Chairman noted that AVDC had treated the application as filling in details in the agreed Outline Plan and therefore not requiring a decision by the Committee; this emphasised the necessity of taking the big decisions then, although the Outline Plan for the school area bore little resemblance to the actual detailed application. Members asked that the matter be taken up with Mr. Bercow.

ACTION COMMITTEE CLERK

228.2 (105.1/14) Response from Mr Dales
Noted.

229/14 Planning Applications

14/01608/APP

NO OBJECTIONS

13 Busby Close

Remove existing flat roof over entrance porch and garage and replace with pitched roof

The following application was considered earlier in the meeting (Min.227/14)

14/01759/AOP

OPPOSE AND ATTEND

Land at Bourton Road

Outline application with access and all matters reserved for the erection of seven self-build dwellings together with parking, community garden, allotments and sustainable drainage.

14/01841/APP

NOTED

Tesco, London Road

Replacement trolley bays from metal framed ones to timber framed ones, new timber slat wall cladding adjacent the entrance

Members reported that the work had already been done, and – as customary – noted a retrospective application

14/01842/AAD

NOTED

Tesco, London Road

Replacement and new illuminated gantry signs, new totem illuminated signs, new illuminated fascia building signage and car parking signage

Members reported that the work had already been done, and – as customary – noted a retrospective application

14/01859/APP

NO OBJECTIONS

Avenue Lodge, Stratford Road

Demolition of the existing single storey rear extension and replacement with a two-storey rear extension and dormer with dormer windows to front and rear.

14/01894/APP

NO OBJECTIONS

14 Adams Close

Two storey side extension

14/01943/APP

NO OBJECTIONS

10 Overn Avenue

Demolition of existing outbuilding; single storey front and side extension

14/01960/AAD**NO OBJECTIONS**

Unit 3, Osier Way

New retail signage comprising of 3No illuminated and 1No non-illuminated fascia signs; 1 x set of 4No non-illuminated poster frames and 1No non-illuminated deliveries sign panel.

14/01964/ALB**NO OBJECTIONS**

Willow Bank, Mill Lane

Conversion of part of existing garage into a utility/ cloakroom and study/office with internal alterations

Members noted that a vehicle would have to park sideways in the remaining garage space, but as few modern garages will actually accommodate a car and there was unlikely to be a problem if the vehicle and any visitor's vehicles were parked on the lane, decided not to object to the proposal.

14/01965/APP**NO OBJECTIONS**

27 Treefields

Garage conversion to habitable accommodation

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

14/00813/APP Bryant Court [*land adj. Old Saleroom*]*Minor Amendment: refuse vehicle tracking and width of road added***14/01521/APP** Police Station, 50 Moreton Road

Minor Amendments: Comments from public exhibition, amended D&A statement, plan showing position of bins and cycle racks & other updated documents as emailed for 7th July meeting.

14/01781/APP 7 Gawcott Fields*Minor Amendments: Parking layout***230/14 Planning Decisions****Approved**

	BTC response	Officer recommⁿ
14/01238/APP 12 Portfield Cl. 1 st fl. side ext'n & new pitched roof	No objections	-
14/01293/APP 6 Partridge Cl. Two storey side extension	No objections	-
14/01428/APP Home Farm Ho. Octagonal structure to replace porch	No objections	-
14/01471/APP 3 Osier Way Temp. ch/use of part to pet care*	No objections	-
14/01475/APP 10 Gilbert Scott Rd. Single storey side extension	No objections	-
14/01502/APP Land at Fishers Field Works to trees	No objections	-
14/01514/AAD 3 Osier Way Remove existing signage& install new (Aldi)	No obj.	-

* Only time limit condition is 'whilst remainder of unit is in use for the retail sale of pets and pet related products'.

Withdrawn

14/01211/APP 1 Mallard Drive Demolition of existing Brethren Meeting Hall and construction of replacement Meeting Hall with improved facilities

231/14 Reports to Development Management

Strategic Development Management Committee 30th July and Development Management Committee 31st July 2014

No Buckingham applications on either agenda.

232/14 Enforcement

232.1 To receive the June update for Buckingham North (14/00048/CON3; unauthorised siting and burying of metal storage containers) Following Cllr. Lehmann's report at the preceding Public Session, Members asked whether the remaining container needed planning permission.

ACTION COMMITTEE CLERK

232.2 To report any new breaches

Cllr. Harvey reported building works at a house on Moreton Road.

[Clerk: located and checked; planning approval granted May this year]

233/14 Transport

233.1 To receive and discuss a response to BCC's consultation document on Parking Guidance

The document was felt to be well thought-out and written but had omitted

- provision for mobility scooters
- dropped kerb access at disabled parking bays
- electric charging points

Cllr. Strain-Clark reported that resident's marked disabled bays were not exclusive and could be used by anybody; this meant that lone disabled drivers might have to park some distance from their home.

ACTION COMMITTEE CLERK

233.2 To receive a report on the AVTUG meeting on 22nd July re the proposed revisions of the 60 service.

Members felt that the discontinuance of a through service to MK hospital should not be accepted, and asked that a letter be written.

ACTION COMMITTEE CLERK

233.3 To report any damaged superfluous and redundant signage in the town.
None.

Cllr. Harvey left the meeting.

234/14 Any other planning matters

234.1 Gawcott – proposed solar farm

The Chairman of Gawcott PC had supplied some details from the public exhibition.

Cllr. Hirons was concerned that it was too close to the proposed corridor to be kept free of development to allow a future southern bypass to be built. Mrs. Cumming said that a lifetime of 25-30 years was normal for a solar farm, and it was unlikely that the bypass would become feasible within that period.

There might be a financial impact if the farm was seen as restricting expansion of the urban area.

Cllr. Isham was asked to report back on Gawcott Parish Council's views, but due to holidays he would not be attending a meeting until 11th September.

235/14 Correspondence

None.

236/14 News releases

14/01759/AOP – Bourton Road development plans (Min.227/14)

237/14 Chairman's items for information

The Chairman felt that a discussion of parameters for developer presentations was needed.

ACTION: AUGUST AGENDA

238/14 **Date of the next meeting:**
Tuesday 26th August 2014 at 7pm.

Meeting closed at 9.55pm.

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