

Minutes of the **PLANNING COMMITTEE** meeting held on 22nd August at 7.05pm following the Public Session in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

Present: Cllr. Mrs. J. Bates
 Cllr. M. Cole (Chairman)
 Cllr. J. Harvey
 Cllr. P. Hirons
 Cllr. D. Isham
 Cllr. A. Mahi
 Cllr. Mrs. L. O'Donoghue
 Cllr. M. Smith
 Cllr. R. Stuchbury
 Cllr. M. Try

Also present: Mrs. C. Cummings (co-opted member)
 Mrs. N. Stockill (Committee Clerk)

For the Town Clerk: Mrs. K. McElligott

Cllr. Cole took the Chair for the meeting per Minute 171/16

312/16 Apologies for Absence

Apologies were received and accepted from Cllr. C. Strain-Clark.

313/16 Declarations of Interest

Cllr. Mahi expressed an interest in Planning Application 16/02802/APP as a neighbour.

Cllr. Try expressed an interest during minute 322.2 as he had been involved in the fundraising for the Royal Latin School's Bandstand.

314/16 Minutes

The minutes of the Planning Committee Meeting held on Monday 25th July 2016 ratified at the Full Council meeting on 18th August 2016 were received and accepted. No matters were arising.

315/16 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan

The Town Clerk has set an Extra-ordinary Full Council Meeting for the 30th August at 7pm to agree the response. Cllr. Stuchbury thanked the Councillors and Officers that had been involved for their work on the Council's behalf.

316/16 Action Reports

316.1 (178/16 Old Police Station) In the absence of a reply from the AVDC officer, the Planning Clerk had contacted Bucks Fire & Rescue directly They had only received a request for comment on 5/8/16, and had made immediate response, listing some concerns and asking for clarification. The officer was unwilling to send his comments to the Town Council until he had the response from AVDC and could finalise his comments. His draft response had not yet been added to the website for public viewing.

316.2 (860/15 Tingewick Road Riverbank) Update on progress relating to the wildlife corridor. Cllr. Cole presented Members with an emailed response from Susan Kitchen of AVDC:

“We received an application last week to discharge the conditions relating to the landscape treatment and details of the 9m unmanaged buffer zone along the River Ouse under reference 11/B2116/DIS :

Submission of details pursuant to Condition 7 -A scheme of hard and soft landscaping and planting which provides for the retention of existing trees and hedgerows. The landscaping scheme shall show the proposed planting including species, size and density, and distinguish the trees to be retained showing their species, spread and maturity and Condition 16 - Details of an undeveloped zone of 9m alongside the River Great Ouse on outline planning permission ref 11/02116/AOP.

These details are available to view on line.

Our own ecologist Paul Holton had provided some feedback to the submitted plan requesting amendments as the proposed schedule does not re-create the original intended use of the site as an unmanaged buffer for the use of wildlife. These include:

- a planting schedule that is more in keeping with the original intention of this strip which should be to recreate the riparian habitat thus creating the buffer along River Great Ouse which then needs to be retained unmanaged for the protection of wildlife.*
- a small strip next to the footpath of no more than 50cm of closely cropped grass is appropriate to prevent creep onto the footpath but the rest of the strip to the river edge be left to colonise with the trees that are proposed and under sown and planted with a riparian mix from a reputable supplier*
- This area should then be left to establish with no formal management apart from intermittent clearance on a 5-10 year basis as recommended through the suppliers management prescription.*
- The artificial otter holt would be better positioned at the west end of the site where disturbance is considered to be far less.*
- Bat crevices similar to the Kent bat box should be placed on the mature trees being retained along the river front.*

We are therefore seeking these amendments and we have requested a further environmental report and timescales for implementation from the developer, which would ensure that the wildlife corridor is fully established and retained un-managed as required by the terms of the permission granted.

I hope that this provides reassurance that officers will continue to pursue this matter and urge the developers to submit the necessary amendments to reach a conclusion on this as soon as possible in the interests of recreating and enhancing the wildlife corridor and overcoming the concerns of the local community.”

Cllr. Smith said that Tony Finnis, a resident who lives on the opposite bank to Clarence Park, had been campaigning on Facebook for people to oppose the ‘non material amendment’ submitted by Taylor Wimpey, the developers. Cllr Stuchbury said that there was still no agreement in writing from the developers accepting the AVDC Ecologist’s recommendations. said he added that he has been very impressed with Mr. Finnis’s tenacious approach and suggested that he be encouraged to stand for Councillor.

Proposed by Cllr. Smith and **AGREED** that Members record their objections on the AVDC Planning website adding a comment in support of Mr. Holton's Ecology report.

317/16 Planning Applications

The SDMC Meeting on the 2nd September 2016 has been cancelled and an informal Member briefing substituted, when the Hamilton's application (16/02641/APP) will be on the agenda. Cllr Stuchbury explained he will be attending as Ward Member.

Proposed by Cllr. Cole and seconded by Cllr. Harvey for the Planning Clerk to seek clarity on the purpose of the meeting. **ACTION PLANNING CLERK**

The DMC meeting has also been moved, to 9.30am on Friday 2nd September from 1pm on the 1st September.

Members agreed to take the Brethren Meeting Hall application next, for the convenience of the members of the public present.

AMENDED PLANS

16/02069/APP

OPPOSE & ATTEND

Brethren Meeting Hall, 1 Mallard Drive, MK18 1GJ

Removal of existing entrance lobby and erection of single storey rear extension to provide new entrance lobby and toilet and replacement of garage doors with windows.

Amendments (in response to comments): retention of garage doors; relocation of gates; timber doors (not metal); connection to main sewer if available, otherwise cesspit by entrance; parking area to be sloped to drain into yard gully. No amendment to soakaway, area of hardstanding, or floodlighting.

Members remained of the opinion that connection to the main sewer should be possible – this was a relatively recent development and the house at No.1 must be connected – and that a housing estate was not a suitable site for a church building. They requested that the conditions attached to the previous approval be retained, in case the building were ever to be sold on.

Clarification over the land ownership was sought as the marked boundary for 08/01502 (No.1 Mallard Drive) does not match the marked boundary for this or the previous application for this site.

Mr. Gardner left the meeting and agenda order was resumed.

16/02659/APP

OPPOSE & ATTEND

Land at 1 Woodlands Crescent, MK18 1PJ

Erection of attached dwelling

Members noted with approval the changes made to the previous application, but still felt that the new building projected so far forward of the general building line of Moreton Road, with its generous front gardens, that it detrimentally affected the street scene. Concern was also expressed about the adequacy of the parking area.

16/02802/APP

OPPOSE & ATTEND

114 Burleigh Piece, MK18 7HU

Demolition of existing garage and construction of attached two storey dwelling including alterations to existing access

Members felt that the proposed addition – larger than its neighbour and up to the boundary of the plot – constituted overdevelopment of the plot and intruded into the open street scene of the estate. The parking was inadequate (3 bays to meet guidelines) and would lead to on-road visitor parking.

16/02804/APP
4 Cotton End, MK18 7RJ
Single storey side extension

NO OBJECTIONS

Members were informed that this application succeeded the withdrawn ACL application 16/02118/ACL

16/02825/APP
16 Ball Moor, MK18 1RT

NO OBJECTIONS

Erection of a single storey side extension to existing commercial building providing further office accommodation

Members noted that there was a precedent on the estate for this type of development.

16/02884/APP
1 Sandhurst Drive, MK18 1DT

NO OBJECTIONS

Removal of existing front porch and erection of replacement porch

Minor amendments

15/04106/AOP

OPPOSE & ATTEND

Land adj. 73 Moreton Road

Outline application with access to be considered and all other matters reserved for the erection of 13 dwelling houses with associated parking and amenity space provision. Construction of new vehicular access and closure of existing access from Moreton Road

"Minor highway alterations" appear to be (a) the provision of a 2m wide footpath across the whole frontage of the site from Bree [sic] Lodge to the existing Roxwell access, with tactile dropped kerbs where it crosses the proposed site access; (b) a new retaining wall to hold the bank up to make this possible; (c) tracking diagrams to prove the bin lorry can get in and turn to come out forwards; (d) the addition of a small tree in the front gardens and a hedge along the back fences of plots 5-13 [plots 1-4 have very small front gardens and a protected group of trees to their rear]

Member reiterate that 13 houses is more than the BNDP permits on 'windfall' sites, and point out that the emerging VALP advocates 31% affordable housing on proposals for 11 houses or more. They feel that as an emerging document this provision should be applied.

The Committee consider the footpath south of the access to be extremely dangerous, ending as it does at the corner of Brae Lodge which is not a sensible place to cross the A413, having no vision downhill and just above a bend where cars park at the kerb. There is no possibility of constructing a continuous footway on the site's side of the Moreton Road. The footpath north of the access is acceptable and will give access to the bus stops and relatively level ground with good visibility for crossing. Deleting the southern section would absolve the developer from the need to realign the retaining wall at the roadside or install tactile paving, and could with advantage then re-site the internal estate path on the other side of the access road.

The following applications were considered together:

16/00917/APP & 16/00918/ALB

Police Station 50 Moreton Road, MK18 1LA

Conversion of Police Station and new block of 8 flats

The Minor Amended Plans are (a) details of the bin store – to be sited along the wall to the left of the entrance behind wooden gates and house 5 skip bins (2 landfill, 3 recycling) and two 150litre wheelie bins (food waste); ground levels will be stepped so each bin will stand on horizontal ground; (b)

details of the cycle store – a 3-sided slatted timber shed with a single pitch polycarbonate roof housing 7 Sheffield stands (ie 14 cycles) sited at the righthand (south) end of and facing towards the line of carparking spaces between the old and new buildings.

Concern was expressed at the difficulty of manoeuvring large bins between the levelled bases and the sloping ground. The design of the store and cycle shed did not enhance the setting of the Listed Building, in particular the use of polycarbonate roofing which does not weather well. The cycle shed was unnecessarily high, not weatherproof or secure.

Request to revise response and withdraw “& attend”

16/01850/APP

OPPOSE

University Precinct, Hunter Street

Demolition of two buildings comprising the Santander Bank and University Marketing Suite and erection of 3 storey building to provide new teaching facility

Members are informed that no revision was approved by Committee Members, so “Oppose & Attend” stands.

Members had been circulated with the Case Officer’s request by email and were informed that no revision had been approved by Committee Members, so the “Oppose & Attend” response stood.

Members felt strongly that no such request should have been made; changing an agreed response resulting from discussion in a public, minuted, meeting by email consultation was undemocratic and open to misinterpretation.

ACTION PLANNING CLERK

Not for consultation:

16/02746/INTN

Land opposite 10 Osprey Walk, MK18 7JA

Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 as required by the Communications – installation of 1 x DSLAM equipment cabinet

AVDC had already sent a “no comments” response to this notification

318/16 Planning Decisions

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

		BTC response	Officer recommⁿ
Approved			
16/00918/ALB Old Police Station	Conv. police station into 5 flats	Oppose & attend*	-
16/01334/APP 8 Beech Close	Extension & Loft conversion	Oppose	-
Withdrawn			
16/01996/APP 27 Kingfisher Rd.	Replacement wall & fence	Oppose & attend	
Not Consulted on:			
Approved			
16/01890/ATC 27 Nelson St.	Fell 1 Scots Pine	n/a	
No objection			
16/02602/INTN adj.150 Moreton Rd.	Telecomm. apparatus	n/a	
Refused/Not Proceeded With			
16/02118/ACL 4 Cotton End	Rear extension	n/a	

Withdrawn

16/02178/ACL 9 Linen Lane

Rear extension

n/a

319/16 Development Management Committee

319.1 Strategic Development Control

10th August

No Buckingham applications

1st September

[Moved to 2nd September, see Min.317/16

above]

319.2 Development Control

11th August

No Buckingham applications

2nd September

[Cancelled, see Min.317/16 above]

320/16 Enforcement

320.1 (186.1) Response from Mr. Dales.

Members voiced concern over the increasing number of purportedly wholesale businesses opening retail sections on the Buckingham Industrial Estate. It was felt that this could take customers away from the town centre shops leading to their eventual closure. Cllr. Harvey referred to the Buckingham Butcher's website and their 'philosophy' as a retailer which he felt was not congruent with the business of a wholesaler. Members **AGREED** to ask for clarity from AVDC on what data and assessment criteria they used as it appeared to reflect the Direct Pizza's business model of being the main business and not ancillary.

ACTION PLANNING CLERK

Mrs. Cumming said that Buckingham Society supports everything said by Members and many of their members go out of their way to support the High Street and that there is a proliferation of retail outlets on the industrial estate.

320.2 New breaches reported by Councillors:

The following had had case files opened:

16/00331/CON3; 29-30 West Street. Alleged change of use to A3 without permission, and new signage (Esquires café)

Cllr Smith noted that the owners had previously applied for a change of use and then withdrawn the application. Therefore, they were aware that they had to apply in the first place. Members reported that the café activity was by no means subservient to any retail activity and

AGREED to ask for this investigation to be expedited and that Members concerns regarding associated works on the structure of the Listed Building and the need for appropriate Environmental Health assessments be conveyed to AVDC.

ACTION PLANNING CLERK

16/00333/CON3; 14 Market Square
permission (Co-op funerals)

Alleged change of signage without

Noted

320.3 To report any new breaches

Cllr. Cole noted a fence had been erected on Cropredy Court, Page Hill in breach of planning conditions.

ACTION PLANNING CLERK

Fireside has been closed for refurbishment and although it has a change of owner it will retain the name. Concern was, however, expressed at the use of patio heaters under the canopies at the new wine bar, In Good Spirits.

321/16 Lace Hill Employment/Health site

Cllr Stuchbury explained that a developer had discussed a planning application for medical premises at Lace Hill but progress was slow..

322/16 Transport

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

Cllr Smith noted a broken HGV limiting sign on the Bourton Road, just past the Badgers Way junction.

Cllr Stuchbury said the Solar Farm signs are becoming prolific and should be removed.

Cllr. Hirons noted a sign below Sainsbury's advertising the sale of baby clothes on the 7th July 2016, which should have been removed by now.

Cllr Stuchbury suggested collecting up all of the redundant signs and posting a photo of them on social media with a plea that the owners remove them promptly after the advertised event. Expired signs and those without permission would be destroyed.

322.1 Moreton Road bus stops: to receive and discuss a response from BCC

Cllr Harvey said the bus stop would have been better positioned at the entrance to the new housing estate and noting there had been no mention of when the original bus stop (outside the rugby ground) will be removed.

Members noted the report and asked the Planning Clerk to respond posing Cllr. Harvey's question.

ACTION PLANNING CLERK

Cllr. Try declared an interest in the next item.

322.2 To receive and discuss the updated RLS School Travel Plan

Members discussed the plan and commended the RLS on involving their students in its creation, though raised concern over the following:

- There was no reference to students who drive to school and park on Chandos Road or Station Road.
- There was no mapping of where journeys to school originated.
- The report only spoke about those pupils that currently cycle, it doesn't suggest any measure for encouraging more students to cycle.
- Members would like to see more students using the Railway Walk on their journey to school.
- No mention of the dangers to pedestrians on Brookfield Lane which has no footpath as it was felt there should be a 10mph speed limit or speed bumps implemented.

Cllr Stuchbury said that the RLS were able to influence their students regarding the changed parking conditions on Brookfield Lane while the Discovery Centre buildings works were undertaken, so it is not correct that they are not able to influence their students in this case. Cllr Hirons noted that they have planning permission for additional onsite car parking. Members **AGREED** to check whether the planning application was still active.

ACTION PLANNING CLERK

*[Clerk's note: 12/00081/APP was for a 26 space car park along the top half of Dark Alley above the Waglands Garden crossing. The AVDC arboriculturalist had concerns about the loss of so many Protected trees with no submitted protection, mitigation or replacement policy, and asked for more details. Though the school was given extra time to provide these, it did not and the application was refused in 2014.]*Cllr Stuchbury proposed photographing (date stamped) the problem areas during the school holidays and again in the new term, and again at half-term. This

would provide a bank of evidence for the RLS to take action upon, rather than requesting parking restrictions which would affect residents of Chandos Road.

ACTION PLANNING CLERK

322.3 To receive and discuss the notes of two meetings held with BCC on 22nd July 2016

Cllr. Smith reported a narrowing of lanes on the London Road junction approaching the Tesco's roundabout. Cllr. Stuchbury explained the proposed Toucan crossing across London Road was at design stage.

Cllr. Harvey noted that the bridle way to the west and round to the A413 is not passable and could this be followed up with the Rights of Way Officer. Copy to Cllr. Whyte.

ACTION PLANNING CLERK

Mrs. Cummings said that the British Horse Society has a bridleways officer – contact to be given to Planning Clerk.

323/16 Access

To report any access-related issues.

Cllr. Smith noted the too-rapid change of the pedestrian crossing lights at Jardine's Chemist. Cllr Whyte was looking into the issue and also investigating a better positioned button post so that mobility scooter/wheelchair users did not have to divert sideways to reach it.

324/16 Correspondence

324.1 (186.1; s106 wish list) To receive for information the response from AVDC and to note the office have the response in hand.

Cllr Stuchbury expressed concern that we were being advised to push through requests for funding within a limited timeframe. Cllr. O'Donoghue checked that the BMX (pedal bike) track was still within the Section 106 wishlist and the Planning Officer explained it was dependant on Moreton Road phase 3 coming through.

324.2 To receive a copy of the presentation on s106/CIL given at the Library on Friday 27th July 2016. covering letter.
Noted.

325/16 News releases

Cllr. Stuchbury suggested a new release on illegal flyposting around Buckingham.

326/16 Chairman's items for information

None.

327/16 Date of the next meeting:

Monday 12th September 2016 following the Interim Council meeting.

Meeting closed at 21.15pm.

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