

Minutes of the **PLANNING COMMITTEE** meeting held on 15<sup>th</sup> September 2014 at 7.55PM 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. M. Try  
 Cllr. W. Whyte

**Also present:** Cllr. Mrs. L. O'Donoghue  
 Mr. I. Orton (co-opted member)  
 Ms .S. McMurtrie (Town Plan Officer)  
 Mrs. C. Bolton (Committee Clerk)  
 Mrs. K. McElligott (Planning Clerk)

**352/14 Apologies for absence**

None

**353/14 Declarations of interest**

Cllr Harvey declared a personal interest in item 13.3 Solar Farm.

**354/14 Minutes**

The minutes of the Planning Committee Meeting held on Monday 26<sup>th</sup> August 2014 to be ratified at Full Council on 6<sup>th</sup> October 2014 were received and accepted. There were no matters arising.

**355/14 Buckingham Neighbourhood Development Plan**

To receive a verbal report on the meeting held with AVDC & BCC officers on 4<sup>th</sup> September 2014 from the Town Plan Officer.

The Town Plan Officer reported a constructive meeting with AVDC and BCC officers. There were still outstanding items awaited on affordable housing and the housing allocation policies from AVDC.

However AVDC officers informed the Town Plan Officer that the 'aspirational' southern and western bypass should be kept in writing only in the plan; but should be removed from any visual information. Aylesbury Vale's legal team also recommended a re-designation of the plan area so as to avoid any possible confusion between the correlation of the written plan and maps; any such misleading information could lead to a challenge to the plan. Once the designation area had been re-drawn, a further period of a 6 week public pre-submission consultation was required. Local parishes would also have to re-submit their agreement to the plan.

The Town Plan Officer estimated a further 18 weeks before the neighbourhood plan was complete; an independent health check could be carried out whilst re-designation went through.

Members discussed at length the comments from AVDC and BCC officers and that having to re-designate the plan area again, was wholly due to an administrative error made by AVDC officers.

Members **AGREED** that an independent health check by an external source was required, and that an opinion of the current position of the Buckingham Neighbourhood plan be sought from the Secretary of State Secretary of State for Communities and Local Government. Mr Eric Pickles.

Proposed by Cllr Stuchbury, seconded by Cllr Smith and **AGREED** that the Town Clerk write through Member of Parliament John Bercow to Eric Pickles to express the Town Council's concerns over the delays in the Neighbourhood Plan; and seek a view on the Town Council's position.

Proposed by Cllr Whyte, seconded by Cllr Stuchbury and **AGREED** that the Town Clerk write to AVDC Chief Executive Andrew Grant and Neil Blake, Leader of AVDC Council to formally complain regarding the administrative error which has led to the Buckingham Neighbourhood Plan area having to be re-drawn.

Proposed by Cllr Whyte, seconded by Cllr Harvey and **AGREED** that the Town Clerk commission an external consultant to carry out a survey on the current state of the plan and confirm or deny whether AVDC are correct in their instructions.

The above motions were all agreed unanimously.

**ACTION: TOWN CLERK**

*Ms McMurtrie and Cllr O'Donoghue left the meeting*

#### **356/14 Action Reports**

Noted.

#### **357/14 Planning Applications**

*The following two applications were considered together:*

25-26 West Street, MK18 1HE

##### **14/01542/APP**

Conversion to residential HMO including two storey rear extension

##### **14/01543/ALB**

Conversion to residential HMO including two storey rear extension and internal and external alterations

*Members agreed that they had **NO OBJECTION** but would like It emphasized to the landlord/letting agent that there is no parking on West Street for these 11 rooms, even dropping-off and picking-up will cause a blockage on a primary town centre access route*

*Members would also like answers to the following:*

- 1. How much of the housing stock in Buckingham is HMOs, so that the effect of such applications could be gauged;*
- 2. Where the bins were to be collected from as West Street's pavement is narrow at this point and 10 bins are shown on the plans – even if this is 5 general + 5 recycling, it is too many to be left out all day until the occupants return;*
- 3. More and more conversions to residential use are being permitted in the town centre, with no additional parking made available; what is the District Council's policy on this?*
- 4. Is there any policy on making a % of HMOs DDA-compliant? If they form an important proportion of the town-centre housing – and as such very convenient for the less able – there should be an obligation to make some wheelchair-accessible.*

[The details of the following application were in Bulletin 36 [27<sup>th</sup> August] only; no information is available on the website]

**14/02021/ALB**

Cross Keys House, 21 West Street, MK18 1HE

Replacement windows including infill of part of existing openings

**14/02262/AAD**

**NOTED**

Sainsbury's store, Chandos Road, MK18 1AP

External signage comprising 2no. externally illuminated fascia signs and 1no. non-illuminated dibond panel to the front elevation.

*Members noted that, once again on this site, this application was retrospective; the signage is already installed, though the ATM also shown on the drawings is not. The drawing does not show the sign on the right hand brick pillar, which almost as large as the one on the door pillar. They also wished it recorded that the lighting is too bright for a residential area (and the shop is open late).*

The response [**OPPOSE** felling plum tree as important in the street scene] for the following application had been sent by email after consultation with Members

**14/02405/ATC**

13 Well Street, MK18 1EW

Removal of 2No. trees from the garden of The Round House in or around 20<sup>th</sup> October 2014

**14/02416/APP**

**NO OBJECTION**

34 Treefields, MK18 1GP

Single storey rear extension

Members canvassed agreed to **SUPPORT** this application due to the dangerous condition of the tree:

**14/02565/ATP**

Land at Fishers Field

Fell one willow

The following application was included for information, not for consultation

**14/02484/HPDE**

1 Villiers Close, MK18 1JH

The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.05m, for which the maximum height would be 4m, and for which the height of the eaves would be 2.5m.

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

**14/01894/APP** 14 Adams Close Two storey side extension

Amendment: parking plot drawing; NB the decision has been made [below]

**358/14 Planning Decisions**

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

<b>Approved</b>		<b>BTC response</b>	<b>Officer recomm<sup>n</sup></b>
14/01123/APP	28 Lenborough Close	Single storey side and rear extension	Oppose Approve
14/01608/APP	13 Busby Close	Repl. flat garage roof with pitched	No objections -
14/01663/APP	26 Gilbert Scott Rd.	Rrear ext'n and conv.garage	No objections -
14/01842/AAD	Tesco, London Rd.	Signage	Noted -
14/01859/APP	Avenue Lodge	Two storey rear extension	No objections -

14/01894/APP 14 Adams Close	Two storey side extension	No objections	-
14/01915/ATP land rear/Cobblers Cott.	Works to trees	Defer,inadequate info.-	
14/01960/AAD Unit 3 Osier Way	Signage (Pets at Home)	No objections	-
14/01964/ALB Willow Bank,Mill Lane	Conv. part of garage to study, etc.	No objections	-

**Planning Inspectorate**

**14/00049/APP 4 Edge Hill Court** Change of use of land to include within residential curtilage  
*Land is public verge on Foscott Way on side boundary of dwelling: BTC opposed; AVDC refused*  
 Inspector has refused the appeal.

**359/14 Case Officer Reports (& Recommendations)**

- 8.1 Strategic Development Management
- 8.2 Development Management

There were no Buckingham applications for the meetings on 11<sup>th</sup> and 12<sup>th</sup> September.

Noted.

**360/14 Enforcement**

360.2 To report any new breaches  
 The Buckingham Fort in West St – illuminated signage.

**361/14 Revisions to the AVDC Planning System**

361.1 To note a letter from AVALC; a copy of the letter sent to Ms. Aldworth, AVDC, has been sent in return.

Noted. A meeting of AVALC was scheduled for Thursday 25<sup>th</sup> September, Cllr Harvey would attend.

Cllr Whyte commented that a number of other parish's examples of their handling of the data were available on the Planning Portal website.

361.2 To receive and discuss replies from other Councils and consider how this Council might accommodate the changes.

Members discussed that the changes instigated by AVDC had been done so without consultation; Members **AGREED** a letter of complaint should be written to Cllr. Sue Polhill.

**ACTION: PLANNING CLERK**

Cllr Try reported on the minimum action that would be required by the Town Council to effectively download or access AVDCs new processes.

Minimum	Preferred
1. Supply the chairman with a laptop	A dedicated IT operator
2. AVDC Document management rethink	Commitment to quality of drawings
3. AVDC website	To be able to manipulate data
4. Projector and screen	More screens showing different data/different positions in chamber
5. All show the same	
6. Broadband	
7. AVDC hosting	Own document server on site
8. MS Viewing program	Bespoke viewing program
9. View in chamber	Own remote devices
10. Send information to Cllrs own devices	Buy all Cllrs IT devices to view

Members also considered that the Town Clerk should hold discussions with AVDC and IDox to ascertain whether officer's current IT equipment was sufficient to view and manipulate the images in alternative ways; to gain and understanding of the IDox system and how it interfaces with the AVDC system and Planning Portal.

**ACTION: TOWN CLERK**

**362/14 Transport**

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

*Cllr. Harvey left during the following item*

**363/14 (108/14) s106 progress**

Members had requested a quarterly report on the various extant s106 agreements; a table had been drawn up based on information supplied by AVDC (D.Rowley) and BCC (J. Rippon), and a resume supplied by Mr. Rippon had also been circulated.

Cllr. Whyte reported that the Select Committee had discovered that BCC had no officer whose remit was to keep abreast of s106 agreements, and had put Mr Rippon in post, and an assistant was to be recruited. It was hoped that progress would now be made on some of the older works.

The table would benefit from 'use-by' dates for each agreement and a title/date/version number for future issues.

Cllr. Hirons asked why BCC was expecting £96,000 from Tesco given that the planning approval had expired in May. Cllr. Stuchbury assured him that some small works had been carried out to keep the application live, though no agreement had been reached on the Toucan crossing between the two bus stops on the London Road (which would have enabled shoppers to cross in safety) and a three-year moratorium on further roadworks would follow the conclusion of the s278 Lace Hill contract.

The Town Council should keep the pressure up on the use of agreed funds before expiry dates in collaboration with District or County Councillors as appropriate.

Members would also like information on the use and allocation of NHB funds, what the trigger level for funds is and how the amount is calculated. 20% has been agreed as for use locally and 80% generally in the District, and Members would like this monitored.

**ACTION PLANNING CLERK**

**364/14 Any other planning matters**

364.1 To receive for information and comment on if appropriate the Travel Plan for the Sainsbury's store at Chandos Road. Members' attention had been drawn to para.3; the document was validated on 8<sup>th</sup> August; the store was opened on 31<sup>st</sup> July. Para. 15 may not be true if the ATM considered at the last meeting is approved. At date of printing there is no evidence of determination of this condition.

Members pointed out that the document should have been lodged prior to the date of the store opening on 31<sup>st</sup> July, and wondered how Sainsbury's would monitor car use by employees if they parked on Chandos Road in the absence of staff parking spaces. The Planning Clerk would write to Mrs Kitchen to point out that AVDC were in breach of their planning rules; when anecdotal evidence suggested the opposite.

*[Clerk's note: BCC's response to the Travel Plan echoed the above and also noted that "cycle parking should be covered, lit and secure and close to the entrance of the store where it is visible to customers and staff" The three cycle racks at Chandos Road are not overlooked from the shop, unless by security cameras, and definitely not under cover.]*

**ACTION: PLANNING CLERK**

364.2 To receive for information AVDC's quarterly performance review for Planning (April-June 2014); to note that Appendix 1 (Major Applications determined) and Appendix 2 (Appeal performance) had been omitted as no Buckingham applications were involved.

Noted.

364.3 (14/02293/APP) To note Gawcott PC's response to the Solar Farm application

Noted.

364.4 To note for information that 9 of 17 Councillors supported "Lace Hill Academy" for the school name; there were no responses other than these, including any suggestions for alternative names, and this has been sent to AVDC as this Council's response.

Noted.

**365/14 Correspondence**

(228/14; Lace Hill School) Response from S Kitchen  
Cllr. Whyte commented there had been no acknowledgement of the system breakdown and asked how the systems had been changed to ensure a repeat of the situation would not happen again. The Planning Clerk would write again.

**ACTION: PLANNING CLERK**

**366/14 News releases**

Motions relating to Buckingham Neighbourhood Development Plan.

**367/14 Chairman's items for information**

None

**368/14 Date of the next meeting:**

Monday 13<sup>th</sup> October 2014 at 7pm.

Meeting closed at 9.55pm

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