

Minutes of the **PLANNING COMMITTEE** meeting held on 16<sup>th</sup> February 2015 at 7.50pm 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. L. O'Donoghue (Mayor)  
 Mr. I. Orton (co-opted member)  
 Mr. C. Wayman (Town Clerk)

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

**728/14 Apologies for absence**

All Committee Members were present.

**729/14 Declarations of interest**

Cllr. Hirons declared a prejudicial interest in application 14/03718/APP.

**730/14 Minutes**

The minutes of the Planning Committee Meeting held on Monday 26<sup>th</sup> January 2015 to be put before the Full Council meeting held on 9<sup>th</sup> March 2015 were received and accepted. There were no matters arising.

**731/14 Buckingham Neighbourhood Development Plan**

The Town Clerk reported on the recent public consultations held on 31<sup>st</sup> January and 7<sup>th</sup> February in the Council Chamber; 50 – 60 people had attended, many of them concerned about the application for 400 houses on the field east of Page Hill. Comments received had largely been on the lines of those submitted previously – the need for more doctors and school places. He and the Town Plan Officer would be meeting David Broadley and the new man, Peter Williams, on 26<sup>th</sup> February.

The consultation period ends on 5<sup>th</sup> March, and the comments would be processed (by working the weekend if necessary) and circulated to Members for the 9<sup>th</sup> March Full Council for ratification; the Plan could then be sent to AVDC on the 10<sup>th</sup> March when it would become an Emerging Plan and a material consideration when planning decisions were being made. The Secretary of State had shown that he would support Neighbourhood Plans against developer proposals contrary to Plan policies.

Asked about the clearance of scrub on the land opposite the old Police Station, the Town Clerk said that there was no planning application for that land as yet, it was private land and the trees not of sufficient quality to have been TPO'd, and any application would be decided after 10<sup>th</sup> March and so subject to the 'material consideration' constraints. The Plan allowed for up to 10 dwellings on small sites in the town.

*The Town Clerk left the meeting.*

## 732/14 Action Reports

### 732.1 Action list

(607.1: Candleford Court) Sandbags have been placed between the river and the sluiceway at the ingress to the water feature, which will prevent the landscaped area providing flood relief.

Taylor's estate agent boards have been installed – check if OK or opportunistic.

(673.1: Chandos Road Sainsbury's) - delete, response received.

(546.3: Moreton Road II – mud on road). Cllr Whyte reported that Mr. Essam (BCC) was visiting to enforce regular cleaning of wheels, and also dealing with the signage and Harris fencing that had appeared in the verge.

(161.2 House in Well Street) – delete, response received.

(672/14 Aldi banners) – delete, banners removed.

(105.1 Car wash signs) – response received

I've asked Mr Jhon, who runs the car wash, to remove the signs since they are evidently annoying so many people in Buckingham. I was in touch with him last August about planning permission, but it turned out that the signs were not large enough to require consent. Unfortunately Buckingham is rather a long way for us to supervise or enforce any ban on the advertising, so perhaps you could keep me informed as to progress.

Regards, Martin Szalay

Cllr. Whyte reported that the production of an A-board policy has been reactivated.

(542/14: footpaths on Moreton Road) – response received

Thank you for your e-mail. I am sorry that I haven't replied earlier but I have been tied up with a two week planning inquiry during January.

I have discussed the issue of the poor access to the bus stop with the case officer, Mark Aughterlony. He advises me that this is currently an issue being discussed by Bucks CC with the applicants for Phase 3. There is no requirement under the earlier permissions as far as I'm aware to provide a footway link to the bus stop from either phase 1 or phase 2. I shall be able to confirm this when I speak to Roger Newall later this week.

We will update the Town Council when we know more.

Yours sincerely, Bill Nicholson Area Planning Officer

Members felt that this was a classic example of why local knowledge should be consulted when s106 agreements were being drawn up. Cllr. Whyte said that a formal protocol was being brought in so that BCC Ward Members were involved, providing local knowledge to add to the technical requirements of TfB. This would hopefully prevent errors and misdirection of funds. In this particular case there was no land adopted to put a footpath on, so it may form part of the Phase III s106.

**ACTION PLANNING CLERK**

## 733/14 Planning Applications

*Cllr. Hiron left the Chamber at this point; Cllr Strain-Clark took charge of the meeting.*

**14/03718/APP**

**SUPPORT**

5 – 10 Church Street

Demolition of three existing single storey rear projections and erection of a single storey addition extending across the rear face of six terraced dwellings, comprising three ridged gables with two roof lights on each roof slope, and flat roofed infill and end sections

*Members noted the requirements of BCC Archaeology, but felt that the scheme was beneficial and the unusually long gardens would lessen the effect of the extensions. However, they were concerned about the restricted access to the rear of the premises and the narrowness of Church Street for delivery vehicles, and asked for "good neighbour" conditions to be imposed.*

*Cllr. Hiron returned and took the Chair.*

## AMENDED PLANS

### 14/03450/APP

### OPPOSE

Hamilton Precision Ltd., 10 Tingewick Road, MK18 1SU

Demolition of existing B2 warehouse and construction of 59 dwellings with access and associated parking

*Amendment: Flood maps and data from the Environment Agency, and drawing to show a 'footdry' escape route above 81.99m AOD as the Tingewick Road access is at 81.52m. The drawing only shows Flood Zone 3, and the EA documents dated 22 December 2014 clearly shows Flood Zone 2 reaching to the rear of the existing factory (additional to documents supplied with application in December).*

*Members reiterated their opposition (22<sup>nd</sup> December Interim meeting) noting that their concerns about the access in particular had not been addressed. The future of the large soil heap north of the factory (not warehouse) adjacent to the Fishers Field boundary was not clear; Members feared it could be contaminated soil from the factory site, deposited when Fishers Field was built.*

*It was noted that the Neighbourhood Plan follows the NPPF in not allowing development in Flood Zone 3, and requiring a Sequential Test for proposals in Flood Zone 2, which must show that there is no alternative site available. The BNDP seeks to exclude residential development in Zone 2, and only allowing less vulnerable uses, such as retail, which pass the test because of the lack of Zone 1 areas in the town centre.*

The following tree applications were listed for Member's information only:

### 15/00159/ATC

23 Chandos Road

Fell one Tulip tree and one Spruce tree.

### 15/00301/ATP

Land To Rear Of Railway Terrace

Section fell one Willow tree (T1) to ground level; Section fell one Sycamore tree (T2) to ground level; Section fell one Ash tree (T38) to ground level; Fell to ground level one Hawthorn tree (T16) and Cut to ground level one Sloe tree (T15).

## 734/14 Planning Decisions Approved

## BTC Officer response recomm<sup>n</sup>.

13/03041/AOP Innov8, Tingewick Rd. Demol. factory; erect teaching & student accomm.

Conditional support -

14/03095/APP Land adj. Saleroom Erection of 3 dwellings

No objections -

14/03251/APP Land adj. Verdun Erection of 4 dwellings

Oppose Approve

14/03720/APP 2 Bodenham Close 1<sup>st</sup> fl. side & rear s/st. ext'ns

No objections -

## 735/14 Case Officer Reports (& Recommendations)

### 735.1 Strategic Development Management Committee

No meeting.

### 735.2 Development Management Committee

No Planning West division applications on agenda.

Following a short discussion:

Proposed by Cllr. Smith, seconded by Cllr. Strain-Clark, and **RECOMMENDED** that in order to accommodate the increased number of members of the public, the Community Centre Small Hall be hired for meetings which include large or controversial planning applications.

## **736/14 Enforcement**

736.1 To receive the updated list (06/02933/ATP) Replacement tree. Mr Orton thought that this had been done with the assistance of the Buckingham Society, and that Mr. Farmer had a photograph. (Clays) – delete, response accepted.  
(14/00381: Buckingham Fort) valid application awaited.  
(Pizza2U) Members agreed that this request could be deleted as obsolete.  
Cllr. Stuchbury noted that Osier Way from the bypass to Top Angel was to be adopted.

736.2 To report any new breaches

736.2.1 Cllr. Strain-Clark reported continued complaints about a HMO in Overn Crescent;

736.2.2 Cllr. Whyte reported a felled tree of substantial size on Tingewick Road opposite Bath Lane;

736.2.3 A large tree on the site opposite the Police Station had been felled. Members wondered if it had been included in the Buckingham Society's survey of 'good' trees outside the Conservation Area to be recommended for protection. Cllr. Stuchbury asked for an archaeological investigation of this site should it look like being developed.

**ACTION PLANNING CLERK**

## **737/14 Transport**

737.1 To receive a report on bus correspondence with AVTUG.

The Chairman felt that a more even distribution of bus departures would be better than the current bunching, but Cllr Whyte pointed out that it was a complex matter to accommodate connections on through routes within the required time windows.

The Mayor felt that a service which stopped at Deanhanger for Elizabeth Woodville pupils would be an advantage as the private bus was costly. The problem was the Deanshanger one-way system, making the return journey longer, so not fitting conveniently into the time slot.

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

Cllr. Smith confirmed that the excessive signage at the corner of Castle Street and Nelson Street was being addressed in the signage reduction exercise.

## **738/14 Any other planning matters**

Members questioned whether the Fir Cottage site was officially names Dukes Court or Royal Court as a road sign with the latter had been installed.

*[Clerk's note: Royal Court – Dukes Court is a developer name and unapproved].*

## **739/14 Correspondence**

739.1 The Villas, Stratford Road: To receive a letter to AVDC copied to the Town Council.

Members agreed to acknowledge the letter. Cllr. Mills had been asked to visit the sender, and Mr. Orton had already arranged to do so. **ACTION PLANNING CLERK**

739.2 23 Chandos Road: To receive an email from the applicant.

Members noted the criticism of the Conservation Area document without any specific example.

The Committee considered that the house itself is attractive, whatever its building date, but that the proposal, and in particular the car port, were not of a matching standard. The quality of the materials is irrelevant if the design is inappropriate.

They saw no reason to change their original response as demanded.

**ACTION PLANNING CLERK**

739.3 15/00051/AOP Land to east of Buckingham: copy response on behalf of Maids Moreton PC.

Members felt this was a good response; Cllr. Whyte pointed out that this was just the Highways concerns, there was a fuller document with a comprehensive response.

The Chairman asked that the full response be circulated.

**ACTION PLANNING CLERK**

**740/14 News releases**

A release on the good turnout at the Neighbourhood Plan consultation sessions and a reminder that the final one was on Saturday 21<sup>st</sup> February was agreed.

**741/14 Chairman's items for information**

None.

**742/14 Date of the next meeting:**

Monday 16<sup>th</sup> March 2015 at 7pm.

Meeting closed at 9.15pm.

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