

Minutes of the **PLANNING COMMITTEE** meeting held on 2<sup>nd</sup> November 2015 at 7.50pm 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:** Mr. I. Orton (co-opted member)  
Mrs. C. Bolton (Committee Clerk)

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

**515/15 Apologies for absence**

None

**516/15 Declarations of interest**

None

**517/15 Minutes**

The minutes of the Planning Committee Meeting held on Monday 12<sup>th</sup> October 2015 to be ratified at Full Council on 23<sup>rd</sup> November 2015 were received and accepted. There were no matters arising.

**518/15 Buckingham Neighbourhood Development Plan**

518.1 To consider any matters ref. VALP consultation delegated to this Committee by the preceding Interim Full Council meeting.

Mr Orton offered to try and obtain some legal advice also via his own sources.

As agreed at Interim the consultation responses would be formalised at Full Council on 23<sup>rd</sup> November.

518.2 BNP: To receive any update from the Town Clerk.

None.

*Cllr Stuchbury arrived during the following item*

**519/15 Action Reports**

To receive action reports as per the attached list.

*Any responses will be reported to the meeting.*

*Members are asked to discuss which items can be removed from the list.*

Members **AGREED** to remove the following items, which were covered elsewhere in the agenda or closed:

Redundant signage

S106

4 the Villas

Cotton End Steps – it was discussed that no correspondence had been received from either AVDC or Bucks County Council regarding the resolution of the issue and the new homes bonus opportunity had now been missed. Members requested an up to date statement from the Town Clerk for the next meeting.

**ACTION: TOWN CLERK**

## **520/15 Planning Applications**

### **15/03210/AAD**

**NO OBJECTIONS**

The Swan Pool & Leisure Centre, London Road

One externally illuminated fascia sign and a freestanding road sign – existing road sign frame with 2Nº new banner style signs installed over the existing signs.

### **15/03372/APP**

**NO OBJECTIONS**

Nursery Bungalow, West Street

Demolition of bungalow and former nursery buildings, construction of four detached houses with single garages and associated works, including a new access onto West Street

*Members would like to see a statement from the Lead Local Flood Authority (TfB) supplied with an application with land in Flood Zones 2 & 3.*

### **15/03431/APP**

**OPPOSE & ATTEND**

20 Mallard Drive

Part first floor extension over study and part single storey side extension linking to garage to form annexe

*Members felt this proposal was an overdevelopment of the site, imposing in the street scene and out of character with the uniform design of the estate, and expressed concern that the loss of two parking spaces would lead to on-street parking to the detriment of the amenity of the neighbouring residents.*

*Members noted that this followed the refusal of an LDO application (below)*

### **15/3559/APP**

**NO OBJECTIONS**

27 Willow Drive

Single storey lean-to side extension and insertion of three roof lights

*Members noted that no materials were specified and asked that matching materials, including roof tiles, be conditioned. The slope of the lean-to roof and the positioning of the guttering needed to be carefully considered so that any overflowing stormwater remained within the curtilage.*

*The following two applications were considered together:*

### **15/03568/APP & 15/03569/ALB**

**NO OBJECTIONS**

Hill House, 12 Castle Street

Single storey rear extension to form double garage with storage area

*Members discussed the need to respond to tree applications with local information and opinion, especially those significant in the Conservation Area. A letter would be sent to AVDC expressing Members' concerns and regretting the felling of any large tree with landscape or amenity value, especially in light of the progression of diseases affecting horse chestnuts and ash and the consequent eventual loss of these species. Many trees merely needed regular maintenance to keep them in good order and health; a need to fell may result from long-term neglect.*

**ACTION: PLANNING CLERK**

**Not for consultation, for information only:**

**15/03572/ATC**

Land to rear of 26 Nelson Street

Fell to ground level one Larch tree

*Members noted that this tree was visible from many parts of the old town, and that no reason for felling was given. The trunk was bare to a reasonable height and the proportions attractive.*

**15/03592/ATP**

Land to rear of Lenborough Close and Station Terrace

Fell one Maple tree main union inclusive and split out with rib formation; Fell one Elm tree; Fell one Alder tree; Crown reduce 30% of one Lime tree; Remove conflicting stem, pollard remaining stem out 4m of one Willow tree; Pollard one Ash tree at 8m; Pollard one Ash tree at 5m; Remove hangers of one London Plane.

*The tree application for Waglands Garden 'not for consultation' at the last meeting had been split into two, retaining the original number for the TPO trees and a new one for the ATC only trees, thus:*

**15/03380/ATP**

Land at Waglands Garden

Remove up to 4m of one Walnut tree from top of leading stem; lift crown one Yew tree overhanging neighbours garden (Pear Tree Cottage) by up to 4m and remove overhang only

*Members expressed concern that the proposed works to the Walnut would leave it unbalanced. A professional report on the need for and extent of the work should have been provided.*

**15/03608/ATC**

Land at Waglands Garden

Fell one Goat Willow tree next to boundary wall adjacent to flats and under Walnut tree; lift crown of one Holly tree in corner by 4m overhanging Pear Tree Cottage and removing overhang only; remove overhang, approx. 2-3m of one Lawson Cypress adjacent to house No.1 Waglands Garden which is growing into road back to verge

*No objection to this maintenance work.*

**521/15 Planning Decisions**

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

		<b>BTC response</b>	<b>Officer recomm<sup>n</sup></b>
<b>Approved</b>			
15/01798/AAD } Connells	} New signage	} No objections*	-
15/01799/AAD } 23 Bridge St.			
15/02069/APP 31 Overn Ave.	Single storey side extension	No objections	-
15/02200/APP 8 Beech Close	Rear extn, conv. of loft, rear dormer	Support in principle	-
15/02684/ALB 51A Well St.	Internal alterations to ground floor	No objections	-
15/03074/APP Cornwalls Meadow	Shopmobility and toilets	-	-
15/03149/APP 49 Woodlands Cres.	Extension to front & rear dormers	No objections	-

\* Response changed from Oppose following receipt of satisfactory amended plans.

**Refused**

15/02125/APP 2 Bridge St.	Ch/use charity shop→hot food takeaway	Oppose	-
15/03007/APP 27 Stratford Road	New vehicle crossover & parking space	Oppose	-

**Withdrawn**

15/02929/APP 9 Little Balmer	Ch/use light industry to gym	Oppose	-
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**Not Consulted on:**

**Approved**

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**Refused**

15/03182/HPDE 16 Sandhurst Drive S/st rear extension within prescribed dimensions

15/03452/LDO 27 Willow Drive S/st. extension with room in roof

**522/15 Case Officer Reports (& Recommendations)**

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

**522.1 Strategic Development Management (4<sup>th</sup> November 2015)**

*No Buckingham applications*

**522.2 Development Management (5<sup>th</sup> November 2015)**

*Agenda not available until 28<sup>th</sup> October 2015*

**523/15 Enforcement**

523.1 To note that additional buildings behind 53-54 Nelson St. have been reported, as not according to the 2011 approved plans.

Noted.

523.2 To report any new breaches

Members discussed their frustration at the importance of protecting the conservation area in the town which was not supported by AVDC.

Cllr Hirons commented that the Town Council were not the statutory authority so could not take the responsibility over, that laid with AVDC. Members requested that officers write a paper with possible options that could be pursued.

**ACTION: PLANNING CLERK**

Cllr Harvey reported a hedge being removed at the Rugby Club and hard core being laid in preparation it appeared for a car park – he would forward details to the Planning Clerk.

**ACTION: PLANNING CLERK**

**524/15 Transport**

524.1 To receive an update on the Buckingham – Winslow Cycle Scheme

Noted.

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

Housing developer yellow sign to Dukes Court near Sainsburys

Buckingham Sign on the Lace Hill Roundabout had fallen

**525/15 Access**

To report any access-related issues.

Cllr Strain-Clark re-iterated comments made about the public consultation by AVDC held at Villiers earlier in the day. It was felt wholly unacceptable for the District Council to consider using an inaccessible venue.

**526/15 Correspondence**

526.1 To receive and discuss an email from Winslow Councillor Roy van der Poll

Members pointed out that point 1 of Cllr van der Poll's letter was incorrect – Buckingham had not yet received a decision.

Members **AGREED** to ask the Town Clerk to prepare a letter for approval at Full Council on 23<sup>rd</sup> November, with comment on those matters which Buckingham would see important to emphasise.

**ACTION: TOWN CLERK**

526.2 To receive an update from AVDC on two sites near Milton Keynes

The Planning Clerk would look further into the 2 AVDC application references and report back.  
**ACTION: PLANNING CLERK**

**527/15 News releases**  
Inaccessible consultation venue by AVDC

**528/15 Chairman's items for information**  
Cllr Hirons reported that he had given information to the Town Clerk on the new Oxford to Cambridge road, to be on the next agenda.

**529/15 Date of the next meeting:**  
Monday 30th November 2015 at 7pm.

Meeting closed at 9.15pm.

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