

Minutes of the **PLANNING COMMITTEE** meeting held on 27th April 2015 following the Extra-ordinary Council meeting in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham at 8.15pm.

Present: Cllr. J. Harvey
 Cllr. P. Hirons (Chairman)
 Cllr. D. Isham
 Cllr. A. Mahi
 Cllr. M. Smith
 Cllr. R. Stuchbury
 Cllr. M. Try

Also present: Mr. I. Orton (co-opted member)
 Mrs. C. Bolton (Committee Clerk)
 Mrs. L. O'Donoghue Mayor

For the Town Clerk: Mrs. K. McElligott

883/14 Apologies for absence

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

884/14 Declarations of interest

None

885/14 Minutes

The minutes of the Planning Committee Meeting held on Monday 7th April 2015 to be ratified at Full Council on 11th May 2015 were received and accepted. There were no matters arising.

886/14 Buckingham Neighbourhood Development Plan

The Town Clerk reported that the final submission consultation deadline had been Thursday 23rd April 2015. The final consultation comments were awaited from AVDC. Mr Nick McGurk had been appointed as Buckingham's examiner. The Town Clerk would advise the committee as soon as he had a date from Mr McGurk.

887/14 Action Reports

887.1 To receive action reports as per the attached list.

Members briefly discussed their disgust at the way in which Mrs Una Robinson had been treated by AVDC.

Councillors **AGREED** that AVDC should be requested to photograph when yellow notices were put up to provide evidence. **ACTION: PLANNING CLERK**

Members also **AGREED** that a strongly worded letter regarding the lack of response and poor treatment of Mrs Robinson be written to the new Chairman of AVDC following the elections. **ACTION: PLANNING CLERK**

887.2 (791/14:Candleford Court) to receive a response from Roger Newall

Members felt the response was unhelpful.

BTC had already written to Bucks County Council on the issue.

Councillor Smith noted that the Chair of Destination Buckingham had also written to Lagan Homes, but had received no response.

Members went on to discuss the many changes and amendments to the original plans for Candleford Court that had been passed; Buckingham had ended up with a very different end product to that which was first agreed.

Members **AGREED** that the new planning committee should review the Candleford Court application process **ACTION: PLANNING CLERK**

887.3 (798.2:Travel Plans) To receive a response from Rebecca Dengler

Members **AGREED** to note the reply and enquire what controls the local schools made on their travel plans **ACTION: PLANNING CLERK**

887.4 To receive a response from the BCC Cabinet Member for Planning & Environment

Members noted the response but commented that the quality of the consultation was poor. The Town Clerk was asked to enquire with DCLG whether there was a standard for good practice on consultations. **ACTION: TOWN CLERK**

887.5 To receive a response re the new hedging on the cycleway

Councillors discussed the hedge had been planted outside the property boundary and was a firethorn or similar, so not conducive with a footpath/cycleway.

The Town Clerk was asked to look into the ownership of the land through land registry, the result to be taken back to the Environment Committee.

ACTION: TOWN CLERK/ENVIRONMENT AGENDA

888/14 Planning Applications

The following applications were considered together

15/00421/ALB & 15/00422/AAD

OPPOSE

4 Castle Street

One fascia company signage "Spratt Endicott Truman" on the gable end of the building

Members felt the gable-end sign was too large and insufficiently discreet for a Listed Building in the Conservation Area. Adequate signage was already available on the windows and plates about the doorway. Members also noted the application was retrospective and felt that a firm of solicitors should have been more aware of planning procedure.

15/00973/ATN

NO OBJECTIONS

Land at Buckingham Builders Merchants, Wharf Yard

The proposed upgrade of the [mast] site includes the replacement of the existing 12 metre monopole (14.40m to the top of the existing antennas) with a new 15 metre (to the top of antennas) mini macro monopole on the a new root foundation, the replacement of the existing 3no. antennas, the replacement of 1no. of the existing equipment cabinets, the addition of 1no. equipment cabinet, along with minor ancillary development.

Members noted the concerns voiced in the preceding Public Session, but were advised that a taller mast would decrease any possible radiation hazard, and that the more modern ancillary equipment was likely to be less noisy than the existing.

Cllr. Harvey declared an interest as agent for the local Labour Party, as the Conservative Party election leaflets mentioned this application in terms which could be read as pre-determination.

15/01010/APP

OPPOSE & ATTEND

Land at Community Centre, Cornwall's Meadow
Erection of public toilet block

The Town Clerk read out the correspondence with AVDC, mentioning the matters raised at the Annual Town Meeting in March. The application documents stated that this application was an amendment to the Town Council's (approved) application 14/02660 for a toilet block in a different location, and utilised the Town Council's drawings without appropriate adjustment. The consultation on the site, which did not mention the Town Council's alternative, was sent out after the application had been made, leaving doubt as to whether consultation responses would be taken into consideration.

Members considered that the design, while acceptable in a corner of the car park, was not appropriate at a principal entrance to the shopping centre, and detracted from the open aspect of the concourse, which would be exacerbated by the addition of premises for Shopmobility as advised at the Annual Town Meeting by Mr. McGinty. Members would have preferred a joint application if this proposal is to be realised rather than a collection of mis-matched buildings. Furthermore the cubicle doors open outwards, which is dangerous for passers-by; the AVDC plans do not indicate any bollards or barrier to prevent accidents, nor do they indicate a site for the three cycle racks copied into the application document, what is to be done about the telegraph pole, inspection cover (and associated service duct) and the popular amenity seat and litter bin. Access to the service door would be compromised by the remaining shrubbery, and the venting to the rear, against the Community Centre wall, would not ensure a good airflow.

The building would provide a means for vandals to climb on to the Community Centre roof, and the area is not well lit at night giving rise to safety concerns.

The inaccuracy of the Engineering Technician's report as to the impermeability of the site has already been drawn to the Planning Officer's attention, and its non-floodability disputed.

Cllr. Harvey declared an interest as being acquainted with one of the applicants

15/01055/AAD & 15/01159/ALB

OPPOSE

3 High Street

Non-illuminated fascia sign

The Clerk had provided a photograph of the previous, unauthorised, sign as the drawings were not in colour.

Members considered that the proposed sign was too large for the Conservation Area but would be minded to change their response to No Objections if the sign were to be reduced in size – by 20% was suggested.

15/01105/AGN

NO OBJECTIONS

Castlefields, Stowe Avenue

Erection of agricultural grain store

15/01111/APP

NO OBJECTIONS

7 Treefields

Single storey rear extension

The following application was derived from a communication from the applicant and included on the agenda in case an application number was received from AVDC before the meeting

Land at Gawcott Road bypass junction

The replacement of the existing 15m mast with a replacement 15m mast capable of housing the 3 multi-band antennas, an associated radio equipment cabinet and development works ancillary thereto. The proposed site upgrade works shall allow this site to provide improved 3G and new 4G services for Telefonica (O2).

Members decided to postpone response to this application until formal notification was received from AVDC

889/14 Planning Decisions

To receive for information details of planning decisions made by AVDC

Approved		BTC response	Officer recomm ⁿ
12/02882/APP 4 The Villas	Double garage	Oppose	Approve
14/03692/APP 23 Chandos Road	S/st.rear extension & double garage	Oppose	-
	revised to	No objections	7/4/15
15/00477/APP 28 Hare Close	Conv. double garage to annexe	No objections	-
15/00485/APP 1 Manor Gardens	Single storey side extension	No objections	-
15/00823/APP 35 Badgers Way	1 st floor & 2storey side extensions	No objections	-
Withdrawn			
13/01465/AOP Lace Hill	Sainsbury's supermarket	Oppose	Defer-s106

Not consulted on:

Approved

15/00301/ATP Land at Station. Terr. Fell 5 trees to ground level

15/00776/ATP Manor Ho., Church St. Partial reduction of copper beech

Refused

15/01115/HPDE 16 Overn Avenue Permitted extension

890/14 Case Officer Reports (& Recommendations)

890.1 Strategic Development Control (22nd April 2015)

Meeting not held.

890.2 Development Control (23rd April 2015)

No Buckingham applications.

Both noted

891/14 Enforcement

891.1 To receive the list updated with information for February & March from AVDC
Noted.

891.2 To report any new breaches
None reported.

892/14 Transport

892.1 (863.2; E-W Expressway) To receive additional information from BCC

892.2 To receive for information new on the A413 cycleway from BCC

The Town Clerk commented on a recent meeting saying that he was in conversation with Padbury Parish Council to find an agreed route through the village.

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

89/14 Consultation – Licensing

Review of Licensing Policy: to discuss and agree a response to AVDC's consultation document. Appendix 2, specific to Buckingham, is attached – the complete document has been circulated separately by email.

Members did not comment fully on the consultation; Councillor Smith reported that it had been discussed with the licensing traders.

894/14 Any other planning matters

894.1 To note the following:

(TC&E 23rd March 2015) **814/14 Access**

“Cllr Stuchbury expressed annoyance at the lack of disabled access on footways on the Lace Hill development, some entrance and exits to the estate were via steps. Members **AGREED** access should be placed on the Planning agenda as a regular item.”

894.2 To receive any reports from Members on access issues.

Councillor Harvey requested that the Town Council write and ask AVDC how the Moreton Road Phase II development conforms to disability legislation.

ACTION: PLANNING CLERK

895/14 Correspondence

895.1 (14/02601/AOP, Moreton Road Phase III): to receive a response to the original & chase-up letters to DCLG on calling-in the decision. The Town Clerk reported he would be chasing this item.

895.2 To receive a summary of recent legislation from AVDC
Noted.

896/14 News releases

BNDP
Objection to toilets

897/14 Chairman’s items for information

898/14 Date of the next meeting:

Monday 18th May 2015 at 7pm

Meeting closed at 10pm.

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