

Minutes of the **PLANNING COMMITTEE** meeting held on 1st December 2014 at 7.00pm 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: Mr. I. Orton (co-opted member)
 Mrs. C. Bolton (Committee Clerk)

For the Town Clerk: Mrs. K. McElligott

538/14 Apologies for absence

None

539/14 Declarations of interest

Cllr Whyte expressed a prejudicial interest on item 10.4, BCC press release on a new transport survey.

540/14 Minutes

The minutes of the Planning Committee Meeting held on Monday 3rd November 2014 ratified at Full Council on 24th November 2014 were received and accepted. There were no matters arising.

541/14 Buckingham Neighbourhood Development Plan

To receive a letter from Cllr. Blake, a response to the Town Clerk's complaint.

Members discussed Cllr Blake's response and commented that whilst the letter acknowledged the judges remarks about Cornwalls Meadow Car Park, it was not appropriate to notify AVDC of when the judges would visit the town, the car park should be at 'competition standard' at all times.

Members also noted that Cllr Blake had been misinformed by his planning team, the drawing supplied by Buckingham Town Council had been correct; the error in delineating had in fact been made by a member of AVDC. A member of their planning staff had acknowledged this at the time. The Planning Clerk would formulate a response to Cllr Blake.

ACTION: PLANNING CLERK

The Town Plan Officer was not present at the meeting, a written update was provided as follows –

The Town Clerk and the Town Plan Officer will be meeting with Tibbalds, the independent consultants, appointed to review the BNDP, this coming Friday. It is hoped that this will give us guidance as to whether we need to make to any changes in order to be 'be fit for purpose' as independently verified.

We aim to enter into Pre-Submission consultation as soon as possible (which will depend on the outcome of Friday's meeting and how much work will be required). I will circulate Members with an update at the beginning of next week.

One other point of interest – it is hoped that the BNDP will have entered Pre-Submission (again) before the new proposed development at Maids Moreton becomes formal, which would give it ‘material consideration’ status to strengthen any comment the Council may wish to make about the development on its boundary.

542/14 Action Reports

Members discussed the action reports, and commented as follows –
Hunter St Churchyard trees – The Planning Clerk had received a response from AVDC that they would maintain the trees. Cllr Stuchbury stated that the trees required Tree Preservation Orders, Cllr Stuchbury would progress.

ACTION: CLLR STUCHBURY

Footpath Moreton Rd – The original query about installation of a paved footway between the new estate and the bus stop and existing footway at Bradfield Avenue would be chased. Members also discussed the dangerous condition of the footpath due to mud spread by contractors for the Phase II estate and commented that AVDC would be liable should a member of the public have an accident due to the state. The Planning Clerk would write again.

ACTION: PLANNING CLERK

HGVs in town – Cllr Whyte reported that this issue was an ongoing item with the Local Area Forum and suggested a crib sheet to aid with reporting offending vehicles. The item was discussed further later in the meeting.

Members briefly discussed a government press release which announced the possibility of a feasibility study on a route between Milton Keynes and Oxford to aid the forthcoming development of Bicester. Members **AGREED** to write to both the Member of Parliament, the Department for Transport and the County Council to encourage continued lobbying on the subject of upgrading the A421 to dual carriageway or provision of a southern bypass.

ACTION: TOWN CLERK AND ALL COUNCILLORS

Conservation Area Signage – Members requested an update; The Planning Clerk was due to schedule a meeting with Freya Morris, Conservation Area Officer, AVDC. The Planning Clerk would chase up a date.

ACTION: PLANNING CLERK

543/14 Planning Applications

For Member’s information the next scheduled Development Management Committee meetings are 11th December 2014 and 9th January 2015, with SDMC meetings on 10th December 2014 and 8th January 2015.

Before considering the applications the Chairman requested a Member of Planning Committee or Full Council attend AVDC’s offices on 10th December for Strategic Development Management Control where it was expected Buckingham applications would be heard. The Planning Clerk would circulate all Members, and should no one come forward the Town Clerk would attend. **ACTION: PLANNING CLERK**

14/02733/APP

3 Gawcott Road
First floor side extension

NO OBJECTIONS

14/03081/AAD

Buckingham Service Station, Ring Road
Free standing and post mounted non-illuminated forecourt signs

NO OBJECTIONS

14/03095/APP**NO OBJECTIONS**

Bryant Court [*land adjoining the Old Saleroom*], Moreton Road

Part demolition and reconstruction of existing brick boundary wall. Erection of three residential dwellings with 4 car parking spaces and one shared space, bin stores and railings to private gardens.

Members felt that the works to the wall should be checked by the Historic Buildings Officer as it was considered the wall was older than it looked, with a stone base topped by brick. Members were concerned at the reduced number of parking spaces provided, the proposed bin storage freestanding in the lawned areas, and the possible dangers to pedestrians posed by the wide double access across the pavement on Moreton Road.

14/03100/APP**NO OBJECTIONS**

Pightle Cottage, Western Avenue

Demolition of existing rear conservatory and replacement with two storey rear extension

The following two applications were considered together:

New Inn, 18 Bridge Street

14/03212/AAD**NO OBJECTIONS**

One double sided hanging sign illuminated by down facing trough light; two sets of individual locator fixed timber letters illuminated by up facing floodlight; one aluminium amenity sign; one aluminium chalk board sign; one sign written display to front elevation; four lanterns and three floodlights

14/03213/ALB

Proposed new and replacement illuminated signs

NO OBJECTIONS**14/03251/APP****OPPOSE AND ATTEND**

Land adjacent to Verdun, Western Avenue

Erection of 4 dwellings

Members opposed on the grounds of overdevelopment of the site; the design of the development, the cramped end house in particular, was out of keeping with the adjacent villa-type properties and detrimental to the street scene, affecting the adjoining Conservation Area.

14/03259/APP**NO OBJECTIONS**

Therfield, Avenue Road

Demolition of garage, conservatory and rear dormer and erection of two storey side and rear extension including first floor rear balconies and rear dormer to existing dwelling (amendment to planning permission 14/01593/APP)

14/03316/APP**OPPOSE AND ATTEND**

Former Police Station, Moreton Road

Conversion of former police station into 5 apartments and erection of new block of 8 apartments

Members noted that concerns raised in the previous application had not been addressed. There were 13 car parking spaces included, but not all were practical, and made no allowance for visitor parking. Members have commented on previous applications that not all flats could be assumed to be for student accommodation; they could be rented by a couple who both worked and required separate vehicles. This site was a considerable distance from the employment areas of town, which

are not served by public transport. The surrounding area has no accommodation for overflow parking. The cycle parking had no direct access to the outside, and the number of steps and doors to be negotiated would discourage use. Members were concerned about the design references relevant to early plans for use as a care home (Laundry, colour choices). This shows a lack of attention to detail in the design; overlooking neighbour's properties had not been considered; the traffic statement was out-of date (March 2012), thus no account had been taken of recent building further up the Moreton Road or that the bus service had been halved; no detail had been provided on how drainage of the site would be handled, given its position above the hospital and sheltered housing and the considerable percentage of the garden area to be covered by the new building. Members felt a detailed report on both drainage and sewerage systems and connections should be provided before the application is considered.

14/03395/APP

NO OBJECTIONS

5 Nightingale Place

Conversion of garage to habitable accommodation and canopy to side

AMENDED PLANS

14/02513/ADP

OPPOSE AND ATTEND

Tingewick Road Industrial Estate

Approval of reserved matters of access, layout, scale, landscaping and appearance pursuant to outline permission 11/02116/AOP erection of 86 dwellings and approval of design code in accordance to Condition 4 of the outline Planning permission

Members were disappointed that their concerns regarding the footpath and recreation areas had not been considered at the outline planning stage of the application, and could now not be commented upon or changed.

Members discussed that details agreed to outline plans were not able to be changed or commented upon after first submission. It was generally felt that this was not acceptable, clarity on the procedure was requested. The Planning Clerk would write asking how the town council could best interact at the outline stage to ensure the best outcome with developers.

ACTION: PLANNING CLERK

Members commented that the removal of the stone cills left the building elevations with no textural detail There was no indication of vents to boilers or toilets, or of rainwater goods on the flats; the roof scape was considered poor and incomplete. Reference was made to the detrimental effect on Candleford Court of successive Variations to Conditions and the Committee would not like this to be repeated. Members also requested information on funds for the s106 agreement to maintain the proposed play area and other open space.

The following application was for information only, not for consultation:

14/03274/ACL

59 Aris Way

Application for a Lawful Development Certificate for a proposed loft conversion to provide a habitable room in roofspace with side dormer

544/14 Planning Decisions

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

Approved		BTC response	Officer recomm ⁿ
14/01810/APP	4 Castle St. Ch/use of gnd fl. A1 shop→A2 Financial Serv.	No objections	-
14/02106/APP	24 West St. Rear ext'n and ch/use upper storeys to flats	No objections	-
14/02416/APP	34 Treefields Single storey rear extension	No objections	-

14/02489/APP 5 Naseby Ct.	Demol.garage & erect 2-st.side+1-st rear extn.	Oppose*	-
14/02531/APP Swan Pool	Extension and remodelling	No objections	-
14/02550/ALB 21 West St.	Replace shop windows with sash windows	No objections	-
14/02579/APP [new Santander Bank],	Hunter St. Install new doors & ATM	No objections	-
14/02715/AAD NatWest Bank	Replacement fascia and signage	No objections**	-
14/02734/APP 12 Portfield Cl.	1 st fl.side extension and new pitched roof	No objections	-
14/02753/APP 10 Gawcott Flds.	1 st floor side dormer	No objections	-
14/02770/ALB 32 Nelson St.	Replace single glazing with double glazing	No objections	-
14/02774/APP 8 Portfield Cl.	First floor side extension	No objections	-
14/02790/AAD Post Office	Non illuminated ATM surround	No objections	-
14/02859/APP 31 Willow Dr.	Two storey rear extension	No objections	-
14/02879/APP University	Change of use from offices to bank	No objections	-
14/02889/ATC S ^t Bernardines	Works to one lime tree	No objections***	-

* decision made before BTC response received

** to revised plans

*** to proceed after expiry of 6-week consultation period

Deferred

14/02432/APP 7 Gawcott Flds Single storey and two storey extension Oppose Approve
Reason for deferral – site visit

Withdrawn

14/01521/APP Old Police Stn. Conv. police station into + new block of student accommodation

545/14 Case Officer Reports (& Recommendations)

The agendas were not available on the website at date of printing.

545.1 Strategic Development Management Control (10th December 2014). Moreton Road III (14/02601/AOP) is apparently scheduled for this meeting.

545.2 Development Management Control (11th December 2014)

Both noted

545.3 To receive a report from the Clerk on the DMC meeting of 13th November 2014. Cllr. Strain-Clark noted that The Committee had agreed to visit the site.

Cllr Stuchbury reported that he and the Town Clerk had met Olivia Stapleton of Bucks County Council at the Bourton Rd self-build site; he was hoping to have the decision on this planning application postponed until BCC had thoroughly investigated. A report will be submitted to the next meeting.

ACTION: TOWN CLERK

546/14 Enforcement

546.1 To receive the October enforcement bulletins for Buckingham North & South
Noted.

546.2 To note the updated list

Cllr Smith requested a follow up on 11/00064 & 11/00065/CON Osier Way, the last update was reported in 2011.

ACTION: PLANNING CLERK

546.3 To report any new breaches.

Cllr Try reported a gate erected from the back of the Fir Cottage development.

Cllr Whyte reported on the issue of mud on the road from the Moreton Rd development; stating that both AVDC and Bucks County Council were aware of the issues.

Cllr Harvey commented that it was quite clear that the stipulation of cleaning wheels of HGV's before they left the site was not happening, noting that if it was a condition of a planning application then the breach should be enforced; it was obviously not and causing hazardous road conditions for all. The Planning Clerk would raise with enforcement.

ACTION: PLANNING CLERK

547/14 Transport

547.1 To receive a map and report from the Town Clerk on a suggested cycle network for Buckingham; discuss and agree the suggested network for putting forward for s106 funding

Members discussed the report commenting that the Town Council should encourage cyclists, and that the proposed routes were positive.

Cllr Whyte gave further suggestions of a connection to the Lace Hill development and into the back of the industrial estate via the bridle way. In addition thought could be given to a better bridge over the river from the skate park into the back of Verney Close.

Proposed by Cllr Smith, seconded by Cllr Stuchbury and **RECOMMENDED** to Full Council that the recommendation be taken forward with the above comments.

That the Town Council Office work with other parish and town Councils and BCC on cycling signage outside of the town boundary.

That initial discussions are held with the Canal Society and BCC over possible funding for cycle development along the old canal route. If this is viable, then to be progressed.

547.2 To receive for information the notes of a meeting re the works on the bypass. Received with thanks.

547.3 To receive a verbal report from Cllr. Harvey on mud on the Moreton Road from the new site by the Rugby Club, and discuss any action.

Item discussed above in Enforcement.

547.4 To receive for information a BCC press release on a new transport review.

Cllr Whyte reported that Bucks County Council were to set up a new Transport, Environment and Economy business unit to bring functions together with the aim of concentrating on commissioning transport in the future – looking at the potential for more productive school transport, how community transport schemes might improve, and to support rural communities who want to manage their transport systems better.

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

548/14 Any other planning matters

548.1 To receive a verbal report on the public exhibition held on 25th November on proposals for land south of Maids Moreton Church and playing field.

A number of Members had attended the exhibition; Members commented that the proposed development would have significant impact on Buckingham town's facilities, health centres, road networks, parking, town centre retail outlets and schools. Members **AGREED** that a letter should be written to both AVDC and Bucks County representatives to express concern at the proposed neighbouring development. **ACTION: PLANNING CLERK**

Members also felt it would be in the best interests of both the Town Council and Maids Moreton Parish Council to meet to discuss the development. **ACTION: TOWN CLERK**

548.2 To receive for information Section M of the Building Regulations which supersedes the compliance clauses of the DDA. This follows a query to AVDC

about accessibility in and to dwellings; all new dwellings should comply with this section, which is the remit of Building Control, not Planning.

Cllr Strain-Clark commented it was regrettable that DDA had been removed from the planning system and that a balance of house types was always required.

Cllr Mahi said that very often developers did not consider the needs for older people to down size, perhaps to good quality bungalows.

548.3 New paperless planning system: the Clerk reports that she has been sent the means of log-in and testing, and will be using it for the first time after this meeting. As a safeguard, paper response sheets will also be sent, so that AVDC can check that everything has been received and entered correctly. For the moment, Members are better to access agenda'd applications via the normal website Monthly List/Buckingham section.

The Planning Clerk would report back at the next meeting.

ACTION: 22ND DECEMBER AGENDA

548.4 To receive the quarterly update of s106 spending.

AVDC report no change; information awaited from BCC and may be circulated at the meeting if received during the week.

Cllr Whyte reported that he continues to pursue action of the remaining s106 funds from the Moreton Rd developments.

Cllr Stuchbury reminded Members of the importance of AVDC ensuring that the Town Council is involved in any potential s106 discussions with developers at an early stage.

Proposed by Cllr Stuchbury, seconded by Cllr Smith and **RECOMMENDED** to Full Council that the Town Council publicly express the desire to be part of s106 discussions at the earliest stage with AVDC; and to write to the Secretary of State to ascertain the Town Council's legal position to be included in such discussions with developer's and the District Council.

549/14 Correspondence

12.1(355/14) Response from Mr. Pickles via Mr. Bercow.
Received.

550/14 News releases

HGV's in town – date and time of infringement, number plate – via Buckingham Town Matters

ACTION: CLLR HARVEY

551/14 Chairman's items for information

Cllr Hirons reported he had been to an exhibition at Thornborough detailing a development of approximately 40 acres solar panel farm.

552/14 Date of the next meeting:

Monday 22nd December 2014 at 7pm/following the Interim Council meeting.

Meeting closed at 9.30pm

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