

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 8<sup>th</sup> June 2015 at 8.35pm 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

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

#### 124/15 Apologies for absence

Apologies were received and accepted from Cllr Cole.

#### 125/15 Declarations of interest

None

Cllr Harvey declared an interest in S106 update, item 136.2 (at that point in the meeting) as a Maids Moreton Parish Councillor.

#### 126/15 Minutes

The minutes of the Planning Committee Meeting held on Monday 18<sup>th</sup> May 2015 to be ratified at Full Council on 29<sup>th</sup> June 2015 were received and accepted. There were no matters arising.

Agreed

#### 127/15 Buckingham Neighbourhood Development Plan

To receive any update from the Town Clerk.

No further update was reported.

#### 128/15 Action Reports

128.1 To receive action reports as per the attached list.

Members noted the report and requested any action older than 3 weeks was chased up.

128.2 (859.4: Dukes Court gate) Response from Aldwyck Housing Group

Members discussed the response and **AGREED** that a gate was never approved as part of planning permission – the Planning Clerk would write again.

128.3 (887.3: School Travel Plans) Response from Royal Latin School

The Planning Clerk would request a travel plan in July.

Members also suggested sending the existing plan to the Education Authority to enquire if it correlated with their information.

128.4 894.2: Moreton Road II access) Response from Planning Officer

Members discussed that neither bus stops were in safe positions, or close to a zebra crossing, in addition the footpath across the rugby fields was not accessible.

The Planning Clerk would write again to Planning at AVDC.

**ACTION: PLANNING CLERK**

## 129/15 Planning Applications

*The following applications were considered together*

### 15/01312/ALB & 15/01323/AAD

**NO OBJECTIONS**

White Hart Hotel

Upgrading of the existing signage scheme to comprise 2 x non-illuminated fascia signs and 1 x illuminated fascia sign; 3 x illuminated hanging signs; 5 x non-illuminated hoarding signs and 1 x decorative lantern

### 15/1613/APP

**NO OBJECTIONS**

8 Brackley Road

Removal of existing rear extension. Single storey lower ground floor flat roofed rear extension

### 15/01662/APP

**OPPOSE AND ATTEND**

Former Railway Station Site [*Land behind Station Terrace*]

Variation of condition on Non Material Amendment ref. 14/02685/APP relating to amendments to the site boundary and the siting and design of plots 4, 5 and 6 plus associated amendments to the site layout

*The separation of the semi-detached houses into detached and increase in footprint of all three (the second since the original approval) was felt to be an overdevelopment of the plot and a resulting size and bulk unsympathetic to the existing Station Terrace houses. Parking spaces are crammed into the reduced areas available. Despite this Council's repeated warnings about the presence of springs on the site and the possible damage to existing properties, Railway Walk and Station Road which disruption of the natural drainage might cause, Members have seen no SuDS report or other evidence that this has been acknowledged or is being addressed.*

*Furthermore soil is being moved around and off the site, and concern has been expressed that the previous railway use could have deposited contaminants into the soil which have not been tested for.*

### 15/01668/APP

**NO OBJECTIONS**

Former Railway Station Site [*Land behind Station Terrace*]

Variation of condition on Non Material Amendment ref. 14/02685/APP seeking a Minor Material Amendment to site layout to vary the siting of plots 2 and 3.

*Members noted that there was no change to the house plans, just a small adjustment to placing on the site enabling parking closer to the dwellings.*

## 130/15 Planning Decisions

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

### Consulted on:

#### Approved

14/01486/ALB Old Police Station  
15/00520/APP 52 Overn Avenue  
15/01055/AAD 3 High Street

Minor alterations to create 5 flats  
Single storey side & front extension  
Non-illuminated painted lettering

#### BTC response

Oppose  
Oppose  
Oppose\*

#### Officer recomm<sup>n</sup>.

-  
Approve

\*Changed to No Objections foll.amended plans

15/01210/APP 4 Waine Close

Single storey rear extension

No objections

#### Refused

15/00755/APP Benthill Barn

Single storey rear extension

No objections

### Not consulted on:

#### Approved

15/00912/ATP Land at Station Terr. Woodland management inc. removal of trees

**131/15 Case Officer Reports (& Recommendations)**

Reports had been received for the following applications, and were available in the office

**122.1 Strategic Development Control (10<sup>th</sup> June 2015)**

No Buckingham applications

**122.2 Development Control (11<sup>th</sup> June 2015)**

15/00973/ATN New mast at Wharf Yard; Members had No Objection and chose not to attend. Case Officer recommendation was that permission be granted.

**122.3 Development Control (20<sup>th</sup> May 2015)**

To receive a verbal report from Cllr. Isham.

Cllr Isham reported that he had represented the Town Council's views, though District Members went with the Officer's recommendation.

**132/15 Enforcement**

132.1 *AVDC Enforcement Bulletin delayed by election; April edition promised next week and would be circulated at the meeting if received.*

132.2 To report any new breaches  
none

**133/15 Transport**

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

Cllr Smith reported he was still chasing Freya Morris at District who was waiting for costings for replacement signs; to then be able to allocate funding from English Heritage and Destination Buckingham for the project.

**134/15 Access**

To report any access-related issues.

Cllr Strain- Clark reported on Cllr Harvey's efforts to try and raise an e-petition on the matter of the accessible ramp at Cotton End, Lace Hill.

Proposed by Cllr Harvey, seconded by Cllr Strain-Clark and **RECOMMENDED** that this Council ask AVDC to review its planning decision at Lace Hill on the pedestrian access from Cotton End.

*Cllr Isham left the meeting*

**135/16 Streetnaming**

135.1 To discuss the request for 8 – 10 names for Tingewick Road East: Members' suggestions are attached, together with the developer's ideas.

135.2 (48.3) To note any further suggestions for other sites following on from last meeting.

Members **AGREED** to go with the Foundry and Railway names.

**ACTION: PLANNING CLERK**

**136/15 Any other planning matters**

136.1 To receive a report on the Candleford Court Planning process

Members discussed the report and whether the Town Council could have had more input to the end result of the building; the development was felt to be vastly different than that first promoted by the developer and original proposal.

Members discussed that it was almost impossible for the Town Council to keep on top of the many minor amendments that had come through – even when comments had been submitted by Councillors, decisions had been almost always passed

differently by officers at AVDC. Many amendments had not been deemed to be of material concern.

Members also discussed that a number of new Town Councillors had been elected onto Council during the revised application in May 2007, some of whom did not know the history of the application, or previous concerns raised.

The Planning Clerk advised that the new AVDC planning tracking system was finally working and an email is now generated to the Town Council with notification of all changes, therefore every variation should be reported. Members thanked the Planning Clerk for compiling the report.

*Cllr Harvey declared an interest in the following item as a Maids Moreton Parish Councillor*

136.2 To receive the quarterly s106 update (AVDC; BCC no contribution)

Members requested separate headings for the spent and allocated columns.

Cllr Stuchbury made the point that S106 funding was for new provision, not maintenance or renovation.

Cllr Hirons commented that as far as he was aware other relevant Councils were not monitoring S106 budgets and spend.

**ACTION: PLANNING CLERK**

**137/15 Correspondence**

137.1 Moreton Road III: response from DCLG

Members wanted further information about why the call in had not been selected.

The Planning Clerk would write to John Bercow and copy Mr Jones.

**ACTION: PLANNING CLERK**

**138/15 News releases**

None

**139/15 Chairman's items for information**

Item for July agenda – to discuss turnaround on planning applications with new 14 day response required.

Cllr O'Donoghue joined the Planning Committee

**140/15 Date of the next meeting:**

Monday 29<sup>th</sup> June 6.30pm (before Full Council) – Planning Applications only

Monday 6<sup>th</sup> July 2015 at 7pm.

Meeting closed at 10pm

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