

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 18th May 2015 at 7.00pm in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

Present: Cllr. M. Cole
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
Cllr. M. Try

Also present: Cllr. L. O'Donoghue
Mrs. S. McMurtrie (Town Plan Officer)
Mrs. C. Cumming (for the Buckingham Society)

For the Town Clerk: Mrs. K. McElligott

35/15 Election of Chairman for 2015 - 2016

Proposed by Cllr. Strain-Clark, seconded by Cllr. Harvey, and agreed unanimously, that Cllr. Hirons continue as Chairman for the forthcoming year.

36/15 Election of Vice Chairman for 2015 - 2016

Proposed by Cllr. Stuchbury, seconded by Cllr. Smith, and agreed unanimously, that Cllr. Strain-Clark continue as Vice Chairman for the forthcoming year.

The Chairman welcomed Cllr. Cole to the Committee.

37/15 Apologies for absence

Apologies were received and accepted from Cllr. Mahi, and Mr. Orton.

38/15 Declarations of interest

There were no declarations of interest.

39/15 Minutes

The minutes of the Planning Committee Meeting held on Monday 27th April 2015, ratified at Full Council on 11th May 2015, were received and accepted. There were no matters arising.

40/15 Buckingham Neighbourhood Development Plan

Mrs. McMurtrie reported that the latest consultation stage had now ended; there had been 12 submissions including one from Gladman, most reiterating previous positions. There were no matters of concern.

AVDC had emailed the Viability Report for the BNDP sites. All the greenfield sites were agreed to be viable; however there were issues with sites I (Tingewick Road Industrial Estate West) & K (Tumblers); K was borderline, I was more problematical. Mr. Broadley had suggested a paragraph to be added to the site allocation policies for these two sites:

'To best ensure the viability of this site, the level of affordable housing sought will be reduced to 30%. In addition a viability assessment of the impact on this site of any other contributions required through the Neighbourhood Plan will be required to be submitted to the local planning authority as part of a planning application '.

And to add into the explanatory text for both 'The policy includes measures to best ensure the viability of developing the site to meet the NPPF paragraph 173 following the receipt of the 'High Level Viability Assessment: Buckingham Neighbourhood Plan, May 2015'.

Cllr. Try arrived.

Mrs. McMurtrie explained that AVDC may not support the Plan if the % on these two sites was not eased, which would not look good. Agreement on Site K might be achieved by negotiation on s106 infrastructure requirements but Site I, with the desire to continue the Riverside Walk might be more difficult. She had suggested rewording the first paragraph to *the level of affordable housing **may** be reduced **below the neighbourhood plan's policy position of 35%**. In addition a viability assessment of the impact on this site of any other contributions required through the Neighbourhood Plan will be required to be submitted to the local planning authority as part of a planning application **where the content of the application does not accord with the provisions of the Neighbourhood Plan.***

Members noted that the evidence was in the (82pp) Report which had been circulated before the meeting, and expressed concern that flexibility on one site might lead to it being demanded on others. They were reluctant to depart from the principles in the Plan or set a lower limit. It was pointed out that the Plan was to last 15 years, no-one could know what conditions would apply in the future, and while house prices in this area were notably higher than in other parts of the country, this could hardly be explained by differing house-building costs.

Proposed by Cllr. Smith, seconded by Cllr. O'Donoghue, that Mrs. McMurtrie's suggested re-wording be agreed with the word "(negotiable)" inserted after "35%", and the second paragraph be as per AVDC's wording.

Cllr. Stuchbury was unhappy that the Committee was making decisions which he felt were rightly the province of Full Council.

An amended wording was proposed by Cllr. Harvey, seconded by Cllr. Strain-Clark, and **RECOMMENDED** that "The Plan recognises that to best ensure the viability of these particular sites (I & K) the level of Affordable Housing may be required by external agencies to be adjusted from the Plan's standard 35%."

This was **AGREED** 7:1; the amendment then became the substantive motion and was **AGREED** 7:1.

41/15 Action Reports

41.1 To receive action reports as per the attached list.

((887.1: 4 The Villas) The new Chairman should be elected on 27th May; the letter could be drafted ready to send.

(38.3/14: Councillor Training). The Clerk was asked to obtain the dates for this.

(858.4: Cyclists dismount signs) The Clerk was asked to seek an update.

41.2 (856/14: 4 The Villas) - response from the Environment Agency Noted.

41.3 (853/14: Candleford Court) The response from the EA was noted.

(887.2: Candleford Court review) Should be completed for June agenda.

Cllr. Hirons reported a fallen tree on the path between Candleford Court and the skatepark bridge.

41.4 (887.4) Government guidelines for consultations

Members felt these were not particularly helpful. BCC's document had been more of a Statement of Intent to be ratified than a Consultation.

Cllr. Stuchbury recommended attendance at the next Select Committee to argue the need for a genuine choice in consultations. The Clerk was asked to obtain a date from BCC for the next suitable meeting and circulate them to Members for a volunteer speaker.

41.5 (854/14; land behind Station Terrace) To note a letter from the University sent to Mr. Hopcraft re the land ownership. It was agreed to approach Jessica Dippie at BCC about the soil dumping without a permit.

41.6 (887.1 & 894.2, cable ties, Moreton Road II access) reply from Mrs. Kitchen Noted.

ACTION THE PLANNING CLERK

42/15 Planning Applications

For Member's information the next scheduled Development Management Committee meetings are 20th May, 27th May and 11th June 2015, with SDMC meetings on 22nd May and 10th June 2015.

15/01068/APP

OPPOSE & ATTEND

29-30 West Street

Change of use of the ground and first floor from A1 retail to A3 (Restaurant-café); A4 (Drinking establishments) and A5 (Hot food take away)

Members were concerned that the application stated there would be no alterations to the building – Listed and in the Conservation Area – when the proposed use would demand extractor fans, customer toilets and various food storage and washing areas. Concern was also expressed at the related increase in delivery and refuse disposal traffic (on double yellow lines) and where takeaway customers would park. The entry also had a double step, so disabled access arrangements would have to be made. The application documents included rather old photos lifted from Google, and it was considered that this might mean the applicant/agent had not actually visited the site; it was so easy to take photos nowadays.

Members asked for a parallel ALB application to be sought in view of the changed use applied for not fitting the existing building.

Reference was also made to the similar application to turn 3 Well Street into a wine bar/restaurant which fell due to lack of parking and deemed this to be a similar situation.

15/01166/APP

OPPOSE

Sainsbury's Supermarkets Ltd., Chandos Road

Removal of Condition 14 imposed by planning permission 13/00889/APP requiring submission and approval of a Travel Plan Framework

Members opposed for several reasons: Sainsbury's had stated that no staff would be parking on the site, which had led to further pressure on the already congested Chandos Road; the conditions on delivery times were not being observed and the disabled bay was being used as a normal parking bay. The cycle racks did not appear to be used, and were neither covered nor visible from the shop, both provisions which might encourage staff use. The installation of the ATM would generate more traffic flow.

Notwithstanding the size of the premises, Members felt that a properly organised and monitored Travel Plan should have been provided for this difficult site.

15/01210/APP

NO OBJECTIONS

4 Waine Close

Single storey rear extension

15/01298/APP

33 Waine Close
Single storey side extension to existing garage

NO OBJECTIONS**15/01376/APP**

The Royal Latin School
Variation of Condition 4 of planning permission 12/01514/APP to allow a reduced landscaping scheme
A majority of Members agreed that the planting scheme as approved was preferred as it affected the views from the Circular Walk, and hoped that when the School's finances permitted it could be carried out as originally planned.

OPPOSE

The following two applications were considered together

15/01391/APP & 15/01392/ALB

White Hart Hotel

Formation of an external seating area to the front of the public house
Members noted that the description was incorrect: the proposal was for the rear of the premises. Cllr. Strain-Clark reported that the disabled access ramp carried through into the building when the drawings showed it blocked by a wall, but added that access to the ramp itself could be blocked by parked cars. Members felt that the white painted railings would require more maintenance to preserve an attractive appearance than stained wood.

NO OBJECTIONS

The following application was generated as 15/01115/HPDE was refused

15/01455/APP

16 Overn Avenue
Single storey rear extension

NO OBJECTIONS**15/01529/APP**

31 Woodlands Crescent
Removal of existing canopy porch and replacement with new front porch

NO OBJECTIONS**15/01536/ATN**

Land off Gawcott Road
The removal of the existing 15m mast and its replacement with a 15m mast, an additional radio equipment cabinet and development works ancillary thereto.

NO OBJECTIONS

For information only, not for consultation:

15/01336/ATP

The Woodlands Moreton Road [*Maids Moreton Avenue, Page Hill end*]
Crown reduction of one Beech tree by 20% - reduce height to 20m and deadwood removal and Poison stump and sectional felling of one Lime tree.

15/01338/ATP

Holloway Spinney
Reduce height of one Ash tree to 20m and crown reduce of one Ash tree to height 15m and crown diameter of 12m.

15/01467/ATP

1 Waglands Garden
Remove lowest 3 stems of one Wellingtonia in rear garden. Reduce crown to growth points and removing up to 1 metre overall. Deadwood crown.

Members noted that the house had been far too close to what would become a very large tree (which had been pointed out by this Council at the planning stage) and hoped that the proposed work would not damage the viability of the tree.

15/01477/HPDE

8 Moreton Drive

The erection of a single storey extension which would extend beyond the rear wall of the original house by 7m, for which the maximum height would be 3.99m and for which the height of the eaves would be 2.40m.

43/15 Planning Decisions

To receive for information details of planning decisions made by AVDC

Consulted on:

Approved

		BTC response	Officer recommⁿ
14/00653/APP	Chandos Rd.Sainsbury's Car park,bollards & landscaping	Oppose	
15/01105/AGN	Castlefields	Erection of agricultural grainstore	No Objections
15/01111/APP	7 Treefields	Single storey rear extension	No Objections

Refused

15/00753/APP	} 3 Well Street	Ch/use from garage to flats	No Objections
15/00754/ALB			

Not consulted on:

Approved

15/00878/ACL	11 Lenborough Rd.	New fencing & drive, alts. to garage	n/a
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Refused

15/01062/HPDE	46 Highlands Rd.	Permitted rear extension	n/a
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Prior approval not required

15/00804/HPDE	27 Meadway	Permitted rear extension	n/a
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44/14 Case Officer Reports (& Recommendations)

45.1 Strategic Development Control (22nd May 2015)

Details were not available at date of issue of this agenda

45.2 Development Control (20th May 2015)

15/00520/APP – the officer had recommended Approval

Members had been circulated with a request to consider whether a changed response was appropriate following amendments to the plans, but a majority vote had not been received. Cllr. Isham had volunteered to attend the meeting.

45/15 Enforcement

45.1 To note that Mrs. Robinson has complained that a doorway is being installed in the rear (roadside) wall of the new garage at 4 The Villas, and that this has been passed to Enforcement to look into as it is not on the plans as approved.

45.2 To report any new breaches

45.2.1 Cllr. Harvey had already reported on the advertising banner at the London Road roundabout, and this had been passed to Enforcement.

45.2.2 A flyer had been received advertising a retail butchers on the Industrial Park. The Clerk was asked to look into the previous use class of the unit, and advise Enforcement and Environmental Health if there appeared to be a breach.

ACTION THE PLANNING CLERK

46/15 Transport

46.1 To note for information an acknowledgement from BCC of receipt of the responses for 15/01218/AOP & 15/01242/AOP (resulting from the Full Council meeting 27/4/15)

Noted.

46.2 To receive an update on the safety audit of the bypass roundabout, amongst other news.

Noted. Cllr. Stuchbury reported that it was intended that in the long term the shrubs planted would replace the acoustic fence.

Members asked that a letter of thanks be sent to Mr. G. Smith thanking him for his considerable efforts on behalf of the local residents.

ACTION THE PLANNING CLERK

46.3 To discuss further action re the unlit lamp in Ford Street – Cllr. Hirons.

Cllr. Hirons reported that the lamp had just been repaired.

Cllr. Strain-Clark asked that a letter be sent about the replacement lamp-post in Church Street which had been sited directly outside a bedroom window with inadequate foundations, and was not lit. Members pointed out that Walnut Yard was no longer a residence, so a lamp could be installed on that side of the street a short distance from the original site without causing a nuisance. All agreed that lighting was necessary on that section of the street.

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

46.4.1 Cllr. Smith reported that the No Through Road sign at Badgers Way had been removed (Min 853.1/14).

46.4.2 The Clerk reported that a letter had been sent to the Lace Hill developers who had repeatedly put small signs up all around the town (Min.858.2/14).

Members asked if it was possible to get a byelaw banning such signs.

ACTION THE PLANNING CLERK

46.4.3 Cllr. Harvey reported a sign in the hedge by the Rugby Club access.

46.4.4 Cllr. Try felt that positive action to get Lace Hill recognised as a name was necessary.

47/15 Access

47.1 Cllr. Strain-Clark reported that the replacement of brass-studded tactile paving by clay-studded had not been completed; the studded area by the old Gaol was still temporary tarmac.

47.2 Cllr. O' Donoghue complained that dropped kerbs were not always installed in opposite sites, leading to having to divert via the roadway to the nearest available, Linden Village being notable for this; also drivers were thoughtlessly parking across dropped kerbs. Cllr. Smith noted that a diversion of 30-40 yards was necessary for users of the Well Street Centre.

Members agreed that accessibility was not integral to planning thinking as it should be, but resources were difficult to identify to remedy problems. The inconsiderate parking could be publicised via social media, with the aim of shaming the drivers into better behaviour. The public could also be encouraged to report bad parking – a useful follow-up to last year's town centre survey.

ACTION CLERK AND COUNCILLORS

48/15 Any other planning matters

48.1 To receive and discuss changes proposed by AVDC.

Members discussed how to accommodate the requirement to respond to application within 21 days; the Clerk was asked to clarify when the 21 days would start, and whether BCC Planning would be advised early enough to make a detailed response in this time (tardy advice had been reported, leaving little time for response). It was felt that the change had not been thought through, and much depended on the availability of the AVDC website.

Members felt that discussion by email was a possibility, or tele-conferencing. If any Member failed to answer, that would be taken as a No Objection response.

Cllr. Stuchbury asked for a (written) question to be drafted on behalf of BTC for submission to AVDC so that the reply would be minuted.

Proposed by Cllr. Hirons, seconded by Cllr. Harvey and **RECOMMENDED** that clause 5 of the Committee's Terms of Reference be amended to read

5. 5.1 In the event of an inquorate meeting, the Chairman, Vice-Chairman and the Mayor may agree a response;

5.2 In the event of a time-sensitive application, Members will correspond by email to agree a Committee response; should one or more Councillors not respond in due time, their response shall be deemed to be "No Objection".

48.2 To receive and agree the Terms of Reference for the Tree subcommittee

Proposed by Cllr. Hirons, seconded by Cllr. Smith, and **RECOMMENDED** that the Tree Subcommittee be dissolved as tree applications are no longer consulted upon. Tree applications will continue to be listed in the agenda for information, and should Members wish to make a comment, this would be covered by the existing Standing Order 12.4 of the Planning Committee.

48.3 Street Naming: to discuss themes for each site in the Neighbourhood Plan

Cllr. Harvey suggested names relating to brightness and light to echo the developer's choice of Clarence Park for Tingewick Rd Ind. Est. East;

terms relating to metals, lathes, etc. for Hamiltons;

railway names for land behind Station Terrace;

roman words for household items, or rooms, for Tingewick rd triangle.

Mrs. Cumming said that it was vital that names reflected aspects of Buckingham; old field names were good. (The Clerk pointed out that the best of these had already been used, and the remaining ones were unsuitable).

Cllr. Stuchbury noted that some personal names were on file for use, including Parker (the owner of the Chandos cinema) and Whitney (stationmaster with long service) and those awarded notable medals from the War Memorial.

Cllr. Hirons suggested Past Mayors;

Silverstone and other racing circuits such as Brands Hatch, Thruxton, Oulton Park;

English car marques: Alvis, Bentley, Hillman, ...;

Field crops: wheat, barley, turnips, ...

49/15 Correspondence

Hallam Land Management re applications 15/01218/AOP & 15/01242/AOP

Members considered that further information was needed on

- the peak hour school traffic using Bath Lane, especially as the railway arch had no footway under it;
- the reasons for the placing of the site accesses – residents had complained these were not safe. Members agreed the road was undulating and asked BCC to look into this; Cllr. Harvey would ask residents for their reasons for complaint and report back;
- the alterations to Cannon Corner to accommodate the additional traffic – there was very little information for this important junction surrounded by Listed Buildings;
- road widths, both spine and side roads/closes/courts.

ACTION CLLR. HARVEY

Members thanked Hallam for their letter, but needed more information before they could revise their response.

50/15 Budget

Noted.

51/15 News releases

Accessibility, per Min. 48/15

52/15 Chairman's items for information

The Chairman's attention had been drawn to three current applications in Padbury, totalling 20 houses. Any increase in Padbury's populations would mean more traffic on the A413, and pressure on Buckingham's health facilities and other infrastructure the village did not possess. A letter would be sent.

Members pointed out that this situation would not have arisen if Padbury (and Maids Moreton) had decided on their own Neighbourhood Plans.

Cllr. Isham mentioned that at a recent Planning Seminar, Mrs. Kitchen had mentioned circulating the Terms & Conditions, but he had received nothing. The Clerk was asked to investigate.

ACTION THE PLANNING CLERK

53/15 Date of the next meeting:

Monday 8th June 2015 following the Interim Council meeting.

Meeting closed at 10.00pm

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