

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 25th April 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. Mrs. L. O'Donoghue
 Cllr. M. Smith
 Cllr. Mrs. C. Strain-Clark (Vice Chairman)
 Cllr. R. Stuchbury
 Cllr. M. Try

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

For the Town Clerk: Mrs. K. McElligott

877/15 Apologies for absence

None

878/15 Declarations of interest

Cllr Stuchbury declared an interest in Planning Application 16/01352/APP
 Cllr Strain-Clark declared an interest in Planning Applications 16/01276/APP, 16/01277/ALB, 16/00445/APP & 16/00505/ALB
 Cllr Smith declared an interest in Planning Application 16/00445/APP & 16/00505/ALB
 Cllr Try expressed an interest in Planning Application 16/01199/APP

879/15 Minutes

The minutes of the Planning Committee Meeting held on 11th April 2016 to be ratified at Full Council on 9th May 2016 were received and accepted. There were no matters arising.
 Agreed

880/15 Buckingham Neighbourhood Development Plan/Vale of Aylesbury Plan

To receive any update from the Town Clerk.
 The Chairman reported the following meetings to take place at AVDC, at 6.30pm in the Olympic room at the Gateway.
 Cllr Hirons encouraged all Members to attend if they could.
 Wednesday 11th May VALP – progress and review to date
 Monday 13th June VALP – Scrutiny meeting, to comment on the draft plan
 Wednesday 15th June VALP – Cabinet meeting, to consider the draft plan
 Tuesday 28th June VALP – Special Full Council meeting to consider the plan
 Monday 18th July VALP – Council's response to consultation draft
 Public consultation phase from July to September

Mrs Cumming commented that the Buckingham Society intended to send a representative.

Members discussed that by the time the VALP was through and signed off the Buckingham Neighbourhood Development Plan would be approaching the 5 year marker, when it would need to be revisited. Concern was expressed at how the District Council would then interpret Buckingham's plan.

Members requested the Town Clerk keep the 5 year 'refresh' date in mind.

ACTION: TOWN CLERK

Cllr Stuchbury showed Members the 'offered' sites in the VALP – the document is available to download from:

http://www.aylesburyvaledc.gov.uk/sites/default/files/page_downloads/11-Buckingham-29-August.pdf

Cllrs Try, O'Donoghue and Bates would attend the first meeting on 11th May.

881/15 Action Reports

To receive action reports as per the attached list.

881.1 To receive action reports as per the attached list.

(520/15) Tree Applications – a reply from AVDC had been circulated effectively saying it would be helpful if applicants gave a reason for tree works, though not a requirement.

(840/15) Page Hill Nursery – an email from Bucks County Council was circulated, citing the Town Council's comments and saying that regards the visual impact it would be the writer's view that the temporary building would enhance the view as currently the impact is of parked cars and a boiler room.

Members were disappointed at the quality of design that had been accepted.

(848/16) Clarence Park Freedom of Information request – Cllr Harvey reported that the residents group were pursuing the matter.

(860.1) Cotton End Steps – Cllr Harvey expressed disappointment that the Town Clerk had not pursued the planning and NHB funding application.

The Planning Clerk informed Members that the Town Clerk had been continuing with the background work of arranging to meet residents and exploring the current position.

Clerk's note: A residents meeting would take place on the evening of Wednesday 27th April to discuss the matter.

Proposed by Cllr Stuchbury, seconded by Cllr Hirons and **AGREED** that the Town Clerk write a briefing not to all Members on the Planning Committee giving an update on the position of the Cotton End Steps project.

ACTION: TOWN CLERK

881.2 (860.8; Economic Development) To receive a response from the AVDC Cabinet Member and discuss the offer of a meeting.

Members **AGREED** to write back to Mr Bowles accepting the offer of a meeting with Mark Wathen and Mal Hussain from AVDC's economic development team.

Cllr Smith suggested a public evening meeting, using the Lace Hill Sports and Community Centre and agreed to be lead Councillor for the event.

ACTION: TOWN CLERK/CLLR SMITH

.... and to receive a response from SEMLEP

Councillors had asked the Town Clerk to write the letter due to their concerns over the land set aside on the Lace Hill development for employment purposes.

Members commented that the response made mention of the wider areas of the Oxford to Cambridge expressway and SEMLEP's work with Highways England and

the review of the Cambridge/Milton Keynes/Oxford growth corridor; mentioning commercial development that had taken place in the last 2 to 3 years, generally large industrial units up to 100,000 square feet each along the M1 corridor.

882/15 Planning Applications

16/01078/APP

NO OBJECTIONS

1 Krohn Close

Wooden picket fence with wooden gate around front garden

Members debated the breach of planning condition in light of the prevalence of low fences elsewhere in the estate.

A majority voted for NO OBJECTIONS provided a condition was imposed that any replacement fence be no higher than the existing one. Having set a precedent Members would not like it to be used to install a higher fence.

16/01199/APP

NO OBJECTIONS

5 Wharf View

Single storey rear conservatory

The following applications were considered together:

16/01276/APP & 16/01277/ALB

NO OBJECTIONS

Twisted Chimney House, Church Street

Erection of detached garage

Members urged careful attention be paid to matching materials bearing in mind the historic building and its situation in the Conservation Area.

16/01319/APP

NO OBJECTIONS

Direct Pizza Co. Ltd., 25 Hillcrest

Variation of Condition 2 imposed by permission ref. 08/02131/APP to allow operation of a hot food takeaway counter (A5 use)

Members would prefer to see retail activity in the town centre; however there is a growing number of retail premises in the industrial area, though none with an evening trade. Members voted 6:4 with one abstention to return No Objections to the proposal.

16/01320/APP

NO OBJECTIONS

15 Rogers Lane

Extension to garage

16/01334/APP

OPPOSE

8 Beech Close

Single storey rear extension, loft conversion and dormer extension, alterations to windows and doors, rendering – all to dwellinghouse (Amendment to planning permission 15/02200/APP)

It was reported that no yellow notices were posted either in Beech Close or in Holton Road behind the site. Members remain concerned about the amount of overlooking from the large dormer, and the effect on the street scene of one slate roof in a row of tiled roofs. The raising of the ridge seemed moderate and was judged to be a technical matter related to the construction of the dormer.

16/01352/APP

NO OBJECTIONS

56 Hare Close

Convert grass lawn to tarmac for additional parking

Members would like to see a permeable surface conditioned for the parking area, and saw no reason why two small trees on the boundary with the neighbouring frontage needed to be removed.

16/01373/APP

15 Holloway Drive

Single storey front extension

Members felt that the proposed extension projected too far forward and affected the street scene of stepped frontages; they suggested that there was plenty of room for a rear extension.

OPPOSE

AMENDED PLANS

15/04106/AOP

Land adj. 73 Moreton Road

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

Members reiterated that the Neighbourhood Plan stated that 10 was the maximum number of houses for a windfall site; it was further suggested that the developer could discuss acquiring additional land from AVDC for a safer access via Overn Avenue Play Area (with s106 funding to redesign it) or the garage area off Western Avenue immediately adjacent to the existing Roxwell access lane. The slope and width of the proposed access were still considered unsuitable and the proposed footpath along Moreton Road south of the access was totally pointless, leading as it did to a house wall at the road edge and an extremely dangerous place to cross on a hill just above an area where cars were parked on the opposite kerb. The alternative would be to walk along a considerable length of wall bordering a narrow roadway and bus route. As the present access lane to Roxwell is within the 'red line' Members could not see why the footpath north of the access could not be continued uphill to meet Western Avenue, where crossing is much safer as the hill levels out somewhat.

OPPOSE & ATTEND

The following were considered together:

16/00445/APP & 16/00505/ALB

Ondaatje Hall, Church Street

Single storey rear orangery style extension (Amendment to planning permissions 15/03729/APP & 15/03730/ALB)

Members had no objections to the amended plans, but were concerned that no comments had been received (or sought?) from the Historic Buildings Officer and BCC Highways.

NO OBJECTIONS

Members wished to record their thanks to the Planning Clerk for ensuring all planning application forms had been up to date on AVDC's website.

883/15 Planning Decisions

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

Approved

16/00005/AAD 12 Market Square Replacement fascia sign

16/00007/APP 12 Market Square Replacement fascia sign

* because internally illuminated; applicant subsequently substituted a trough light

**BTC
response**

Oppose*

Oppose*

**Officer
recommⁿ**

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|------------------------------|---------------------------------|---------------|---|
| 16/00361/APP27 Waine Close | Front extension & garden studio | No objections | - |
| 16/00533/ALB 3 Well Street | Alts to approved 08/00187/ALB) | No objections | - |
| 16/00657/APP 122 Morton Road | S/st side and rear extension | No objections | - |

Withdrawn

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| 16/00590/APP Twisted Chimney Ho. S/st rear extn. & det. garage | | Oppose |
| 16/00591/ALB Twisted Chimney Ho. S/st rear extn. & det. garage | | Oppose |

Not Consulted on:

Approved

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|-----------------------------|------------------------------|-------------------|
| 16/00574/ATP 3 Naseby Court | Prune trees back to boundary | (Members opposed) |
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Prior approval not required

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|------------------------------|--|
| 16/00911/HPDE 57 Badgers Way | The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.55m, for which the maximum height would be 3m, and for which the height of the eaves would be 3m |
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884/15 Development Management Committee Case Officer Reports (& Recommendations)

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

884.1 Strategic Development Control (27th April 2016) agenda not available at 19/4/16

884.2 Development Control (28th April 2016) agenda not available at 19/4/16
Noted

885/15 Enforcement

885.1 To receive the updated list
Cllr Smith was frustrated by the amount of time taken by AVDC to close cases.

Clerks note: following the discussion of case 15/00200/CON3 Homestall Butchers Members are advised that Environmental Health had closed the inspection in October 2015, though the enforcement file was still open

885.2 To receive detailed reports from Mr. Dales

Members noted the reports but were frustrated that the closure of an enforcement case did not normally result in planning permission being insisted on.

Cllr Stuchbury commented that the Town Council had spent a vast amount of time and resource working on the conservation area in Buckingham, to which AVDC responded by not supporting a policy which they had agreed to and apparently had no resource to do so.

Members asked the Planning Clerk to write and express the Town Council's disappointment.

Cllr Harvey wanted to know if the position was indicative of a new policy of AVDC's i.e., if the breach of enforcement was not judged to be 'that bad' then no retrospective planning application was required. **ACTION: PLANNING CLERK**

885.3 To report any new breaches

886/15 Lace Hill Employment/Health site

To receive any new information.

Discussed above in minute 881.2.

887/15 Transport

To report any damaged superfluous and redundant signage in the town. Members highlighted the number of A boards that were sited in the area around Cornwall's Place/Meadow Row/Waitrose. It was **AGREED** to write a polite circular to all the businesses to express concern and request shop owners be considerate in positioning the boards for the benefit of those less able, mobility scooter users and push chair users.

Cllr Harvey requested a copy of the Town Council's policy on A boards.

ACTION: DEPUTY TOWN CLERK

Cllr Strain-Clark reported that bollards were down on AVDC's land at the skate park, cars were driving through.

ACTION: PLANNING CLERK

Discussed and **RECOMMENDED** to Full Council that the information board at Hunter St Churchyard be re-instated.

888/15 Access

To report any access-related issues.

Cllr Strain-Clark highlighted the poor state of the town's pavements, whilst acknowledging that Bucks County Council had no budget for repair in 2016/17 unless an issue was reported as dangerous. Cllr Strain-Clark asked Members to remain vigilant and report where necessary.

Cllr Try noted the footpath down Page Hill had been cleared and overhanging foliage cut back – the Planning Clerk said this had been completed by the Community Service team, under the supervision of the Town Council's Green Spaces Team.

Mrs Cumming reported a lump of concrete where a lamp post had been removed in front of 11 Church St was dangerous.

Cllr Harvey queried whether the surface of the bridle path running on the eastern side of Lace Hill was accessible.

889/15 Correspondence

To receive for information, via Cllr. Hirons, the response from DCLG on a petition regarding the right to appeal planning decisions

Members were disappointed to note that Parish Councils cannot appeal a planning application which is in effect in contravention of a neighbourhood plan.

Mrs Cumming informed Members that a recent House of Lords report does in fact advocate Parish Councils being permitted to appeal.

890/15 News releases

Members discussed writing a draft release pending the outcome of the SDMC decision on Moreton Rd Phase 3.

891/15 Chairman's items for information

The Chairman may be absent from meetings for the next few weeks.

892/15 Date of the next meeting:

Monday 16th May at 7pm.

Meeting closed at 9.30pm

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