

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 22nd July 2013 at 7.45 pm following the Interim Council meeting in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham.

Present: Cllr. J. Harvey
 Cllr. P. Hiron (Chairman)
 Cllr. A. Mahi
 Cllr. M. Smith
 Cllr. Mrs. C. Strain-Clark (Vice Chairman)
 Cllr. R. Stuchbury
 Cllr. M. Try
 Cllr. W. Whyte

Invited Guests: Cllr. F. Payne Winslow Town Council
 Cllr. R. van de Poll Winslow Town Council

Also present: Mr. I. Orton (co-opted member)
 Ms .S. McMurtrie (Town Plan Officer)
 Mrs. K. McElligott (Planning Clerk)
 Mrs. C. Bolton (Committee Clerk)

248/13 Apologies for absence

The full Committee attended.

249/13 Declarations of interest

Councillors Whyte and Stuchbury declared an interest in planning application 13/01692/ATC Grenville School as County Councillors.

250/13 Minutes

The minutes of the Planning Committee Meeting held on Monday 1st July 2013 to be put before the Full Council meeting to be held on Monday 12th August 2013 were received and accepted. There were no matters arising.

*Proposed by Cllr. Hiron, seconded by Cllr. Stuchbury, and **AGREED** that Standing Orders be suspended to enable the Winslow Town Council representatives to speak.*

251/13 Buckingham Neighbourhood Development Plan

251.1 (178/13) The Chairman introduced Winslow Cllrs. van de Poll and Payne, who attended the meeting to share information on the progress of Winslow's neighbourhood development plan and discuss areas of overlap with the BNDP.

Mr. van de Poll briefed Councillors on the background of Winslow's desire to be protected by a neighbourhood plan, informing Members that Winslow Town Council had sought the external consultancy services of rCOH Ltd. Councillors discussed relevant areas of importance and similarities including, but not limited to - east/west rail links, school provision, controlled housing development, affordable housing, town centre retailing, free parking, medical facilities, and road and cycle links.

Members considered the correlations between the 2 development plans' progress so far and target dates to go forward to referendum; commenting that they may coincide with the European elections in 2014.

The Town Plan Officer urged Members to ensure that a thorough and rigorous process be followed throughout the development of the Buckingham Neighbourhood Plan.

The Chairman thanked the visitors from Winslow Town Council for their attendance.

*The representatives of Winslow Town Council left the meeting
Standing Orders were reinstated.*

Proposed by Cllr Harvey, seconded by Cllr Whyte and **AGREED** that the Town Council would work with representatives from Winslow Town Council on –

1. New and improved bus service provision for railway station
2. Cycle path – Buckingham to Winslow
3. Co-ordination and timing of NDP's and VAP

And would further share information on –

1. Policies relating to Affordable Housing
2. Development of medical facilities

ACTION: TOWN CLERK

251.2 The Town Clerk's report on the next stage of consultation was received. The Town Plan Officer briefed Members on the report's content and proposed consultation events with landowners, following the designation of 25 possible sites around the town. Councillors preferred to meet with the Town Clerk and members of the Planning Committee to discuss the proposed sites prior to any engagement with landowners. Members **AGREED** a date of Monday 5th August at 7pm for the workshop; with a potential date for the re-engagement with landowners meeting for 7th September.

ACTION: TOWN CLERK

Cllr. Whyte requested that a newsletter be circulated to stakeholders to give an update of the current position of the BNDP.

The Buckingham Society had been in contact re the updating of the 2001 Vision and Design Statement; the Town Plan Officer informed Mr. Orton that she was waiting for a response from the Buckingham Society to a question emailed on 8th February relating to this.

ACTION: TOWN PLAN OFFICER/MR. ORTON

252.3 An update from the Town Plan Officer was given during discussions in item 251.1 above.

252/13 Action Reports

252.1 The Action Report was received.

Members discussed Action Report item 179.2 and concluded that there was no need to formulate a motion to AVDC as it would be dealt with by the Enforcement Recommendation to Full Council on 12th August.

Members requested that the Planning Clerk co-ordinate responses from Councillors who had attended recent Development Control meetings to further assist with the review of the new arrangements.

The Planning Clerk advised Members that no end date had yet been set by Development Control for the 6-month review of its new arrangements, which had been ongoing since March.

Councillors requested a chase up on item 119/13.

(179.1/13) Bus Shelter – Councillors commented there had still not been a definitive answer from Mr Pratt. The Planning Clerk would progress.

ACTION: PLANNING CLERK

252.2 Members received the following response from Democratic Services (179.2) "*Thank you for your letter of 9 July. This was also mentioned at the AVDC/AVALC liaison meeting on 11 July (attended by Jon Harvey) when it was agreed that it should be picked up as part of the review of the new Development Control arrangements.*"

This subject had been discussed during item 252.1 above.

252.3 A response to comments made on application 13/01523/APP (BP station fuel tank replacement) was received. Members requested further information on flood water ingress to the tanks.

ACTION: PLANNING CLERK

253/13 Planning Applications

Members were advised that the next three scheduled Development Control meetings would be on 1st August, 22nd August and 12th September, with SDCC meetings (which deal with major applications) on 31st July, 21st August and 11th September.

13/01138/ALB

10 Well Street, Buckingham
Demolition of rear chimney

NO OBJECTIONS

The following applications were considered together:

13/01416/ALB

32 High Street

Single storey rear extension and insertion of rooflight to rear pitch

NO OBJECTIONS

13/01674/APP

32 High Street

Single storey rear extension

NO OBJECTIONS

13/01692/ATC

Grenville Combined School, Chandos Road

Fell one Cedar tree

Members opposed the felling of a fine tree, and asked that a TPO be considered and a new application for appropriate maintenance works to be submitted.

OPPOSE

13/01708/ATP

Land at Hilltop Avenue/Watlow Gardens

Crown reduction of No1 Copper Beech

NO OBJECTIONS

13/01760/APP

Tesco Store, London Road

Installation of pod with canopy

Members noted the height of the proposed unit would mean it was more visible from outside the site than the petrol station, and the unattractive aspect (Elevation C) that faced the London Road was criticised, particularly since the reduction of the screening planting undertaken in conjunction with the s278 highway modifications. It was felt that the collection unit could be placed elsewhere within the site, more to the rear and possibly within the approved extension to the car park.

Members also noted that the facility would release more floor space within the existing, let alone within the approved extended, store and asked for a revised retail sustainability appraisal on the effect on the town centre shopping.

OPPOSE

13/01820/APP

2 Akister Close

First floor side extension and single storey side extension

Members noted that though much of the proposed extension would be concealed by the existing garden fence, the latter was contrary to the generally open aspect of the rest of the Close and could well be demolished at some future date, leaving a

OPPOSE

bulky extension affecting the open street scene and encroaching on the highway line giving an impression of overdevelopment of the plot.

13/01816/APP

NO OBJECTIONS

3 Waglands Garden

Erection of brick wall and timber gate

Members asked for confirmation that this was a replacement, not additional, gate, to be situated in the same place.

The following Minor Amendments/Additional Information had been received, for information only:

13/00486/APP & 00487/APP External alterations to existing building and site layout including additional car parking, new glazing for South Front elevation and erection of ancillary coldroom on West Elevation & Variation of condition 7 (goods restriction) of 04/02735/APP

Additional information: Response to GL Hearn's Retail Planning Critique

13/01367/APP The Saleroom, Moreton Road

Demolition of single storey outhouse. Extension and conversion of existing warehouse into 8 self-contained studio flats with ancillary parking and improvement of access road.

Minor Amended plans show revised parking layout and refuse lorry swept path.

Additional information: Bat Emergence Survey

Members acknowledged the additional provision for household refuse and recycling bins, but still expressed concern about the lack of visitor parking and confirmed their original response.

13/01549/APP Lace Hill Phases 2B, 2C, 2D & 2F

Erection of 135 dwellings, garages, roads, sewers and ancillary matters

Amended Waste Management Strategy document, Planning Layout and Refuse & Recycling Layout.

Additional Information: Street scenes

Minor Amended Plans show all Affordable Housing (45 of 135 dwellings) is to be Intermediate (Shared Ownership) Tenure.

Members had also been supplied with an amended drawing for application 13/01639/APP (Sewage pumping station) showing substitution of a brick wall and planting to match existing garden walls and landscaping for the mesh fence topped with barbed wire, and agreed that this met their concerns and changed their response to "No objections".

254/13 Planning Decisions

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

<u>Approved</u>		<u>BTC response</u>	<u>Officer recommⁿ.</u>
13/01046/ALB 56 Nelson Street	Two storey rear extension	Support	-
13/01116/APP 7 Mayflower St.t	Addition of conservatory, Plot 87	Oppose	Approve
13/01222/APP 17 Portfield Way	Demol.side extn & erect detached garage		-
			Conditional support*
13/01270/APP 35 Lime Avenue	1 st fl.front&side extn,2st.rear extn	Support	-
13/01301/ATC Corner House,16A West St.			

Crown reduction 1 plum & 1 leylandii No objections -
 13/01322/APP 7 Kestrel Way Gnd fl. s/st extns to porch & living room
 Conditional support*

*Application went to meeting before yellow notices were posted; Members reserved the right to withdraw support if adverse neighbour comments were received. None were.

<u>Refused</u>	BTC response	Officer recomm ⁿ .
09/02155/APP Land to the rear of Market Hill Phased development to include Development of 23 apartments and 26 dwellings, 94 parking spaces, improved vehicular access to Moreton Road and creation of footpath links and refurbishment and change of use of summerhouse to cycle store (phase 1 units 1-49). Development of 9 apartments, 7 dwellings and 1 commercial unit, creation of footpath links and 24 parking spaces (phase 2 units 50-65 + 1 commercial unit)	Oppose	Refusal
Split Decision		
13/01302/ATP Corner Ho., West St. Reduce 2 acacia & crown reduce 3 Yews <i>Members responded with Partial Support: No Objection to the work on the Yews, but felt that the proposed amount of work on the Acacias was too radical.</i> AVDC Decision: Consent for the Yews, Refuse Consent on the Acacias.		

Certificates of Lawfulness authorized

13/01234/ACL 78 Moorhen Way	Loft conversion with dormer windows
13/01429/ACL 1 st floor, 11 Market Sq.	Replacement of 1 st floor windows with UPVC

Withdrawn

09/02203/ALB Land at Market Hill	Internal and external refurbishment of summerhouse for bicycle store for proposed site development
09/02371/ACD Land to the rear of Hamilton House/Market Hill	Demolition of outbuildings, walls, fences and removal of concrete building slabs

Notice of appeal lodged

13/00618/AAD 9 High Street [Red Chilli]
 Erection of №1 illuminated fascia sign; erection of №1 illuminated wall sign
 Members' response (18/3/13) was Partial Support:
Members supported the fascia sign but felt that the wall sign was too large and garish, and over-lit.

This was a retrospective application, generated by Enforcement Report 12/00520/CON3.
 AVDC's decision (1/5/13) was

The signs, by reason of their size, design, and location, would be harmful to public amenity and result in visual clutter that detracts from the character and appearance of the Buckingham Conservation Area and the setting of nearby Listed Buildings. As such the development fails to accord with policies GP35, GP53, and GP57 of the Aylesbury Vale District Local Plan, and with paragraph 131 of the National Planning Policy Framework.

Members declined to add any comments to those they had made in response, as they would be forwarded to the Inspector automatically.

Planning Appeal withdrawn

13/00009/APP Former Garage, Chandos Road
 Demolition of existing building and erection of a neighbourhood convenience retail store and creation of new access and associated parking area

255/13 Case Officer Reports (& Recommendations)

A report had been received for the following application, and was available in the office

13/00036/APP Manor Beeches, Avenue Rd. Removal of front and side wing of Manor Beeches. Demolition of outbuildings. Erection of №3 detached dwellings with access. The Officer had recommended (and obtained) Approval.

8.2.1 A written report from Cllr. Strain-Clark on the DCC meeting was noted.

256/13 Enforcement

256.1 The updated list was received. Councillors requested a further update on the High St car wash application; namely why enforcement procedures had not been instigated immediately as the planning consent had expired on 30/6/13.

An accumulation of matters had been reported at 13 High St; an update was requested.

Cllr Strain-Clark also asked the Planning Clerk to pursue 13/00171/CON3.

ACTION: PLANNING CLERK

256.2 (184/13) The correspondence trail to be submitted to Full Council as background information for the Enforcement Recommendation was approved.

256. Responses on various matters from AVDC were received.

256.4 A new breach was reported at the University cottages on Hunter St. The replacement windows were of UVPC construction, Councillors were very disappointed to see the quality of the material used. The Planning Clerk would write to the University.

ACTION: PLANNING CLERK

257/13 (185/13) Consultation – Local Development Order

Councillors **AGREED** that the response to the consultation be submitted without further comment.

ACTION: PLANNING CLERK

258/13 Transport

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

Nothing reported.

259/13 Any other planning matters

Councillors commented on the efficient manner in which the High St resurfacing works had been carried out and that positive comments had been received.

260/12 Correspondence

260.1 (118/13) Response from the DCLG

260.2 (13/01498/APP; Fir Cottage renewal of original permission, considered last meeting). An email had been received from the Planning Officer responding to comments made.

All noted.

261/13 News releases

262/13 Chairman's items for information

263/13 Date of the next meeting:

Monday 19th August at 7pm.

Meeting closed at 9.56pm.

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