

Minutes of the **PLANNING COMMITTEE** meeting held on 24th August 2015 at 7.00pm 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. M. Smith
 Cllr. Mrs. C. Strain-Clark (Vice Chairman)
 Cllr. R. Stuchbury
 Cllr. M. Try

Also present: Mr. I. Orton (co-opted member)

For the Town Clerk: Mrs. K. McElligott

332/15 Apologies for absence

Apologies were received and accepted from Cllr. Mrs. L. O'Donoghue

333/15 Declarations of interest

There were none.

334/15 Minutes

The minutes of the Planning Committee Meeting held on Monday 27th July 2015 ratified at Full Council on 17th August 2015 were received and accepted. There were no matters arising.

335/15 Buckingham Neighbourhood Development Plan

335.1 Mr. Orton was asked about the Buckingham Society's plans for publicising the Referendum. He reported that the Society was in favour of supporting the Plan, and Mr. Edwards (Chairman) had submitted an article to the *Advertiser*. They would also man the publicity stall in the market on Saturday 12th September. He had also contacted the journalism department at the University who should be contacting Councillors, and it should be featured on the University news site as well. He noted Cllr. Harvey's actions on social media (Cllr. Harvey lives in Maids Moreton so has no vote in the Referendum). Members discussed other ways of alerting the public to the importance of the vote; it was featured in the Town Council Newsletter which should be delivered everywhere in the next couple of weeks. Posters would be produced for all the Noticeboards, and for Members to put up on lamp-posts in well-used areas; some shops and pubs may be willing to display them or have flyers for customers to pick up. A5 flyers would be made to hand out at BandJam on 30th August.

ACTION ALL MEMBERS

The local TV and radio stations would be contacted. A formal launch event, with the Mayor or Chairman and Buckingham Society members, would be arranged and press and media invited. A supportive statement from Mr. Bercow would be useful. Polling cards had already been issued.

The Town Clerk was asked to rule on whether Councillors who were also members of the Buckingham Society could help at the market stall, and whether some reimbursement of expenses incurred could be arranged. **ACTION TOWN CLERK**

335.2 It was agreed to send a letter to Mr. Bercow asking him to contact DCLG about the status of Neighbourhood Plans in the planning system; this Council had spent time and money on the Plan, including a 42% increase in housing numbers, and Members felt that clarity was damaged by poor drafting of the act, leaving it subject to arguments based on case law. He was also asked to propose to the Secretary of State that existing Local Plans be deemed still in force until supplanted, even in the absence of a provable 5-year land supply.

ACTION TOWN CLERK

336/15 Action Reports

To receive action reports as per the attached list.

(279.3; signage reduction) Cllr. Smith reported that AVDC had placed the order and TfB expected the work to be completed by Christmas.

(206/15; Candleford Court) Members asked that Cllr. Whyte be requested to expedite the matter of opening the link over BCC land, and that the developer bring the path up to standard as it was being used and its surface was substandard.

ACTION PLANNING CLERK

(279.5; Cotton End steps) Cllr. Strain-Clark urged that pressure be kept up until a satisfactory solution was arranged. The complainant's Fol request had not been answered in the statutory period. Cllr. Stuchbury's initial response from the Legal Department was unsatisfactory in that it was generalised rather than addressing the particular situation, and the second was based on incorrect information, so not helpful.

5.1 (210/15) Reply from A. Small. Members felt that a response quoting examples should be sent. The Clerk was asked to check what the statutory duties of a planning authority were, in order to judge whether these were being carried out adequately.

Proposed by Cllr. Stuchbury, seconded by Cllr Harvey, and **AGREED** 9:1 that a letter be sent to the CEO of AVDC, copied to the Cabinet Member for Finance, asking whether sufficient resources were allocated to Planning and Enforcement to provide a timely and effective service.

ACTION PLANNING CLERK

5.2 (279.2/15) Reply from Mrs. S. Kitchen: The variations or amendments are treated individually and where it is shown to be in conjunction with an earlier variations or amendments to be implemented then it would be a cumulative impact. I hope this answers the question.

Members recollected several examples where the cumulative impact had produced in a much inferior result and suggested the Clerk juxtapose as-approved and current pictures of Candleford Court as evidence.

ACTION PLANNING CLERK

5.3 (795.3) Response from HBO Anne Davies 30/7/15: Thanks for this. It's a bit tricky dealing with the unauthorised work or potential Enforcement cases for me since I have no control on the steps taken to pursue investigations. It's not a case that I have no interest. We always discuss these in the office and I give my views, visit site etc as requested. I will always have an opinion about cases such as this! I would sincerely hope that we can get these signs down from the Grand Junction. Members asked for a statement from Cllr. Paternoster on how observations from the HBO are pursued and actioned. They also noted that AVDC were continuing to encourage the designation of Conservation Areas even though they had no resources to monitor or defend existing CAs, let alone new ones.

ACTION PLANNING CLERK

337/15 Planning Applications

For Member's information the next scheduled Development Management Committee meetings are 3rd September 2015 and 15th October 2015, with SDMC meetings on 2nd September 2015 and 14th October 2015.

15/02141/APP

OPPOSE

Former Railway Station site, Station Road

Engineering works including earthworks to transfer subsoil from the adjacent development site and the formation of new terraced banking plus the slight grading of ground to facilitate the landscaping works approved as part of the consent 15/00912/ATP (part retrospective).

Members were concerned at the amount of contaminants, particularly lead and mercury, revealed in the analysis document, and the consultants' conclusion that there might be a risk in moving the soil to the adjacent site. The residents of Lenborough Close should be made aware of the possible dangers should they decide to use the built-up areas of garden for fruit or vegetables.

Members do not have a depth of expertise in this matter, and decided to oppose the application pending expert comment from BCC Minerals & Waste officers, both on the soil content and the legality of moving it to a domestic property without a permit.

15/02370/APP

NO OBJECTIONS

12 Stowe Avenue

Two storey rear extension and pitched roof over existing garage

15/02488/APP

NO OBJECTIONS

33 Lace Lane

Conversion of the loft space to provide habitable accommodation with two forward facing dormers and rooflight to rear.

15/02491/ALB

NO OBJECTIONS

43 Nelson Street

Removal of window frame and spandrel and formation of new doors on the rear elevation and internal alterations

15/02548/APP

NO OBJECTIONS

Land at Sandmartin Close

Reduction in level of footpath to road level to form two additional parking spaces

15/02776/APP

NO OBJECTIONS

Land at London Road [*Benthill*]

Erection of a new 4 bedroom dwelling. Removal and replacement of storage building to accommodate garage and home gymnasium

Members had no objections provided the home gym was conditioned as for domestic use only; they also noted the consultee comment on the lack of a drainage plan and assumed the case officer would be seeking to remedy this.

Not for consultation, for information only:

15A/01455/NON

16 Overn Avenue

Non Material Amendment sought on planning permission 15/01455/APP relating to the reduction in depth of the kitchen half the extension by 1.3m; eave height above the kitchen side rear wall would be 500mm higher than the diner side.

15/02596/LDO

48 Bourton Road

Remove existing conservatory and replace with a single storey rear extension

15/02625/ACL

39 Bourton Road

Application for a Lawful Development Certificate for the replacement of existing single storey garage with utility room at rear

15/02656/ATP

Land at Fishers Field

Fell to ground one willow tree (T10 on the 1992 TPO)

The following Minor Amendments have been received, for information only:

15/02070/ALB & 15/02071/AAD

Lorimers 25 & 26 West Street

Replacement non-illuminated signage comprising 1 projecting sign & 1 fascia sign

Minor Amendment: fascia signage adjusted to fit between pilasters (not slightly overlapping as existing) for neatness.

Decision had already been made (see below).

15/02125/APP

2 Bridge St.

Change of use from a charity shop (Class A1) to a hot food takeaway (Class A5); installation of extraction/ventilation equipment and alterations to the shopfront.

Amended Location and Block Plans – red line now includes side alley and the enlargement at the back of it which gives access to Castle Court (referred to in the application as “service lane” and “rear servicing area”)

Members were also informed that Town & Country Cars have denied that they were consulted about or agreed to provide parking facilities for Domino’s vehicles.

Members noted the revised red line, and expressed concern that this private ownership could lead to a restriction of access to and from the fire escape and side service door (leading to the lift and hence disabled access to the upper floor) of the Old Town Hall.

338/15 Planning Decisions

Approved

		BTC	Officer response recommⁿ
15/01668/APP Land at Station Terrace	Var. of Conditions, plots 2&3	No objections	-
15/02019/APP 7 Robin Close	2-storey side extension	No objections	-
15/02036/APP 46 Highlands Road	Side & rear extensions	No objections	-
15/02070/ALB } 25 & 26 West Street	Replacement signage	No objections	-
15/02071/AAD }			

Refused (but subject to appeal)

14/03450/APP Hamilton’s Precision site	Erection of 59 dwellings	Oppose
--	--------------------------	--------

Not consulted on:

Approved

15/02596/LDO 48 Bourton Road	Repl. conservatory with single storey extension
------------------------------	---

Withdrawn

15/01010/APP Land at Cornwalls Meadow	Erection of toilet block	Oppose
15/01601/APP Land at Cornwalls Meadow	Erection of shopmobility unit	Oppose

[Both of these were for the shrubbery site facing Waitrose]

339/15 Reports to Development Control

339.1 Strategic Development Control

12th August (meeting cancelled) and 3rd September

339.2 Development Control

13th August (no Buckingham applications) and 2nd September

The agendas for the September meetings were not available before the meeting.

Mr. Orton left the meeting.

340/15 Enforcement

340.1 To receive extracts from the AVDC June and July lists & updated BTC list
Noted.

340.2 To discuss and agree whether to ask AVDC to devolve Enforcement to the Town Council

The Chairman spoke against the idea mooted in an email conversation between Members, as he felt the Council did not have the expertise. However, for the benefit of the town, Members felt that the idea should be explored; if feasible, and AVDC agreed to devolve the responsibility, expert staff could be hired. The Clerk was asked to explore the possibility and bring information to the next meeting, when a Recommendation to Council could be formulated if appropriate.

ACTION PLANNING CLERK

340.3 To report any new breaches

Cllr. Cole reported that kitchen equipment was being delivered to 29-30 West Street [15/01068/APP is still pending consideration; HBO has recommended refusal on the grounds of inadequate information on structural changes]

341/15 Transport

341.1 Notes of meeting held on Friday 14th August by Cllrs. Stuchbury & Whyte with TfB officers.

The notes were circulated at the meeting; Members felt they needed proper consideration and asked that they be put on the next agenda.

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

Cllr. Try reported the NO ENTRY sign on the West Street limb of Market Hill; Cllr. Smith said that this would be dealt with as part of the rationalisation process.

Cllr. Hirons expressed concern at the orange plastic fencing left by the RLS Science block contractors along Brookfield Lane and the associated extensive bramble and weed growth, which forced pedestrians into the centre of the Lane. A letter should be sent to the School.

ACTION PLANNING CLERK

342/15 Access

To report any access-related issues.

Cllr. Strain-Clark mentioned the lack of dropped kerbs across the new site entrance on Tingewick Road, and the fencing that forced pedestrians into the carriageway.

This was already being addressed by BCC, as the works had been carried out without permission.

343/15 Any other planning matters

343.1 To receive a report (**PL/23A/15**) from the Planning Clerk on the Training Session held at AVDC on 10th August 2015 and a Guide to using the system (**PL/23B/15**). Members were asked to note that the latter will be edited after the meeting and form the basis of a manual for other staff.

The Clerk was thanked for attending the session and her report. A news release was suggested, but Members felt that all releases should concentrate on the

referendum for the time being. The Clerk pointed out that two Councillors were booked for a training session on Referendum day, and a release could then be constructed including their feedback.

343.2 To receive for information the minutes of the last LCPLG meeting (30 October 2014) and note that the Chairman will be attending the next on 30th September 2015.

Noted.

343.3 To discuss the employment and designated health site at Lace Hill and the general promotion of employment sites in the north of the Vale by AVDC, and agree any correspondence necessary.

A pertinent AVDC document circulated by Cllr. Stuchbury was attached to the agenda for reference.

The Chairman was concerned that the original classification of the sites at Lace Hill would be over-ruled and housing permitted. Members decided

- Health Centre (part of the housing s106 agreement); NHS England would be contacted re what provision deficit there was in the area
- Employment land; Cllr. Smith recommended contacting Mal Hussain in Economic Development at AVDC, and - via him – SEMLEP

The document circulated by Cllr. Stuchbury had resulted in complaints that Town and Parish Councils had not been consulted, and further emails had elicited conflicting information about the Buckingham Business Club. It appeared that Buckingham Business Group, part of Buckingham Business First, might have been contacted instead. Members remarked that this organisation had little local relevance. The survey should undergo a radical re-think and be better targeted.

344/15 Correspondence

344.1 (643/14) To receive a response to the Town Clerk's letter re Town Council inclusion in s106 discussions which directly affect the Town Council's responsibilities. The Clerk's letter was included for information; it had been re-sent following the post-election reshuffle. *[FC Min. 319/15 refers]*.

The response was noted, though disappointing.

344.2 To note that the street names for Tingewick Road Industrial Estate ("Clarence Park") have been confirmed, and that the Section 18 notice for The Siding has been issued.

Noted.

344.3 Consultation – BCC Local Transport Plan #4

Members had been circulated with the details on the day of the meeting; the consultation was to run until 6th September. Criticism was made at the short time available – which included a Bank Holiday weekend – especially as many people would be on holiday. The consultation took the form of allocating points out of 100 to 10 questions by means of a sliding scale between two statements, and was only available on-line. However, the two statements were not opposing views, and both could be acceptable. Recipients had been asked to publicise the consultation via social media.

Members felt that the time was too short, there was no adequate publicity, and the method and use of social media requested excluded the section of the population without access. An email would be sent to the originator requesting an extension of the consultation period, wider publicity, and whose decision had it been to restrict it in the way described.

345/15 News releases

335/15 – to publicise the BNDP Referendum and encourage residents to vote.

346/15 Chairman's items for information

None.

347/15 Date of the next meeting:

Monday 14th September 2015 following the Interim Council meeting.

Meeting closed at 9.40pm.

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