

Minutes of the **PLANNING COMMITTEE** meeting held on 21st December at 7.15pm following the Public Session in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

Present: Cllr. Mrs. J. Bates
 Cllr. M. Cole
 Cllr. J. Harvey
 Cllr. P. Hirons (Chairman)
 Cllr. D. Isham
 Cllr. A. Mahi
 Cllr. Mrs. L. O'Donoghue
 Cllr. M. Smith
 Cllr. Mrs. C. Strain-Clark (Vice Chairman)
 Cllr. M. Try

Also present: Mrs. C. Cumming (co-opted member)
 Mrs. C. Bolton (Committee Clerk)

For the Town Clerk: Mrs. K. McElligott

*Members **AGREED** to suspended Standing Orders to enable discussion of points raised in the public session.*

Cllr Mahi expressed an interest in the first discussion.

Members commented they were glad to see the strength of public representation and noted vigorous debate on recent social media. Work had started on site before the BNP was 'made' and policies could not be retro-fitted, but the riverbank was clearly marked on drawings as "Existing riparian habitat buffer along River Great Ouse to be retained (unmanaged) for the protection of otters and water voles known to be present in the locality" which did not fit with the work being carried out. Members **AGREED** that the Chairman would write to AVDC to state the Neighbourhood Plan strongly enforces the protection of wildlife and the riverbanks, and that the developer had shown total disregard in their actions.

Mr Argles stated that a meeting with Taylor Wimpey was scheduled for Monday 4th January and invited Members of the Town Council to attend.

Members **AGREED** that the Town Clerk and at least one Councillor should attend.

ACTION: TOWN CLERK

638/15 Apologies for absence

Apologies were received and accepted from Cllrs Gateley and Stuchbury.

639/15 Declarations of interest

None

640/15 Minutes

To receive the minutes of the Planning Committee Meeting held on Monday 30th November 2015 to be put before the Full Council meeting to be held on 25th January 2016.

Agreed

**641/15 Buckingham Neighbourhood Development Plan
Vale of Aylesbury Plan**

To receive any update from the Town Clerk.

Cllr Smith requested a copy of the main neighbourhood development plan policies be available at meetings, to enable Members to refer to the applicable areas of the Plan when making application responses.

ACTION PLANNING CLERK

The Planning Clerk informed Members that all planning responses are prefaced with comment 'subject to the policies of the Buckingham Neighbourhood Plan'.

Proposed by Cllr Smith, seconded by Cllr O'Donoghue and **RECOMMENDED** to Full Council that the Buckingham Neighbourhood Plan Policies be available at Full Council meetings for reference when considering planning applications of 10 houses, or for a mixed development.

642/15 Action Reports

642.1 To receive action reports as per the attached list.

Cllr Hirons asked the Planning Clerk to write to BCC and request whether the footpath to Candleford Court could be adopted as a right of way.

Members deviated from agenda order briefly and agreed that it was not acceptable to have no holiday or sickness cover for AVDC officers. The Planning Clerk would write to confirm the position.

ACTION: PLANNING CLERK

642.2 (570.1; redundant signs) Response from BCC

Noted. The GSM had already attended to the sign on Bourton Road.

Members deviated from agenda order and discussed the lack of signage at the A421/A413 bypass roundabout following the re-designation of lanes. Members had seen a number of 'near misses' as the left hand lane from the A421 East was now only left hand turn, cars were changing lanes at the last minute – advance warning signs were urgently required. The Planning Clerk would write to TFB and copy in both County Members.

ACTION: PLANNING CLERK

642.3 (523.2; Rugby Club hedge) Response from Enforcement)

Noted – though Cllr Harvey said the removal of the hedge had destroyed a wildlife habitat and was surely against planning policy.

642.4 (336; Candleford Court path) Response from Guinness

Members found the response unhelpful and requested the Planning Clerk contact Guinness by phone.

ACTION: PLANNING CLERK

643/15 Planning Applications

15/03963/APP

24 Aris Way

Removal of existing conservatory. Erection of a single storey rear extension with one rooflight

NO OBJECTIONS

The following two applications were considered together:

15/04011/APP & 15/04012/ALB

SUPPORT IN PRINCIPLE

Land to rear of Hamilton House [*Summerhouse Hill*]

Conversion and extension of Grade II Listed Summerhouse to create a 2 bedroom singlestorey dwelling with rear garden and associated parking

Members would be glad to see the Listed Building restored, and discussed whether this was the most appropriate proposal. Reference was made to BCC's (September 2015) standards for cycle parking and car parking bay sizes. Members would like to

have seen a replacement secure, well-lit and undercover offer included in the application to reinstate the displaced cycle parking. Side-by-side parking spaces should be 5.5m x 2.5m if up to a wall, and both bays fall short, the more southerly by nearly 1m due to the intruding corner of the summerhouse. Criticism was levied at the flat roofs and mixture of wall finishes, in particular the Tectiva section, which was felt to detract from the appearance of the whole.

Comment was also made that 4 steps totalling 750mm from the kitchen to bedroom 1 was quite steep when the bedroom floor level could easily be raised to provide more usual riser height, or even a level floor.

Members are aware that the owners of a Listed Building are obliged to maintain it, and were not in principle opposed to its conversion to a dwelling; however they felt that the applicant should be required to provide replacement secure cycle parking; they would be amenable to the design and finish if the HBO found these appropriate and sympathetic to the Listed Building.

15/04044/APP

NO OBJECTIONS

67 Moorhen Way
Single storey rear extension

The following two applications were considered together:

15/04124/APP & 15/04125/ALB

OPPOSE

1 Ford Street

Conversion of two storey barn/garage into living accommodation

Members noted the lack of any reference to the 2007 flood, when water entered the lower storey of the New Inn to the east of the site and at a higher level; river water also reaches the building regularly (two separate occasions in 2008, for example; BTC has photos to confirm this) if comparatively briefly. Furthermore, there is no raised footway on this side of Ford Street to protect the entrance (the adjoining dwelling has a step at the entrance and a higher floor level; the garage does not). The site is acknowledged to be in Flood Zone 3, and a dry route to the London Road from the entrance will not be consistently available as the alternative access to the New Inn's yard is to be blocked up.

The purpose of unblocking the opening in the north wall and addition of a stable door is not obvious, and may cause overlooking into the garden of 17 Bridge Street; also the rooflights facing the New Inn and at a much lower level should be obscure-glazed for the same reason.

Though aware that the remainder of the building is residential, Members felt that supporting the conversion of a garage into a new dwelling in such a vulnerable area was inappropriate and contrary to NPPF and BNP policy.

644/15 Planning Decisions

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

Approved

		BTC response	Officer recommⁿ
14/03316/APP	Old Police Station	Conv.to 5 flats + 8 new flats behind	Oppose Approve,subj.POA
15/03210/AAD	Swan Pool	Replacement signage	No objections -
15/03431/APP	20 Mallard Drive	Link ext'n & conv. of garage	No objections* -
15/03559/APP	27 Willow Drive	Single story extension	No objections -

*Changed from Oppose 30/11/15 after receipt of Amended Plans

Not Consulted on:

Approved

15/03572/ATC 26 Nelson St Fell Larch tree

15/03592/ATC rear Lenborough Cl. Work to trees

15/03916/ATC University,Hunter St. Work to trees

Planning Inspectorate

14/03450/APP Hamiltons Precision site, Tingewick Road

Demolition of existing B2 warehouse and construction of 59 dwellings

Taylor French Developments

Grounds: Non-determination within the statutory period: *The Inspector has dismissed the appeal.*

[Clerk's note: many of the Inspector's comments apply to the (as yet undecided) application 15/02963/APP as well, especially in respect of the flood plain]

645/15 Case Officer Reports (& Recommendations)

645.1 Strategic Development Control (16th December 2015) Meeting Cancelled

645.2 Development Control (17th December 2015) No Buckingham Applications

646/15 Enforcement

646.1 To note that the new signage at the Kings Head has been allocated case no. 14/00481/CON3

Noted. Cllr Smith commented that enforcement breaches were clearly not being followed up.

646.2 To report any new breaches

None

647/15 s106 update

To receive the updated s106 fund list

Members noted the update and thanked the Planning Clerk for the spreadsheet.

Cllr Harvey commented the one way Addington Rd consultation would be going ahead shortly.

648/15 Transport

648.1 To receive a BCC press release on the Consultation for the new Buckinghamshire LTP. Consultation ends 29th January 2016; if Members could review the documents and prepare their comments, the Committee's response can be agreed at the next meeting.

Members debated whether the collective Town Council response would give any more weight to the consultation than individual Members answers. Members **AGREED** the following actions:

1. Find out from BCC which approach would be better as discussed above
2. Request a digital copy of questions
3. Ask County Members Whyte and Stuchbury for their opinions on the collective vs individual responses. **ACTION: PLANNING CLERK**

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

Cllr Smith reported the sign reduction project would start on 11th January 2016.

649/15 Access

To report any access-related issues.

Due to illness Cllr Strain-Clark had not been able to work on access issues as normal; though reported on the ongoing issues at Victoria Row, and said the Town Council need to remain mindful of access considerations with all new developments.

650/15 Correspondence

(15/03802/APP) To receive for information the response from BCC on the proposed crossover at 27 Stratford Road (Members OPPOSED at the last meeting). "Stopping up" of the relevant section of highway would be required.

651/15 News releases

Wildlife habitat destruction along the riverbank in the Taylor Wimpey development.

652/15 Chairman's items for information

The Chairman thanked the committee for their hard work in 2015 and wished all a Happy Christmas.

653/15 Date of the next meeting:

Monday 18th January 2016 at 7pm.

Meeting closed at 8.50pm

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