

Minutes of the **PLANNING COMMITTEE** meeting held on 7<sup>th</sup> April 2015 at 7.45pm following the Interim Council meeting 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  
 Cllr. M. Try  
 Cllr. W. Whyte

**Also present:** Mr. I. Orton (co-opted member)

**For the Town Clerk:** Mrs. K. McElligott

#### 849/14 **Apologies for absence**

All Members of the Committee were present.

#### 850/14 **Declarations of interest**

Cllr. Whyte declared an interest in application 15/00876/APP as he occasionally worked with the architect.

#### 851/14 **Minutes**

The minutes of the Planning Committee Meeting held on Monday 16<sup>th</sup> March 2015 to be put before the Full Council meeting to be held on Monday 11<sup>th</sup> May 2015 were received and accepted. There were no matters arising.

#### 852/14 **Buckingham Neighbourhood Development Plan**

The Town Plan Officer had submitted a written report as follows:

I can report that that the BNDP was submitted to AVDC on 10<sup>th</sup> March, 2015. The Submission Consultation by AVDC will run for 6 weeks. It has been reported to us by AVDC, that Nigel McGurk has agreed to act as Independent Examiner to the BNDP. Mr. McGurk acted as Independent Examiner to Winslow's NDP, and will act as in the same capacity for Haddenham at the end of next month.

Mrs. McMurtrie then thanked members of the Planning Committee for their support over the last two years. She said she had thoroughly enjoyed her time as Town Plan Officer [even if it had been for a longer period of time than envisaged!] and that she believed that the Town Council could be very proud of the Buckingham Neighbourhood Development Plan and the work put into it, whatever the outcome of the process.

The Chairman asked for a table of dates for the next stages.

**ACTION TOWN CLERK**

#### 853/14 **Action Reports**

853.1 (732/14; sandbags at Candleford Court) response from the Technical Director of Lagan Homes.

Members felt the response to be inadequate; it had not answered any of the points raised by Members. A letter would be sent to the EA asking if the sandbagged sluice complied with their requirements, and to the Technical Director suggesting that if he could not answer the questions he should pass them to someone who could.

**ACTION PLANNING CLERK**

## 854/14 Planning Applications

For Member's information the next scheduled Development Management Committee meeting will be on 23<sup>rd</sup> April 2015, with an SDMC meeting on 22<sup>nd</sup> April 2015.

### 15/00823/APP

**NO OBJECTIONS (+ comment)**

35 Badgers Way

First floor extension over existing playroom and two storey side extension

*Members noted that the extension ridge was not subsidiary to that of the main roof, and that this would be more noticeable as neighbouring extensions had complied with the rule.*

### 15/00876/APP

**OPPOSE**

24 Plover Close

First floor side extension and rear conservatory

*Members felt that this was an exceptionally large extension, not clearly subsidiary, and an overdevelopment of the plot detrimental to the planned spacing of the street scene. The bulky aspect might be diminished by making the extension subsidiary. Members were also informed that the building might be a HiMO; the Clerk was asked to check if it was properly licensed.*

*For information only, not for consultation:*

### 15/00878/ACL

11 Lenborough Road

Replacement fencing, refurbishment of existing garage and replacement of hard surfacing to driveway

### 15/00912/ATP

Land to the rear of Lenborough Close and Station Terrace

Woodland management comprising removal of trees

*Member expressed concern that this work, including the dumping of soil, was being carried out on University land and asked the Clerk to confirm that the Estates Manager was aware.*

**ACTION PLANNING CLERK**

*Minor Amended plans had also been sourced, for Members' information*

### 14/02882/APP 4 The Villas Erection of double garage

*Amendments: Loft access hatch in garage block; bin store in archway; change to position of pedestrian access [retrospective, it now feeds into the archway instead of lying behind the wall along the roadside]; gravel surface in parking area to be retained [replaced porous paving blocks conditioned on 09/02070, erection of Nos. 4 & 5 and conversion of No.3 to a flat].*

**14/03692/APP 23 Chandos Rd.** Demolition of flat-roofed garage. Erection of single storey rear extension with lantern rooflight; glazed balustrade to northwest elevation and pitched roof double garage with glazed carport and link to house; increase in height of wall on northeast boundary

*Amendments: Carport replaced with canopy; garage pyramid roof replaced with hipped; garage aligned with house.*

*Members **AGREED** that these changes addressed their concerns, and withdrew their OPPOSE response in favour of **NO OBJECTIONS**.*

**ACTION PLANNING CLERK**

## 855/14 Planning Decisions

Approved	BTC response	Officer recomm <sup>n</sup> .
14/02513/ADP Tingewick Rd. Ind.Est. *	Approval of reserved matters... landscaping etc. - 86 dwellings	Oppose Defer/delegate subj.s106
14/03718/APP 5-10 Church St.	Replacement rear sections of 6 almshouses	Support -

\* Cllr. Whyte reported that the developer had installed signs referring to this development as "Clarence Park". Members failed to discern any relevance to Buckingham.

## 856/14 Case Officer Reports (& Recommendations)

### 856.1 Strategic Development Control (1<sup>st</sup> April 2015)

No Buckingham applications.

### 856.2 Development Control

14/02882/APP 4 The Villas Erection of a double garage (Approve)

856.2.1 To receive a report on this meeting.

Cllr. Harvey reported that the decision had been to approve; he had brought up the question of flooding, and the difficulty of manoeuvring a normal size car out of the garage to face forwards into the tunnel in the tight space between the garage doors and the four parking bays; no tracking diagram had been provided to prove this was possible. When the front (roadside) wall was completed, there would be very limited visibility for drivers emerging from the tunnel. It had also been suggested at the meeting that as the new garage blocked the cloakroom window in No.4 The Villas, modifications might turn this into a door access into that side of the garage. Combined with the windows in the garage loft, and the general unusability of the garage, Cllr. Harvey expressed concern that there could be a move to change its use to residential space, and the garage doors exchanged for an access door and a window.

Members agreed that a request that the approval be conditioned to restrict the building to garage usage be made. They were also concerned that the EA had not made response on the change of porous paving for gravel, and the additional height of the parking area this entailed.

**ACTION PLANNING CLERK**

## 857/14 Enforcement

No new breaches were reported.

## 858/14 Transport

Damaged superfluous and redundant signage in the town.

858.1 Cllr. Smith noted that the No Through Road sign on Badgers Way had not yet been removed (reported 25/3/15; Min 796.2/14 and previously 8/2/14; Min.723.2/13)

858.2 Cllr. Hirons reported many small signs advertising David Wilson Homes Low Finance Rates around the town.

858.3 Cllr. Whyte was hoping to arrange a meeting with TfB and Freya Morris re the signage reduction project soon.

858.4 Cllr. Smith asked Cllr. Stuchbury for an update on the Cyclists Dismount sign at the bypass end of Railway Walk, and also commented that the new barrier was no better than the old wooden one. Cllr. Stuchbury replied that Graham Smith of BCC was checking; also the 1<sup>st</sup> stage of the safety review of the bypass works had been completed, and the matter of the Cotton End steps was on-going.

858.5 There was also a notice, thought to be related to Duke's Court, by Sainsbury's.

**859/14 Any other planning matters**

859.1 To receive for information a news item from the Planning Portal, courtesy Cllr. Whyte: "Revised guidance on housing provision for the elderly".

Cllr. Hirons noted that when this subject was brought up with developers, they invariably replied that bungalows were not profitable; how was this to be enforced?

Cllr. Strain-Clark felt that was progress at least; not all older people needed affordable housing or accommodation suitable for wheelchair use or other disabilities. The guidelines included market housing.

Cllr. Whyte thought that it could be included in larger schemes; AVDC must push for this.

Cllr. Smith raised the question of the gate from Dukes Court's garden into Chandos Park; ad any action been taken against the developer? Cllr. Hirons said that the gate had been there before the cottage had been demolished and the flats built, and the Clerk added that the gate had been shown on the application drawings and Members had commented on it in 2012 when the proposal was for student accommodation: "...the lack of accessibility to the gate into the park: encouraging the use of this to reduce car travel to the Hunter Street site would be advantageous, but unlikely without a path (and perhaps a s106 contribution could pay for a path from the gate to the bridge through the park with BTC permission)". Cllr. Stuchbury recollected that other Chandos Road houses with gates into the park had been charged a fee for access permission. Members were unsure if residents of the flats had a connection with the University that might lead to use of the gate, and subsequent wear on the grass in a fairly boggy area of the park. The Clerk was asked to find out if the gate was used and whether a contribution towards a hard surface to protect the park surface could be requested.

**ACTION PLANNING CLERK**

*Mr. Orton left the meeting.*

859.2 Government Press Release on housing standards.

Members noted the information; Cllr. Whyte reported that the Code for Sustainable Homes mentioned in the document was no longer a separate entity, it had been rolled into the streamlined document. The new Committee would need to be aware of what was now covered.

**860/14 Correspondence**

860.1 To receive a letter from AVDC for information and a list of Listed Buildings in the town.

AVDC was to conduct a Heritage at Risk Survey on behalf of English Heritage using volunteers. Members wondered where the volunteers were to be recruited from, as no approach had been made to the Town Council as for the Conservation Area survey.

860.2 To receive for information two responses via Cllr. Stuchbury re the AVDC website

Cllr. Stuchbury said that he had discussed the complaints with Ms. Aldworth and got the impression that AVDC were unwilling to admit there were any issues with the website.

Cllr. Try was critical of the off-the-shelf package adopted without adaptation or testing; furthermore there was no need for loss of service due to outages nowadays (2 days at the beginning of March were quoted).

Public Access v2 is expected in the next few weeks, which should improve access and search facilities.

The Clerk was asked to go on collating problem reports, and after the election the new Committee at District/its Cabinet Member would be contacted with a report.

**ACTION PLANNING CLERK**

**861/14 News releases**

None agreed

**862/14 Vote of thanks to Cllr. Whyte**

With the Chairman's permission, Cllr. Mahi made a speech of thanks to Cllr. Whyte, who was not standing for the Town Council in May. He said that he had learnt a lot from Cllr. Whyte in the last eight years, and would like to thank him for his service to the Committee, and wished him well in the future.

The Chairman added that he would miss his technical input, and added his thanks. The Committee concurred.

Cllr. Whyte regretted that he was unable to attend the last meeting of this Committee, so this was his last Town Council meeting, and thanked the Committee for their support while he was Chairman. He remained a County Councillor, and – if successful – would also be a District Councillor from next month.

The Chairman thought that the Council should re-think its relationship with the other two Councils. Local Members should present a report to the Full Council when Town Members or not.

Proposed by Cllr. Hirons, seconded by Cllr. Smith, and **RECOMMENDED** that the reporting structure for local District and County Members be re-vitalised.

**863/14 Chairman's items for information**

863.1 The Chairman reported that a Land Registry search had elicited the information that the employment site at Lace Hill had been sold by an IoM company to a Guernsey-registered company in February for £14.8million.

863.2 The Chairman expressed concern that a Government publication *Highways England Delivery Plan 2015 -2020* made no mention of the East-West Expressway Feasibility Study mentioned in the Chancellor's 2014 Autumn Statement. Both County Councillors asked that the link be sent to them, as this was contrary to a briefing they had attended before Easter.

[www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/417246/DSP2036-184\\_Highways\\_England\\_Delivery\\_Plan\\_FINAL\\_High\\_res\\_CB.pdf](http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/417246/DSP2036-184_Highways_England_Delivery_Plan_FINAL_High_res_CB.pdf)

**ACTION PLANNING CLERK**

863.3 The Chairman had noticed new planting in the verge of the cycleway opposite the allotments off Bourton Road, 1m outside the garden fence of a house in Portfield Close. It appeared that the verge belonged neither to BCC nor AVDC, and he expressed concern that this was the first step in acquisition of additional land.

**863/14 Date of the next meeting:**

Monday 27<sup>th</sup> April 2015 at 7pm.

Meeting closed at 9.15pm.

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