

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 6th June at 8pm in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

Present: Cllr. Mrs. J. Bates
 Cllr. M. Cole (Vice Chairman)
 Cllr. J. Harvey
 Cllr. P. Hirons (Chairman)
 Cllr. D. Isham
 Cllr. A. Mahi
 Cllr. Mrs. L. O'Donoghue
 Cllr. H. Mordue
 Cllr. M. Smith
 Cllr. Mrs. C. Strain-Clark
 Cllr. R. Stuchbury
 Cllr. M. Try

Also present: Mr. P Ffello on behalf of Mrs C Cumming
 (co-opted member)
 Mrs. C. Carter (Committee Clerk)

For the Town Clerk: Mrs. K. McElligott

110/16 Apologies for absence

None

111/16 Declarations of interest

Cllr Strain-Clark declared an interest in planning applications 16/01621/ALB & 16/01622/APP as a near neighbour.

112/16 Minutes

The minutes of the Planning Committee Meeting held on Monday 16th May to be ratified at Full Council on Monday 27th June were received and accepted. There were no matters arising.

113/16 Buckingham Neighbourhood Development Plan

113.1 To receive for information updated information from DCLG; new wording has been highlighted and deleted wording struck through

113.2 To note the publication of the revised VALP HELAA report: The 'Housing and Economic Development Land Availability Assessment' (version 3 – May 2016) report has now been published at <http://www.aylesburyvaledc.gov.uk/supporting-evidence> . The Buckingham pages are attached for information.

Members noted the information, but voiced concern at the following paragraph and the likely impact it may mean for Buckingham's Plan:

'There is no requirement to review or update a neighbourhood plan. However, policies in a neighbourhood plan may become out of date, for example if they conflict with policies in a Local Plan that is adopted after the making of the neighbourhood plan. In such cases, the more recent plan policy takes precedence. In addition, where a policy has been in force for a period of time, other material considerations may be given greater weight in planning decisions as the evidence base for the plan policy becomes less robust. To reduce the likelihood of a neighbourhood plan becoming out of date once a new Local Plan is adopted,

communities preparing a plan should take account of latest and up-to-date evidence of housing need, as set out in guidance.

Communities in areas where policies in a made neighbourhood plan have become out of date may decide to update their plan, or part of it.'

Members noted the following meeting dates at AVDC to further progress the VALP. Scrutiny 13th June, Cabinet 15th June, Full Council 28th June.

Cllr Mordue left the meeting during the following item

113.3 To receive for information the list of VALP drop-in sessions

Members noted the session in Buckingham, at the Community Centre on Wednesday 13th July, 11am to 8pm.

It was felt important to publicise the date as much as possible.

Cllr Mordue thought that AVDC had requested a market stall, but would chase up.

ACTION: CLLR MORDUE

113.2 To receive any update from the Town Clerk.

Nothing further to report.

114/16 Action Reports

To receive action reports as per the attached list, with detailed answers as listed.

114.1 Candleford Court path

114.2 Hedgerows

114.3 A-boards

114.4 School places

Members noted the responses.

Cllr Stuchbury informed Members that officers from Bucks County were pursuing the snagging items at Lace Hill Academy School.

Cllr Harvey requested an update on Cotton End Steps (44.4/16).

Members asked for an up to date briefing note to be circulated.

ACTION: TOWN CLERK

115/16 Planning Applications

The following two applications were considered together:

16/01025/APP & 16/01026/ALB

NO OBJECTIONS

25-26 West Street

Creation of habitable floorspace comprising 2 x bedsit rooms and 1 x bedroom within existing roof areas and addition of five rear facing dormer windows

Members had no objections to the proposal, providing the HBO was confident that the necessary work to the roof timbers was acceptable and safe, that fire escape routes satisfied the Fire Authority and HMO Licensing and that tenants would be made aware of the limited parking available.

16/01562/APP

OPPOSE

Manor Beeches, Avenue Road

Removal of front and side wing of Manor Beeches and demolition of outbuildings.

Erection of 3 detached dwellings with car parking, garaging and access.

Members felt that little had changed from the previous application (13/00036/APP) and again opposed on the grounds of overdevelopment of the site.

16/01578/APP

NO OBJECTIONS

35 Moreton Road

Erection of detached garage

The following two applications were considered together:

16/01621/APP & 16/01622/ALB

OPPOSE AND ATTEND

Twisted Chimney House, Church Street

Replacement rear bay to kitchen and single storey garden room rear extension

Members felt that on such an important building in the Old Town, extra care should have been taken in the choice of matching materials and fenestration.

Though the proposed extension (described as a sun room on drawings) is very small, and faces north-east beside a high wall so will not commonly be visible, Members recommended a specialist Listed Building architect to ensure a quality of build and design suitable for a house of this age.

It was noted that there was no comments from the HBO available on the website; Members therefore decided to Oppose pending sight of this report.

16/01631/APP

NO OBJECTIONS

40 Willow Drive

Single storey side and rear extension

As the proposed extension covered a considerable percentage of the remaining garden, Members would have liked to see some indication of SuDS proposals, rather than mere soakaways, and Root Protection Areas for trees T1 – T4, the beech in particular being at risk from construction traffic.

16/01756/APP

NO OBJECTIONS

22 Greenway Walk, MK18 7BG

Single storey front porch

Minor Amendment

*A revised drawing had been received from the applicant with a request that Members reconsider their previous response, which was (11th April 2016): **OPPOSE & ATTEND** Members noted that additional accommodation on a site with inadequate parking space already might lead to on-street parking at an exceptionally dangerous part of the Moreton Road, or encroachment into adjacent areas which could cause friction with existing residents.*

Members discussed the drawing supplied and the request made during the public session by the applicant's agent and made formal response as follows

16/00917/APP

OPPOSE AND ATTEND

The Old Police Station, 50 Moreton Road

Conversion of redundant police station into 5 apartments and alterations to elevations

Minor amendment: two additional parking spaces (beside and parallel to the Police Station building on the access route to the rear yard).

Members were aware that the flats are being offered for sale leasehold at prices around £200,000 - £350,000 which led to the conclusion that they would be occupied by couples who were both working, with a car each; even if tenants worked locally, the nearest bus service is two hourly (and to Aylesbury) which is not conducive to commuting by public transport; the main employment areas are not served by any bus service and there is as yet no safe and convenient cycle route to the far side of town. The application could not be divorced from the approved block of 8 flats behind the Police Station which shares the 15 parking spaces – and the construction traffic for this would have to negotiate the narrow side access, further narrowed by the new parking spaces. Members declined to revise their response and would attend to speak at DCC on Thursday 9th June.

Minor Amended (not for consultation)

16/00145/APP

Land at Lenborough Road
Erection of a single dwelling

Amendments:

Ground floor – deletion of dining room (house now has a kitchen/diner instead of a kitchen/family room)

First floor – deletion of a bedroom and bathroom (reducing the bedrooms from 5 to 4) over the ex dining room and (retained) utility room at the rear of the house

*The width, height, placing on the site, and the detached garage are unchanged.
It was noted that the change reduced the bulk of the rear aspect considerably.*

Applications not for consultation

16/01650/ACL

54 Badgers Way

Application for a Lawful Development Certificate for a proposed erection of single storey rear extension with lantern rooflight

Members noted the decision had already been made (below)

16/01890/ATP

27 Nelson Street

T1 Scots Pine; height 12m; DBH 450mm; Fell to ground

Most Members had agreed that the tree be felled if it was diseased, but not otherwise.

116/16 Planning Decisions

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

| | | BTC response | Officer recommⁿ |
|--------------------------------|-------------------------------------|---------------------|-----------------------------------|
| Approved | | | |
| 16/00313/APP Buck.Primary Sch. | Nursery building & footpath | Oppose* | - |
| 16/00419/APP 24 Meadway | S/st extension and reposition fence | Partial support | - |
| 16/00713/APP 7 Glynswood Road | Single storey front extension | No objections | - |
| 16/01078/APP 1 Krohn Close | Wooden fence around front garden | No objections | - |
| 16/01124/APP 15 Kestrel Way | Single storey rear extension | No objections | - |
| 16/01125/APP 5 Badgers Way | S/st.front,side and rear extensions | No objections | - |
| 16/01199/APP 5 Wharf View | Single storey rear conservatory | No objections | - |

* Amended plans showing the relocated parking area are attached

BCC Highways have also asked for an amended School Travel Plan to match

Refused

| | | |
|--|--------|---|
| 16/01009/APP Denbigh Ho, Chandos Rd. 2/st side & rear extns & access | Oppose | - |
|--|--------|---|

Not Consulted on:

Approved

| | | |
|------------------------------|---------------------------------|-----|
| 16/01098/ATP 2 Bostock Court | Crown reduction various willows | n/a |
| 16/01650/ACL 54 Badgers Way | Single storey rear extension | n/a |

No Objections

| | | |
|-------------------------------|---------------------------------------|-----|
| 16/01092/ATN Gawcott Rd. mast | Repl.15m with upgraded 17.4m monopole | n/a |
|-------------------------------|---------------------------------------|-----|

Prior approval not required

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|---------------------------------|---|-----|
| 16/01120/HPDE 18 Lenborough Cl. | Replace conservatory with permitted extension | n/a |
|---------------------------------|---|-----|

Planning Inspectorate

Members should note that Bellway/Bellcross have lodged an appeal for Moreton Road III; this has been included on the preceding Interim agenda. Ref: 16/00034/CIPA.

117/16 Terms of Reference

To receive, discuss and Recommend the revised Terms of Reference

Members required clarification from the Town Clerk regards point 8.

Cllr Hirons was undergoing hospital treatment and considered at times he may wish to attend the committee meeting, though not chair. It was not clear whether this was lawfully possible.

ACTION: TOWN CLERK

118/16 Development Management Committee Case Officer Reports (& Recommendations)

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

118.1 Strategic Development Control (8th June 2016) *agenda not available at time of printing*

118.2 Development Control (9th June 2016) *agenda not available at time of printing*

119/16 Enforcement

119.1 Any update received can be circulated at the meeting.

119.2 To report any new breaches

None

120/16 Lace Hill Employment/Health Site

To receive any update

None

121/16 Transport

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

None reported

122/16 Access

To report any access-related issues.

Members noted to keep vigilant on the works to Candleford Court path and as Clarence park (dropped kerb).

Cllr Smith reported works taking place to remove the redundant substation at the Old Gaol, the works area was a particular hazard and no signs re-routing pedestrians were present. The Planning Clerk would contact Western Power.

ACTION: PLANNING CLERK

123/16 Correspondence

None

124/16 News releases

Publicise VALP session in Buckingham 13th July

125/16 Chairman's items for information

124.1 To receive a verbal report from the Chairman and Cllr. Isham on the Parishes Planning Event held by AVDC on Wednesday 25th May 2016.

The slides are attached for information.

and the 'commonly used' saved AVDLP policies

Cllr Hirons commented the event was good and worth attending. Cllr Hirons also recommended putting the slides on the Town Council's website for information for the public.

126/16 Date of the next meeting:
Monday 4th July 2016 at 7pm.

Meeting closed at 9.10pm

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