

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 16th March 2015 in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

Present: 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

Also present: Mr. I. Orton (co-opted member)
 Mrs. C. Bolton (Committee Clerk)

For the Town Clerk: Mrs. K. McElligott

788/14 Apologies for absence

None

789/14 Declarations of interest

Mr Orton, Cllrs Smith and Strain-Clark declared personal interest in planning application 15/00247/APP.

790/14 Minutes

The minutes of the Planning Committee Meeting held on Monday 16th February 2015 ratified at Full Council on Monday 9th March 2015 were received and accepted. There were no matters arising.

791/14 Action Reports

To receive action reports as per the attached list.

Members discussed the outstanding matters at Candleford Court – finishing dates and snagging lists from the developers, sand bags in the sluice gates, the riverside walk and for sale board notices. The Planning Clerk reported she had written to the developers several times with no response.

Members felt the whole area as a frontage and main entrance to the town was not acceptable. Members **AGREED** the Planning Clerk approach Will Ryesdale at AVDC to assist with the outstanding items.

ACTION: PLANNING CLERK

791.1 (668.1 VALP) To receive an update from AVDC

Noted.

Cllr Isham left the meeting during the following item

791.2 (416.3: Conservation Area signage) To receive (via Cllr. Stuchbury) a report from BCC

Members briefly discussed the report; Cllr Strain-Clark requested clarification on where the cobbles where to be place in picture 19. Members noted a number of inaccuracies in the photos and street names. The Planning Clerk would send back the amended document to Freya Morris.

ACTION: PLANNING CLERK

The report also mentioned changing over plastic planters to wooden.

Proposed by Cllr Hirons, seconded by Cllr Smith and **RECOMMENDED** to Town Centre and Events committee to investigate the possibilities of changing the existing planters to a more sympathetic material.

791.3 (736.2.2: Tingewick Rd. tree) To receive the Tree Officer's response
Noted.

Cllr Isham returned to the Chamber

791.4 (732.1: Moreton Road footways) BCC has replied as follows: A continuous footway is being secured as part of the current application, from Phase 2 to the northern bus stop (adjacent to the Rugby Club access). I have spoken to the Transport Coordinator and the zebra crossing for Phase 2 is to be located within the vicinity of the new access for Phase 2 (rather than at the access to the play area, which the original drawings showed). This will provide a safe crossing point from Phase 2, particularly for those accessing the infants school in Avenue Road.

Cllr Harvey expressed amazement that Phase I had been left where the only way of accessing the new estate was via the road. It was ridiculous that there was no pedestrian access whatsoever.

The Planning Clerk informed Members that AVDC officers leave these decisions to County. The Planning Clerk had been in conversation with Christine Urry, Highways at Bucks County Council and been advised that proposed footpaths had been moved from the proposed phase III development to the current phase II.

Members re-iterated the importance of The Town Council being consulted on all S106 agreements.

Mr Orton stated that the Buckingham Society were formulating a question for the Annual Town Meeting to that effect.

792/14 Planning Applications

15/00084/AAD

OPPOSE

17 West Street [*Buckingham Fort*]

Replacement of 3№ externally illuminated wall mounted fascia signs

Members would not normally comment on a retrospective application but felt that this was over-garishly lit for a building in the Conservation Area and at a principal entrance to the town centre.

15/00247/APP

NO OBJECTIONS (with provisos)

Walnut Yard, Church Street

Change of use from dwelling house (C3) to non-residential institution (D1) and residential institution (C2)

Members agreed this response provided

- the building is disabled-accessible and has suitable fire escapes and other protection, especially given the flammable nature of archive material*
- the garden is well-maintained*
- the allegation by a respondent that the red line was incorrect is investigated*
- the University was made aware that no alterations to the interior architecture (eg fireplaces) was to be made without permission*
- the assumption made by AVDC's Engineering Technician that all visitors would arrive on foot caused concern; the researchers living in the flats may well have a car. Church Street is already congested, and the University must ensure that users of this building are aware of the lack of parking. If this had been any other multi-use building information about the expected increase in traffic would have been requested.*

15/00445/APP **NO OBJECTIONS**
34 Gilbert Scott Road
Front elevation infill

15/00477/APP **NO OBJECTIONS**
28 Hare Close
Conversion of double garage to form an annexe and alterations to driveway

15/00485/APP **NO OBJECTIONS**
1 Manor Gardens
Single storey side extension

15/00520/APP **OPPOSE & ATTEND**
52 Overn Avenue
Single storey side and front extension
Members had no objections to the side extension, but felt that the front extension projected too far forward of the building line and was detrimental to the street scene.

15/00621/APP **OPPOSE**
14 Portfield Close
First floor side extension
Members noted that the proposed garage extension went right up to the neighbour's boundary, though the first floor was at 1m separation.

15/00685/APP **OPPOSE**
9 Hare Close
Two storey side extension and first floor extension over existing garage to provide additional living accommodation
Members felt that the proposed extension was over-large and was not clearly subsidiary to the existing dwelling.

15/00755/APP **NO OBJECTIONS**
Benthill Barn, London Road
Single storey rear extension

15/00753/APP & 15/00754/ALB **NO OBJECTIONS (with comment)**
3 Well Street
Change of use from garage to 4Nº one bedroom and 1Nº two bedroom flats
Members would like to see this building brought back into use, but noted

- there is no reference to making safe the petrol tank which served the pumps*
- that there is no off-street parking within 50m of the site. The location plan used (CJB-102) is the one supplied with the 2008 applications for change of use to a café/bar, when the applicants were proposing an agreement with the Football Club or Tumblers for parking facilities. The BCC (not AVDC) Options Centre is not now available and is gated and locked, and the Buckingham Town Football Club site belongs to the University. Elm Street and Ford Street are more than 50m distant, and mostly double-yellow-lined, as is Well Street. The former car park behind the White Hart on Bridge Street has been built over, and any remaining parking space on this area is in private hands. Members would prefer to see evidence of the availability of off-street parking spaces as alleged, and if this does not exist the No Objections response will stand on the grounds of it being a town centre site where parking guidelines can be waived.*

The following tree applications [*the first two of which had already been approved*] were included for Members' information only:

15/00514/ATC

University of Buckingham, Hunter Street
Re-pollard 12 willow trees for general maintenance adjacent to the river

15/00550/ATC

Chandos Park, Chandos Road
Crown reduce one poplar by 30% and prune branches away from tennis court spotlights, remove damaged limb from one weeping willow and prune back to main stem, re-pollard 3 willow to last growth points and remove deadwood from lime.

15/00776/ATC

Manor House, Church Street
Partial reduction of one copper beech (height 20m approx. and crown spread 18m approx.)
*Members had asked for a TPO on this tree.
The Tree Officer had responded that it was already subject to a TPO and the suffix was incorrect; he was having it corrected to ATP.*

793/14 Planning Decisions

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

Approved		BTC response	Officer recommⁿ.
14/03420/APP	Tesco, London Rd. Ext'n to Dotcom facility, 3.6m fence	No objections	-
14/03574/APP	Plots 583-586, Lace Hill Amendment to 13/01549/ADP	No objections	-
14/03635/APP	4 Constance Street Insert 3 dormers & 2 rooflights	No objections	-
14/03679/APP	HSBC, Market Hill Replacement ATM surround	No objections	-
14/03685/APP	30 Bourton Road 2 st .side & s/st.rear extensions	No objections	-
14/03720/APP	2 Bodenham Close 1 st floor side & s/st rear extensions	No objections	-
14/03778/APP	18 Gifford Place Single storey side extension	No objections	-
15/00514/ATC	University, Hunter St. Repollard 12 willow trees	No objections	-
15/00550/ATC	Chandos Park Work to trees	n/a	-

Refused

14/03429/APP 15 Embleton Way Conv.garage into habitable accomm.No objections -

Not consulted on:

Approved

15/00159/ATC 23 Chandos Road Fell 1 tulip and 1 spruce tree

794/14 Case Officer Reports (& Recommendations)

794.1 Strategic Development Control (11th March 2015)

14/02601/AOP Land at Castlemilk, Moreton Road
Outline application with access to be considered at this stage for the erection of up to 130 dwellings and full planning permission for the change of use from agricultural land to sports pitches/recreational open space and informal open space.
The officer's report was available in the office and on the AVDC website. The Clerk gave a verbal report at the meeting.
The Town Clerk had attended Strategic Development Control to give further information on the application following the submission of the Buckingham Neighbourhood Development Plan. The Town Clerk had reported that the

Committee went with the officer's recommendation of Defer and Delegate pending a satisfactory S106 agreement. An amendment sheet was circulated at the meeting, and can be viewed on AVDC'S website. A member of the public attended and submitted a document (available on the website) which included photographs showing that the new houses would be visible from Stowe House and its gardens. Buckingham Town Council was criticized for not including this in its site assessment, but the Town Clerk pointed out that he had no right to trespass and therefore had to view the site from the public footpath which is below the level of the ridge which the westernmost houses would top.

As a result of the decision The Town Clerk had sent a letter to the Secretary of State asking him to call the decision in.

Members **AGREED** to write letters to the Times and Telegraph highlighting the case and its proximity to a Stowe as National Trust site and potential World Heritage site. Members also **AGREED** to ask Tony Mayston of the Buckingham Society to do the same.

ACTION: PLANNING CLERK/CLLR HIRONS/BUCKINGHAM SOCIETY

794.2 Development Control (12th March 2015)
No Buckingham applications.

795/14 Enforcement

795.1 To note that the Enforcement Bulletin for January has been received and the list updated accordingly.

Noted.

795.2 (06/02933/ATP: London Road Tree) To receive a response from Mr. Farmer of the Buckingham Society

Noted.

795.3 To report any new breaches

Members reported the new illuminated sign on 13 High St.

ACTION: PLANNING CLERK

796/14 Transport

796.1 To note that from 7th April 2015 the 133 (Water Stratford – Buckingham via Tingewick & Embleton Way; one each way on a Tuesday) and 134 (Westbury – Buckingham via Dadford and Chackmore; one each way on a Tuesday) bus services will each run approximately 20 minutes later than currently. Passengers will still have slightly over 2 hours in Buckingham.

Noted.

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

Cllr Smith reported a no through road sign on the Badgers entrance to Bourton Park.

ACTION: PLANNING CLERK

797/14 Any other planning matters

797.1 Consultation: Buckinghamshire County Council Replacement Minerals & Waste Local Plan

To receive discuss and agree a BTC response to this consultation (closing date 2nd April 2015) available at <http://buckscc.objective.co.uk/portal/mw/lp/mwlp>. Section 7 of the attached appendix contains the questionnaire; Members are asked to prepare any comments in advance of the meeting.

Members felt the consultation was written poorly and did not ask questions rather gave statements. Members **AGREED** to write to the Cabinet Member for an explanation on how to respond.

ACTION: PLANNING CLERK

797.2 Planning Statistics

Statistics for 2014 applications are attached for Members' information (some are as yet undecided).

Received with thanks. The Planning Clerk was asked to incorporate the information into new Councillors packs. **ACTION: PLANNING CLERK**

797.3 s106 Quarterly Update: the only comment supplied is from AVDC re Lace Hill "The only point to add is receipt of 50% (£109,514) of the Sport & Leisure Contribution due at the 300th occupation. The same amount is expected from the other Developer shortly."

Members noted the update.

797.4 (674/14 Infrastructure questionnaire) 8 parishes replied; the results were circulated with the agenda.

Members noted that as had been thought Turweston and Westbury were the only villages that did not look to Buckingham for their infrastructure support.

798/14 Correspondence

798.1 North Bucks Parishes Planning Consortium: to receive for information an exchange of correspondence between Ms. Tracy Aldworth and NBPPC

Noted.

798.2 (364/14) Travel Plans: to receive and discuss the letter sent and response received.

Members were concerned that travel plans were a tick box exercise only and no-one seemed to evaluate or follow up their effectiveness. Members asked the Planning Clerk to write and request an explanation.

ACTION: PLANNING CLERK

799/14 Draft Guide for New Members

(674.3/14) To receive the document requested and discuss amendments

Members thanked the Planning Clerk for a very thorough document and requested the guide go to all new Councillors. **ACTION: PLANNING CLERK**

800/14 News releases

Letter to the Times, Telegraph copy to Advertiser:
Moreton Rd phase III called in

801/14 Chairman's items for information

None

802/14 Date of the next meeting:

Monday 7th April 2015 at 7pm/following the Interim Council meeting.

Meeting closed at 9.20pm

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