

Minutes of the **PLANNING COMMITTEE** meeting held on 25<sup>th</sup> July 2016 at 8.20pm following the Interim Council meeting in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

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

**Also present:** Mrs. C. Cumming (co-opted member)  
 Mr. D. Jones Deputy Town Clerk  
 Mrs. N. Stockill Committee Clerk  
 Mrs. K. McElligott

*Cllr. Cole took the Chair for the meeting per Minute 171*

**257/16 Apologies for absence**

Apologies were received and accepted from Cllrs. J. Harvey and R. Stuchbury (for late arrival).

**258/16 Declarations of interest**

None.

**259/16 Minutes**

The minutes of the Planning Committee Meeting held on Monday 4<sup>th</sup> July 2016 to be put before the Full Council meeting to be held on 15<sup>th</sup> August 2016 were received and accepted. There were no matters arising.

**260/16 Buckingham Neighbourhood Development Plan/VALP**

260.1 To receive any update from the Town Clerk.

None.

260.2 To receive a letter from Robinson & Hall [re BNDP Site Q].

Members felt that this enquiry should properly be directed to Economic Development at AVDC for their input, though AVDC considered that the Vale had an oversupply of employment land. The Town Council was looking for quality jobs – not retail or warehousing but perhaps hi-tech engineering tied in with the existing motor industry here and at Silverstone. **ACTION COMMITTEE CLERK**

260.3 VALP Parishes briefing at AVDC on 13<sup>th</sup> July 2016.

Cllrs. Cole and Smith's report had been circulated with the agenda, and the slides by email during the previous week.

A summary of the Q&A session following the presentation had been promised, which would be useful for the subgroup reviewing the VALP consultation. The Clerk was asked to request this as it wasn't on the website.

**ACTION COMMITTEE CLERK**

Cllr. Mahi thanked Cllrs. Cole and Smith for attending on the Council's behalf.

## 261/16 Action Reports

(792/15 Cotton End steps) In Cllr Stuchbury's absence, Cllr. Smith reported on the success of his motion to Council on 20<sup>th</sup> July re AVDC compliance with the Equality Act 2010, passed with one abstention only. AVDC had promised to pay more attention in future, but Members felt that as Cotton End had been the exemplar for disregard pressure should be maintained for the installation of the ramp. Councillors were thanked for their help in keeping this matter live.

(178/16 University plans) Members discussed the exhibition for a proposal to build a residence block on Station Road car park, which Cllr. Hiron had attended following receipt of a flyer apparently distributed to residents of Chandos and London Roads. No reply had yet been received to the letter sent to the Vice Chancellor after the last meeting.

## 262/16 Planning Applications

For Member's information the next scheduled Development Management Committee meetings are 11<sup>th</sup> August and 1<sup>st</sup> September 2016, with SDMC meetings on 10<sup>th</sup> August and **Friday** 2<sup>nd</sup> September 2016.

### 16/02038/APP

**NO OBJECTIONS**

Tesco Stores Ltd, London Road

Installation of sprinkler tank and pump house within service yard

*Subject to compliance with the BNDP policies*

### 16/02210/ALB

**NO OBJECTIONS**

Norton House, Hunter Street

Tying of front wall to partitions at ground and first floor. Re-support of first floor joist in entrance hallway. Reinstatement of ground floor wall to rear office to provide support for first floor beam.

*Subject to compliance with the BNDP policies and the concurrence of Historic England and the HBO.*

### 16/02329/APP

**NO OBJECTIONS**

6 Wren Close, MK18 7HA

Removal of existing rear conservatory. Two storey rear extension and single storey front extension attached to existing garage

*Subject to compliance with the BNDP policies*

*The following two applications were considered together:*

### 16/02360/APP & 16/02361/ALB

**NO OBJECTIONS**

6 Bourton Road

Part single storey and two storey side extension and amended access to highway

*Subject to compliance with the BNDP policies and the concurrence of Historic England and the HBO; Members asked that the pattern of fenestration of the house windows be applied to the new extension to provide a tie-in.*

*Cllr. Stuchbury arrived*

*The following two applications were considered together:*

### 16/02391/APP & 16/02392/ALB

**NO OBJECTIONS**

Willow Bank, Mill Lane

Change of Use of Building from Residential (C3) to non-residential institution (D1) and residential institution (C2) including internal alterations to the building and works to external garden walls

*Subject to compliance with the BNDP policies and the concurrence of Historic England and the HBO.*

**16/02452/APP****NO OBJECTIONS**

Rotherfield, Brookfield Lane

Provision of new entrance through the existing garden and new access path with associated landscaping, new main focal building entrance with new single storey flat roof extension, refurbishment of building including recovering existing flat roofs and replacement in places, refurbishment of windows, replacement and repairs to parts of the guttering and rain water goods and new decking.

*Subject to compliance with the BNDP policies***16/02477/APP****NO OBJECTIONS**

126 Western Avenue

Single storey front and rear extension

*Subject to compliance with the BNDP policies**Not for consultation:***16/02543/ATP**

University of Buckingham, Chandos Road

T1 leaning poplar – 4 lower stems toward the brook are to be removed as they are heavily decayed and at risk of collapse

T2 willow – pollard at 3m above ground level

T3 &amp; T4 willow – pollard at 6m above ground level

*No objection provided work is delayed to the autumn for the benefit of the wildlife***16/02602/INTN**

Moreton Road S[ite] O[utside] Stowe Corner, Avenue Road

Notice of intention to install 1 x electronic communication apparatus pursuant to the Town and Country Planning (General Permitted Development) (England) Order 2015 and the Electronic Communications Code (Conditions and Regulations) 2003 (as amended)

*AVDC has already responded 'No Objections'***263/16 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>
16/00659/APP 1 Woodlands Cresc.	Side & rear extns, alts to porch	No objections	-
16/00929/APP 11 Sandhurst Drive	Front rear and over garage extns	Oppose	-
16/01562/APP Manor Beeches	Remove front & side wing Manor Beeches; Erect 3 dwellings + parking + access	Oppose	-
16/01578/APP 35 Moreton Road	Erection of detached garage	No objections	-
16/01631/APP 40 Willow Drive	Single storey side & rear extension	No objections	-
16/01756/APP 22 Greenway Walk	Single storey front porch	No objections	-

**Withdrawn**

15/02953/APP Hamilton Precision, Demolish existing, erect 54 dwellings Oppose  
Tingewick Road

**264/16 Development Management Committee meetings****264.1 Strategic Development** (22<sup>nd</sup> July 2016) *No Buckingham applications*(10<sup>th</sup> August 2016) *Agenda not yet available***264.2 Development**(21<sup>st</sup> July 2016) *No Buckingham applications*(11<sup>th</sup> August 2016) *Agenda not yet available*

Cllr. Stuchbury recommended that Members advise the office of availability for the August dates in light of it being holiday time.

**ACTION ALL MEMBERS**

**265/16 Enforcement**

265.1 To receive the relevant selection of the July update.

The two reported new cases were considered petty given the Enforcement backlog of cases.

265.2 To report any new breaches

None.

**266/16 Lace Hill Employment/Health site**

Cllr. Stuchbury reported informal discussions on breaches of both the Rights of Way at Lace Hill, and gave a quick resume of the Cotton End motion reported earlier. There was no further information on the employment site, but the toucan crossing across the London Road should be installed as part of the cycleway works.

**267/16 s106 Quarterly update**

267.1 The updated AVDC sheet had been circulated with the agenda, and the BCC one at the meeting.

Cllr. Stuchbury expected the s106 agreement for the Tingewick Road sites to be available soon, and asked that it be circulated. **ACTION COMMITTEE CLERK**

267.2 To receive a verbal report from Cllrs. Hirons and Smith on the BCC s106 event held at the Library on Friday, 22<sup>nd</sup> July 2016.

The event had been organised by Andrew MacDougall, Senior Infrastructure Co-ordinator; Members had found it interesting but questioned the suitability of a Friday evening timing. The advantages of CIL over s106 were explained. He did not seem to have considered consulting the appropriate Ward Councillors for local information, nor be aware of the spreadsheet updates supplied to the Town Council. There would be more local consultations on infrastructure plan, including options for improving the cycleways in Buckingham.

**268/16 Transport**

The damaged sign at Bertie's Walk had already been reported.

Action over estate agents' signs in the verges was being taken.

There were still a few Christmas Tree For Sale signs about – the Tesco roundabout, the park entrance at Bourton Road and opposite 13 High Street.

The missing parts of the A413 road sign were being sourced.

**269/16 Access**

Cllr. Strain-Clark reported that the Town Clerk had been working with the Local Area Technician to resolve ramp access from Church Street to the Church.

It was also good to hear (in the evening's Public Session) that Victoria Row was being paved.

Cllr. Isham asked that the residents of that part of Church Street be contacted about not leaving their bins obstructing the pavement; it was suggested that they be placed against the bollarded step at the end.

**270/16 Correspondence**

None.

**271/16 News releases**

The following were agreed:

1. Cllr. Stuchbury's motion on the Equality Act, with reference to Cotton End steps;
2. (with the Mayor's agreement) the two presentations heard earlier in the evening during the Interim Council meeting.

**272/16 Chairman's items for information**

Cllr. Hirons was asked to report on the University's presentation event on the Station Road Car Park proposal.

It appeared that the new Vice Chancellor wanted to make the University more campus-oriented, with residences adjacent to the teaching buildings and selling the Moreton Road flats.

The new building would be two floors of 112 single rooms above ground floor carparking (with 57 spaces, 6 more than at present).

They seemed to be aware of the Rights of Way issues, as the plans had indicative routes. A wild-life survey had been conducted and not found much in the car park area, though there was evidence of a bat population. Members were concerned about a break in the continuous green corridor from the Scenic Walk to the Railway Walk.

It was felt that there could have been better communication with the Council and residents other than those living in Chandos Road and London Road deemed to be part of the campus.

**273/16 Date of the next meeting:**  
Monday 22<sup>nd</sup> August 2016 at 7pm.

Meeting closed at 9.30pm.

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