

Minutes of the **PLANNING COMMITTEE** meeting held on 30<sup>th</sup> November 2015 at 7.15pm in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

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

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

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

**565/15 Apologies for absence**

Apologies were received and accepted from Cllrs Strain-Clark and Try.

**566/15 Declarations of interest**

(574/15) Cllr Harvey declared an interest as a Parish Councillor for Maids Moreton.

**567/15 Minutes**

The minutes of the Planning Committee Meeting held on Monday 2<sup>nd</sup> November 2015 ratified at Full Council on 23<sup>rd</sup> November 2015 were received and accepted. There were no matters arising.

*Members **AGREED** to move to item 6, application 1*

**568/15**

**AMENDED PLANS**

**15/03431/APP**

**NO OBJECTIONS (REVISED)**

20 Mallard Drive

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

*The Amended Plans showed 3 parking places within the curtilage (as required); a dropped ridge line to the extension; a 45° line showing No.22 is unaffected.*

*Subject to compliance with all Buckingham Neighbourhood Plan policies, Members revised their previous response to **NO OBJECTIONS** but asked that a condition be made that the extension be not sold or rented out separately from the main residence.*

*Members returned to agenda order*

**569/15 Buckingham Neighbourhood Development Plan  
 Vale of Aylesbury Local Plan**

569.1 To receive the slides from the VALP Parishes Forum presentation. Members held a long discussion, and expressed concern that Chiltern District Council had dropped out of the housing market area considered as part of the Vale

of Aylesbury. Members queried whether the move by Chiltern did in fact make the consultation now null and void and commented that the entire process of the Vale of Aylesbury plan may have to be re-started once again.

Councillors wanted to know what the effect would be on the HEDNA (Housing and Economic Development Needs Assessment) figures and the Vale of Aylesbury's plan numbers now that Chiltern had pulled out of the housing market area.

Members **AGREED** to write to the Chief Executive of AVDC, copying in the Chairman of AVDC Council to ask the following –

1. What relationship do Neighbourhood plans have to the Vale of Aylesbury Plans?
2. Can the consultation stand in the absence of Chiltern who had now pulled out?
3. What is the cut-off date for housing figures from other Councils for inclusion in the plan?

Members also **AGREED** to strongly re-iterate the position of the Buckingham Neighbourhood plan and to write to Milton Keynes Council to ask for their indicative plan numbers.

**ACTION: TOWN CLERK**

569.2 To receive any other updates.

Cllr Smith also mentioned that the response to the presentation from Access for All should be copied to all Members.

**ACTION: TOWN CLERK**

## **570/15 Action Reports**

570.1 To receive action reports as per the attached list.

Cllr Smith commented the footpath by Candleford Court was open, though very rough and steep.

Cllr Cole said that the new speed limit signs on Stratford Rd were still in place, as was a new zebra crossing sign on Moreton Rd – the Planning Clerk would write to County again.

**ACTION: PLANNING CLERK**

(281/15) The Planning Clerk reported the Hamilton Precision appeal had been refused.

(216/15) Cotton End Steps – Cllr Stuchbury said that Members from AVDC were due to meet with a resident who had objected to the steps being replaced by a sloping ramp.

Cllr Stuchbury then requested that the Town Clerk write to Tesco who had not closed their planning application for an extension, despite confirming it was not moving forward. Until the application was properly closed the provision of a Toucan crossing could not be progressed. The Planning Clerk would write to BCC to ask for an update.

**ACTION: PLANNING CLERK**

570.2 (46.4.2 Byelaws)

Noted

570.2.1 Response from AVDC Legal: "The model forms of by-laws are usually for those issues that don't have a law against them and are specific to an area only and not a national problem. There is criminal enforcement of the putting up of signs on the highway without permissions. As the flyposting is on the Highway it is for the County Council as the Highway Authority."

Noted

570.2.2 Response from BCC Legal.

Members agreed not to pursue the matter, due to the likely costs of enforcement action.

570.3 (128.4 Moreton Road play area and crossing) Amended drawing supplied by Mr. S. Essam, BCC

Members **AGREED** to ask planning officers, copying District Councillors, whether hedgerows would be planted on the South side of the high fence as shown on the

original drawings. Members also queried the proposed installation of a footpath from the estate to the Bus stop.

**ACTION: PLANNING CLERK**

570.4 (13 High Street) update from Enforcement: "As you have probably noticed we have secured the removal of the unauthorised extension to the listed building and the removal of shisha tent which was within the grounds which is a good result.

The only outstanding matter I am needing to resolve is the removal of the no '13' which are illuminated and require consent if they remain lit? I will discuss further with Phil as to how we can progress practically and come back to you. C. Hack"

Members requested an update as the building was clearly still in breach and the next stage should be legal proceedings.

**ACTION: PLANNING CLERK**

570.5 (462/15: Crossing timing; stud replacement) Response from BCC: "I will forward on your letter to my colleagues in the ITS Team who deal with timings and phasing of traffic signals in the county.

With regard to the various tactile replacements in the town centre, it is our intention to finish off this work when we carry out the conservation works in the new year." Matt Whincup.

Noted

570.6 (456.1; bypass works at Badgers Way and Meadway) Response from the Cabinet Member: "I am happy to respond to say that we are hopefully going to get this issue expedited as soon as possible." Cllr. Mark Shaw.

Members were dissatisfied with the response; the safety audit had been carried out to identify all issues in May 2015, nothing further had been added and the delay in commencement of works was unacceptable.

Members requested an update at the next meeting to show what the audit had identified, what was complete and what was outstanding.

**ACTION: PLANNING CLERK**

Members also **AGREED** a letter to County Councillor Mark Shaw to ask how he will ensure ALL recommendations from the safety audit would be put into place and what process would be carried out to ensure compliance with the safety audit.

**ACTION: PLANNING CLERK**

570.7 (456.3; Brookfield Lane) Response from BCC

Noted

## 571/15 Planning Applications

**15/03631/APP**

40 Aris Way

Loft conversion into habitable accommodation

*Subject to compliance with all Buckingham Neighbourhood Plan policies, Members had **NO OBJECTIONS** to this application.*

**NO OBJECTIONS**

*The following two applications were considered together:*

**15/03633/APP & 15/03634/ALB**

29-30 West Street

Internal alterations, demolition of outbuilding and erection of new link building at ground floor level

*The previous application had been withdrawn (below).*

*Members **OPPOSED** this application, noting that though there was no accompanying change of use application a supporting document mentioned conversion to a coffee shop; this was reinforced by the proposal to install a disabled access toilet, and the creation of a patio area and a covered seating area. It was*

**OPPOSE**

also noted that customer access would be via a double step, as the level access from the passage to the west was to be blocked off.

Members asked for further information on the eventual use of these reasonably large retail premises, bearing in mind Neighbourhood Plan policy EE4, and that some indication of how the users of the disabled toilet were to access the shopfloor in the first instance.

**15/03645/APP**

**OPPOSE & ATTEND**

3 Well Street

Change of use from garage to café/bar

Members would be very glad to see this building brought back into use, with the associated necessary maintenance and upgrade in its appearance. However, concern was expressed about

- the use of documents from the 2008 application without revision, and which consequently did not reflect the existing situation, particularly with respect to available nearby parking; both Tumblers (which has changed hands) and the Buckingham Town Football Ground (now University property) are no longer available, and it was regrettable that BCC Highways' response did not acknowledge this.
- lack of any reference to treatment of the pollution of the ground floor from garage use and the petrol tank which served the two pumps
- the noise nuisance to residents from the open double doors, the toilets, smoking area and bin store in the small back yard, and the kitchen smells from the proposed ducting
- the lack of initiative in seeking a solution to disabled access to the upstairs function/meeting room
- access to the disabled toilet is via a short passage between the bar and the cubicle wall and a right-angle turn to be achieved while opening the door outwards; even if the door is to open automatically, this is unnecessarily awkward
- the increase in traffic – both deliveries and customer's cars/taxis – at a difficult point in a narrow street, possibly causing tailbacks round a blind corner into Bridge Street. How would delivery by 'small van only' be enforced?
- the bin store indicates 4 circular bins approximately the same diameter as the bar stools, which will have to be bumped down a flight of steps to gain access to the street frontage; this presumably means collections more frequent than the domestic fortnightly refuse/recycling system. More information should be supplied.

**15/03693/APP**

**OPPOSE AND ATTEND**

9 Little Balmer

Change of use from Class B1 light industrial to Class D2 leisure/gym

The previous application for these premises had been withdrawn (below).

Members **OPPOSED**, regretting the loss of another industrial unit, and noted that the alternative venues considered and discarded did not include the designated gym space at Candleford Court, subject of a recent change of use application because an operator could not be found (ref. 15/02961/APP).

**15/03702/APP**

**NO OBJECTIONS**

18 Overn Avenue

Single storey side extension

*Subject to compliance with all Buckingham Neighbourhood Plan policies, Members had **NO OBJECTIONS** to this application.*

*The following two applications were considered together:*

**15/03729/APP & 15/03730/ALB** **NO OBJECTIONS**

Ondaatje Hall [Walnut Yard], Church Street

Single storey rear orangery-style extension

*Subject to compliance with all Buckingham Neighbourhood Plan policies, Members had **NO OBJECTIONS** to these applications.*

**15/03802/APP** **OPPOSE AND ATTEND**

27 Stratford Road

Construction of a new vehicle crossover and parking space to front

*With no evidence from BCC that the proposed verge parking area, access onto a busy major road and drop of approx. 12" in a currently level footpath are acceptable solutions to their previous criticisms, Members maintained their previous opposition.*

**15/03832/APP** **NO OBJECTIONS**

18 Lime Avenue

First floor extension over existing single storey living room

*Subject to compliance with all Buckingham Neighbourhood Plan policies, Members had **NO OBJECTIONS** to this application.*

**15/03835/APP** **NO OBJECTIONS**

Former railway station site [land at Station Terrace]

Variation of Conditions 6 & 13 of planning permission ref: 15/02958/APP to reduce the garden areas of Plots 1-3 and to revise the boundary treatments

*Subject to compliance with all Buckingham Neighbourhood Plan policies, Members had **NO OBJECTIONS** to this application.*

*However, in light of their previous objections to the number of houses on this site on the grounds of overdevelopment and the hint that future use of the land adjacent to Lenborough Road released by this application could be for more housing, they suggested that the area could be used for planting to replace the considerable number of trees felled on this site and the adjacent University land used for soil dumping.*

**15/03863/APP** **NO OBJECTIONS**

Bourton Meadow School, Burleigh Piece

Removal of mobile structures. Erection of a single storey stand-alone building for use as an early years teaching and nursery building

*Subject to compliance with all Buckingham Neighbourhood Plan policies, Members had **NO OBJECTIONS** to this application and supported the replacement of temporary buildings with permanent.*

*However they regretted the lack of a pitched roof to accord with adjacent housing and the main school and needing less maintenance in the long term. More sustainable measures such as the use of grey water were also lacking, though the possible installation of PV panels was noted. It was also suggested that the land between the school and Jarman Close released by the removal of the temporary buildings could be made into additional staff car parking to relieve the congestion on Burleigh Piece caused by parent's vehicles to the annoyance of residents.*

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

**15/03774/ATC**

Buckingham Ford, Ford Street *[actually the garage area on the part of Ford Street on the other side of the river, by No.58a and opposite the Woolpack]*

Remove one Sycamore tree to ground level and treat stump and remove all arisings; remove one Elder tree at rear of garages as above and treat stump

**15/03780/ATC**

Land at Well Street *[Well Street Centre]*

Fell and grind one Ash Tree

**15/03916/ATC**

Hunter Street to River Ouse

Work to the following trees: T390 *[ash]*; T9 *[ash]*; T176 *[ash]*; T10 *[hornbeam]*; T712 *[ash]*; T713 *[cherry]*; T715 *[apple]*; T217 *[goat willow]* and T219 *[elder]* as shown on plan ref 'Section 2 - Hunter Street to River Ouse'

**15/03918/ATC**

Chandos Rd. to Hunter St. & Station Rd. to River Bridge

Work to trees - G4 *[white willow]*; T598 *[white willow]*; T605 *[ash]*; T49 *[horse chestnut]*; T58 *[London plane]*; T5 *[white willow]*; T88 *[ash]*; T385 *[asht]*; A102-106 *[apple]*; T128 *[horse chestnut]*; T658 *[purple plum]* shown on plan ref Section 1 Chandos Road to Hunter Street and Station Road to River Bridge.

**15/03919/ATP**

Land To Rear Of Lenborough Close And Station Terrace

Work to trees - Pollard T251 one Horse Chestnut tree at 4m; T255 One Birch tree pollard at fence height; T364 - one Ash tree remove one no. stem; T366 - One Yew tree crown lift to 2.5m; T368 One Ash tree reduce limbs overhanging properties back to fence line; T370 two no. Hawthorns trees reduce by 2m.

**MINOR AMENDMENT**

**15/03559/APP**

**NO ADDITIONAL COMMENT**

27 Willow Drive

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

*Minor amendment to ridge height of extension*

Additional Plans

*Minor Amended plans had also been received, for Members' information*

**572/15 Planning Decisions**

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

<b>Approved</b>		<b>BTC response</b>	<b>Officer recomm<sup>n</sup>.</b>
15/02370/APP	12 Stowe Avenue	2-st extn & pitched roof over garage	No objections -
15/02685/APP	7 High Street	Ch/use part ground floor to optician	No objections -
15/02958/APP	Land at Station Terr.	Erection of 6 dwellings	Oppose -
15/03096/APP	79 Moreton Road	Side & rear ext'n, conv.roofspace	No objections -
15/03191/APP	6 Glynswood Road	Erection of replacement porch	No objections -
15/03324/APP	94 Moreton Road	S/st side extension & garage conv.	No objections -

## Withdrawn

15/01068/APP 29-30 West Street	Ch/use A1 retail→A3 café/restaurant	Oppose
15/01603/APP <u>By Community Centre</u>	<u>Erect</u> toilet block & shopmobility	Oppose
15/01662/APP Land at Station Terr.	Var. Cond. plots 4, 5 & 6	Oppose
15/02929/APP 9 Little Balmer	Ch/use light industry→gym	Oppose

## Not Consulted on:

### Approved

15/02625/ACL 39 Bourton Road	Replace garage with utility room at rear
15/03380/ATP Waglands Garden	Works to walnut and yew
15/03608/ATC Waglands Garden	Works to willow, holly and cypress

## 573/15 Case Officer Reports (& Recommendations)

Reports had been received for the following applications, and were available in the office

573.1 Strategic Development Control (25<sup>th</sup> November)

*No Buckingham applications*

573.2 Development Control (26<sup>th</sup> November)

*No Buckingham applications*

## 574/15 Adjacent application sites

574.1 Milton Keynes Site Allocations Plan: Emerging Preferred Options

To access the document, and discuss and agree any response.

<http://www.milton-keynes.gov.uk/planning-and-building/planning-policy/site-allocations-plan>.

Original notification letter circulated by email 28<sup>th</sup> October 2015. Consultation ends 20<sup>th</sup> January 2016

574.2 (526.2/15) To receive the requested information on two MK application sites

Cllr Hirons commented that the plans were well presented at this early stage and consideration had been given to infrastructure early on – health facilities, school provision, landscaping etc. It was also noted that the allocation mentioned 30% affordable housing which was encouraging.

574.3 Land at Walnut Drive, Maids Moreton; to discuss the recent public exhibition – reproductions of the exhibition display boards and feedback form are available at [www.dwh-maidsmoreton.co.uk](http://www.dwh-maidsmoreton.co.uk) and a map was attached for information.

Cllr Harvey declared an interest as a Parish Councillor for Maids Moreton.

Members briefly discussed the potential impact on the town and its facilities should further applications be approved in Maids Moreton.

## 575/15 Enforcement

575.1 To note that alleged alterations to the interior of the King's Head (a Listed Building) have been given case number 15/00445/CON3

Noted, comment was also made that the issue had been discussed at length on social media.

575.2 To receive a report on protection of the Conservation Area

Noted

575.3 To report any new breaches

Illuminated flashing signs on the road facing wall at 13 High St continue to be an issue.

Tapas bar pop up sign

**ACTION: PLANNING CLERK**

## 576/15 Transport

576.1 To receive and discuss the spec. for the East-West Expressway

Members requested that the Town Clerk investigate how to go about getting involved with one of the consultation teams as they were very keen to ensure Buckingham's involvement going forward.

Proposed by Cllr Stuchbury, seconded by Cllr Harvey and **RECOMMENDED** to Full Council that the Town Council request the expressway come as near to Buckingham as possible and actively support the project.

**ACTION: TOWN CLERK/FULL COUNCIL AGENDA**

Members also felt it would be prudent to highlight to the University what the plans might be.

576.2 To report any damaged superfluous and redundant signage in the town.  
None reported

**577/15 Access**

To report any access-related issues.

Cllr Harvey commented that during recent works at the King's Head numerous vans parking on the pavement had made it impossible for those with access issues to get by. Members **AGREED** that due consideration to access issues should be included in and clarified during the planning application process.

**ACTION: PLANNING CLERK**

**578/15 Correspondence**

578.1 To note receipt of the Notice advertising the name Summerhouse Hill for the land behind Market Hill. Objectors have until 10<sup>th</sup> December to make their comments; if none are received the name will be accepted.

Noted

**579/15 News releases**

**580/15 Chairman's items for information**

**581/15 Date of the next meeting:**

Monday 21<sup>st</sup> December 2015 following the Interim Council meeting.

Meeting closed at 9.56pm

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