

Minutes of the **PLANNING COMMITTEE** meeting held on 26<sup>th</sup> January 2015 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. W. Whyte

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

**For the Town Clerk:** Mrs. K. McElligott

**664/14 Apologies for absence**

Apologies were received and accepted from Cllr Try.

**665/14 Declarations of interest**

Cllrs Smith and Harvey declared personal interest in item 11.2, additional development in Maids Moreton.

**666/14 Minutes**

The minutes of the Planning Committee Meeting held on Monday 22<sup>nd</sup> December 2014 ratified at Full Council on 19<sup>th</sup> January 2015 were received and accepted. There were no matters arising.

**667/14 Buckingham Neighbourhood Development Plan**

To receive any update.

Members received a written update from the Town Plan Officer. The statutory 6 week consultation period was to run from Tuesday 20<sup>th</sup> January – Thursday 5<sup>th</sup> March at 5pm. During this period the following public drop-in events would be run in the Council Chamber.

Saturday 31 <sup>st</sup> January	10am – 1pm
Saturday 7 <sup>th</sup> February	10am – 1pm
Saturday 21 <sup>st</sup> February	10am – 1pm

Volunteers were requested to help run the events; Cllrs Mahi, Smith, Whyte, Hirons, Strain-Clark and Harvey would co-ordinate with the office on their availability. All Councillors, not just those on the Planning Committee were requested to help.

Cllr Whyte asked whether there was a statutory period following the end of the public consultation to submission of the plan to AVDC. The Planning Clerk would find out.

**ACTION: PLANNING CLERK**

*Clerk's note – there will be no change in bringing forward the final consultation meeting from 21<sup>st</sup> – 14<sup>th</sup> February. It would make no difference to the statutory consultation end date.*

**668/14 Action Reports**

668.1 To receive action reports as per the attached list.

Members were asked to review the list and consider whether the shaded items were worth pursuing or could be struck off.

Members **AGREED** that with the exception of the House in Well St and the Vale of Aylesbury Plan, all highlighted items could be removed.

Cllr Stuchbury requested the Vale of Aylesbury Plan be brought back as an agenda item to a future meeting

**ACTION: PLANNING CLERK**

668.2 (602.4: signage reduction) 7/1/15: Ms. Morris had reported "I had a constructive meeting with Highways. They have our schedule of work and they are going to go through it and work out what is feasible to do and what is not possible. I think some of the works on the schedule have already been done as well. So basically they have agreed to look at each item respond to each about feasibility and give me a timescale for undertaking the work so things are moving forward. As soon as I have this information I will get back to you."

Noted.

Cllr Whyte said he was still pushing the issue at County level.

Cllr Harvey reported a mounted sign on the corner of Hunter St and Nelson St which had slipped and could cause injury. The Grounds maintenance team would attend.

**ACTION: PLANNING CLERK**

668.3a (542/14) To receive a response from the Department of Transport regarding the Oxford-Cambridge Expressway

668.3b .....and from BCC

668.3c .....and from Mr. Bercow

All received.

Cllr Whyte requested that all relevant issues affecting Buckingham be copied to both District and County Councillors.

**ACTION: PLANNING CLERK**

## **669/14 Planning Applications**

For Member's information the next scheduled Development Management Committee meetings are 29<sup>th</sup> January & 19<sup>th</sup> February 2015, with SDMC meetings on 28<sup>th</sup> January & 18<sup>th</sup> February 2015.

To consider planning applications received from AVDC and other applications

The following application had been re-listed following receipt of a valid cheque payment; there are no amended documents on the website at date of printing. Members' response (3<sup>rd</sup> November 2014) was: **OPPOSE & ATTEND**: Members noted the points raised in the earlier public session, and felt that the increase in hard surfacing conflicted with the flood mitigation requirements for SuDS and soakaway in the approval of 09/02070/APP (the application for the two new houses at 4 & 5 The Villas). This was a readily floodable site, the water deriving from the surrounding area rather than the river and finding a natural destination in the line of the old canal which forms the property boundary with the Wharfside Place housing. The EA Flood Map confirmed this. Concern was expressed at the difficulty of access if the four open parking bays were occupied, and Members would like to see a tracking diagram proving that manoeuvring an average vehicle into the garage was possible, and some indication of how the storage area in the roof of the garage was to be accessed. Members also noted that the rear roof elevation of No.3 was shown in the application drawings as having two skylights, whereas it actually has a large dormer window permitted under 13/03067/ACL (and contrary to condition 13 of the 2009 application) and expect a formal application for planning permission for this per the Area Planning Officer's letter of 7<sup>th</sup> February 2014.

**14/02882/APP**

**OPPOSE AND ATTEND**

4 The Villas, Stratford Road

Erection of double garage

*Members confirmed their response of 3<sup>rd</sup> November 2014; it was also noted that there was no yellow notice at the site, though there was one in Wharfside Place.*

**14/03574/APP**

**NO OBJECTIONS**

Plots 583-586, Phase 2, Lace Hill [36 & 38 Threads Lane, 2 & 4 Linen Lane]

Erection of 4 dwellings (plots 583-586) amendment to 13/01549/ADP)

**14/03635/APP**

**NO OBJECTIONS**

4 Constance Street

Insertion of 3<sup>rd</sup> flat roof dormers to existing rear roof slope and 2<sup>nd</sup> roof lights to existing front roof slope

**14/03679/APP**

**NO OBJECTIONS**

HSBC Bank plc, 1 [actually 11] Market Hill,

Replacement of 1<sup>st</sup> external ATM self service machine

**14/03685/APP**

**NO OBJECTIONS**

30 Bourton Road

Demolition of existing garage and erection of a two storey side and single storey rear extension

**14/03692/APP**

**OPPOSE**

23 Chandos Road

Demolition of flat-roofed garage. Erection of single storey rear extension with lantern rooflight; glazed balustrade to northwest elevation and pitched roof double garage with glazed carport and link to house; increase in height of wall on northeast boundary

*Members noted that this is an important building in Chandos Road, dating from 1835 and meriting a paragraph to itself in the Conservation Area document (p83; 3.4.11). Members were surprised it wasn't Listed.*

*No adverse comment was made about the balustrade and the increased height of the wall to the park access boundary. However, it was felt that the orientation of the garage at an angle to the house, and the shoddy carport, detracted from the setting of the house; the closeness of the garage to the boundary would make maintenance in the gap very difficult.*

*Members agreed that if the orientation of the garage and the materials of the car port were suitably amended, they might be minded to change their response to No Objection.*

**14/03720/APP**

**NO OBJECTIONS**

2 Bodenham Close

Erection of first floor side extension, a porch and single storey rear extensions

**14/03778/APP**

**NO OBJECTIONS**

18 Gifford Place

Single storey rear extension

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

**14/03251/APP**

Land adjacent to Verdun, Western Avenue:

Erection of 4

dwellings

*Minor amendments: clarification of rear boundary (the post-and-wire fence is not in the applicant's ownership); fourth house has main door at the front, to match other three; additional parking bay*

This application is going to Development Management on 29<sup>th</sup> January.

## **670/14 Planning Decisions**

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

		<b>BTC response</b>	<b>Officer recomm<sup>n</sup></b>
<b>Approved</b>			
14/02685/APP Railway Station site	Erection of 6 dwellings	Oppose	Approve
14/03100/APP Pightle Cott., Western Ave.	Two storey rear extension	No objections	-
14/03212/AAD New Inn	New signage (various)	No objections	-
14/03213/ALB New Inn	New signage (various)	No objections	-
14/03259/APP Therfield, Avenue Rd.	Loft conversion, rear & side ext'ns	No objections	-
14/03395/APP 5 Nightingale Place	Conv. of garage to habitable room	No objections	-
14/03456/ATC University, Hunter St.	RE-pollard group of 11 willows	No objections	-
14/03616/ATP Maids Moreton Ave.	Tree works	No objections	-

## **Not consulted on (ACL); Certificate granted**

14/03274/ACL 59 Aris Way	Loft conversion	n/a
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## **671/14 Case Officer Reports (& Recommendations)**

Reports have been received for the following applications, and are available in the office

### **671.1 Strategic Development Control**

**(8<sup>th</sup> January)** No Buckingham applications

**(28<sup>th</sup> January)** No Buckingham applications

### **671.2 Development Control**

**(9<sup>th</sup> January)** No Buckingham applications

**(29<sup>th</sup> January)** 14/03251/APP – Land adj. Verdun, Western Avenue: Erection of 4 houses

Noted.

No Member was available to represent the Council at DMC on 29<sup>th</sup> January.

## **672/14 Enforcement**

Members are advised that AVDC has changed the way Enforcement matters are communicated; all enforcement – new cases, closed cases and formal proceedings – for all parishes is now circulated to District Members monthly. The Clerk will extract Buckingham matters, but if Councillors have concerns about enforcement in adjacent parishes, the office will keep the full lists on file.

672.1 To receive the AVDC updates for November and December, and the updated BTC list.

Received.

Lace Hill – wheel washing HGV's leaving site – the Planning Clerk confirmed this was now being done.

Pets at Home/Aldi banners; Cllr Smith reported that the Aldi banners were still in place. The Planning Clerk would chase up.

Car Wash signs 13 High St – Members discussed that the signs were in an unsafe position.

Proposed by Cllr Stuchbury, seconded by Cllr Harvey and **AGREED** that the Grounds Maintenance team remove the signs with immediate effect.

Buckingham Fort – illuminated signs were still present.

**ACTION: PLANNING CLERK/GROUNDS MAINTENANCE TEAM**

672.2 To report any new breaches

Sign at corner of Hunter St/Nelson St as mentioned in 668.2.

**673/14 Transport**

673.1 (542/14) To discuss a draft reporting form for HGVs in the town centre or other unsuitable areas, and agree any changes and future action.

NB: Cllr. Harvey's CSG has an article in the forthcoming Newsletter arranged, per Min. 550/14.

Members agreed it was not relevant to use a form, the article in the newsletter would advise people how and what to report. Cllr Smith commented that notes or photos of offending vehicles could also be sent to the police.

Members discussed whether vehicles were delivering goods to the new Sainsbury's store on Chandos Rd at restricted times – the Planning Clerk would investigate the planning rules pertaining to their site.

**ACTION: PLANNING**

**CLERK**

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

Cllr Whyte reported that new Government guidance on signage was due out in the Spring, likely to affect illuminated signs, duplication etc.

Cllr Stuchbury reported a damaged post on the Towcester Rd; those which were used to advertise the Charter Fair. To be reported to the grounds maintenance team.

**ACTION: GROUNDS MAINTENANCE TEAM**

**674/14 Any other planning matters**

674.1 (548.1/14) To receive a verbal report from the Chairman on the meeting with Maids Moreton PC. The Clerk's report to Full Council on application 15/00051/AOP (to Full Council 19<sup>th</sup> January) has been copied to Maids Moreton PC as a courtesy.

Members discussed their serious concerns about the effect on resources in Buckingham to support the proposed development. Members considered the growing numbers of developments in or around the parish and close to its boundaries; the likely effects on a wide range of services required to support the growing population – such as education, medical, highways - all infrastructure needs. Some of villages in the Vale were taking on sites of 80+ houses that had not been planned for.

Members requested the Planning Clerk contact all peripheral parishes to get an idea on the likely number of emerging developments that will affect the resources in the town.

**ACTION: PLANNING**

**CLERK**

674.2 To discuss a document forwarded on by Cllr. Stuchbury on another development in Maids Moreton.

Members discussed the information briefly.

674.3 (281/14) Guide for new Councillors. It would be helpful if Members could send the Clerk any matters they found particularly difficult when new to the Committee, and any other subjects they feel should be included. These items can then be dealt with in more detail than the Clerk might otherwise have considered a useful basis.

Cllr Harvey stated that it had been useful to go to a presentation at AVDC regarding planning rules.

Cllr Whyte suggested having the safe policies or NPPF documents available in the Chamber during meetings so planning law could be used and quoted more rigorously when objecting. In addition, giving new councillors training on the NPPF would be ideal.

Cllr Smith commented that when AVDC's new planning system was functioning adequately then some useful training could be geared around that.

**ACTION: PLANNING CLERK**

674.4 (605.2.1 refers) To receive for information an AVDC DMC supporting paper re changes to s106.

Noted.

**675/14 New Planning system**

To discuss how the new system is bedding in and any problems to be highlighted to AVDC.

Members discussed the severe difficulties in accessing the new planning system website, looking through documents, the site freezes and crashes regularly. It is not unusual to spend several hours trying to access information.

Members **AGREED** that District Members Cllr Stuchbury and Isham take a written question to AVDC cabinet in February to ask whether AVDC is meeting its legal and statutory requirements in providing the new planning website. The Planning Clerk would forward an appropriate motion based on Members comments.

**ACTION: PLANNING CLERK**

**676/14 Correspondence**

None

**677/14 News releases**

Surrounding developments – Buckingham resources under pressure

**678/14 Chairman's items for information**

None

**679/14 Date of the next meeting:**

Monday 16<sup>th</sup> February 2015 following the Interim Council meeting.

Meeting closed at 9pm

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