

Minutes of the **PLANNING COMMITTEE** meeting held on 21<sup>st</sup> March 2016 at 7.15pm following the Public Session in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

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

**Also present:** Mrs. C. Cumming (co-opted member)

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

**855/15 Apologies for absence**

There were no apologies for absence.

**856/15 Declarations of interest**

Cllr. Strain-Clark declared an interest in applications 16/00590/APP & 16/00591/ALB, as a neighbour.

*Members agreed to take the two Woodlands Crescent applications next, for the convenience of the members of the public present.*

**857/15 Planning Applications**

**16/00659/APP**

**NO OBJECTIONS**

1 Woodlands Crescent

Erection of single storey side and part two-storey rear extension and alterations to porch

*Considered in isolation, Members had no objections to this application, subject to compliance with the policies of the Buckingham Neighbourhood Plan.*

**16/00660/APP**

**OPPOSE AND ATTEND**

Land adj. 1 Woodlands Crescent

Erection of new dwelling

*Members agreed that the proposal had a detrimental impact on the street scene, was an overdevelopment of the plot, exacerbated by the narrow gap between it and the original dwelling; the large window at the rear was out of keeping with adjacent houses and would overlook the house to the rear; the additional parking and manoeuvring space would entail the loss of the lawn to a hard surface. No acknowledgment of the Buckingham Neighbourhood Plan was found in the Design or Planning Statements.*

*Taking the related application 16/00659/APP into consideration, Members considered the increase in traffic so close to the junction with the Moreton Road (an offset crossroads with Bradfield Avenue) was dangerous.*

*Members asked for the guidelines on garden development to be checked: the DCLG letter to Chief Planning Officers on “garden-grabbing” was superseded by the NPPF which merely states (Section 6):*

53 Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.

*However, retained AVDLP policy GP.35 clauses a & b:*

“The design of new development proposals should respect and complement: a) the physical characteristics of the site and the surroundings; b) the building tradition, ordering, form and materials of the locality”  
*seem to be relevant.*

*Members reverted to agenda order.*

### **858/15 Minutes**

The minutes of the Planning Committee Meeting held on Monday 22<sup>nd</sup> February 2016 ratified at the Full Council meeting held on 14<sup>th</sup> March 2016 were received and accepted. There were no matters arising.

### **859/15 Buckingham Neighbourhood Development Plan**

Members had been circulated with an email from Cllr. Llew Monger with a letter from Neil Homer attached, inviting Buckingham to join Haddenham, Wendover and Winslow and meet to discuss the way forward should VALP increase the number of houses and sites above the respective Neighbourhood Plan figures.

Members felt that the BNDP had been thoroughly researched and consulted on, included contingency areas for expansion, and thus no adjustment was contemplated.

Proposed by Cllr. Smith, seconded by Cllr. Hirons, and **RECOMMENDED** that this Council decline the offer to join with the other Councils named and Mr. Homer to formulate a strategic plan as described.

Members asked for comments from the Town Clerk to accompany the Full Council agenda when this Recommendation would be considered.

**ACTION TOWN CLERK/FC AGENDA**

### **860/15 Action Reports**

**860.1** (792/15; Cotton End steps) Members discussed recent correspondence, Cllr. Smith reporting that he had looked into the “antisocial behaviour” of ramp users and no official complaints had been made. Members were particularly concerned at the final part of AVDC’s letter which read:

A new footway link at Cotton End is not required by Bucks County Council, Aylesbury Vale District Council, Barratts developers, some Cotton End residents. The two Councils and Barratts had undertaken to help residents of the Lace Hill estate as a goodwill gesture and are not in a position to impose on local residents something to which some are strongly opposed.

If Buckingham Town Council is able to show that the footway link has the support of all local residents, then, depending on the timescale, we may be able to look at this again, but, at the moment we have to inform you that we cannot take the proposal any further.

Members pointed out that the “support of all local residents” was unlikely, given the views of the original complainants.

Proposed by Cllr. Harvey, seconded by Cllr. Smith, and **AGREED** unanimously that the Town Council apply for planning permission to reinstate a ramped path.

Proposed by Cllr. Harvey, seconded by Cllr. Strain-Clark, and **AGREED** to action the NHB funding request as already agreed; to consider the safest place for such a ramp; and to ask DisabledGo for advice.

**860.2** (a) (728/15 and 733/15; planning concerns; responses from Susan Kitchen) Members noted the majority of responses to individual complaints, but felt that the “9m buffer to be retained unmanaged” (at Tingewick Road Industrial Estate) was sufficient to imply that any trees would be retained; it was not up to this Council to point out that the amended drawing omitted any indication of trees on the riverbank. A reply would be sent. **ACTION COMMITTEE CLERK**

**860.2** (b) To receive the email to parishes advising of changes in the Planning Department; this was attached the same email as Appendix B having not been received on the 21<sup>st</sup> January as dated, and is to be read with the Planning Department hierarchy diagram circulated with the 18<sup>th</sup> January 2016 agenda. Development Management is to be divided into “Large Developments” and “Core Business” teams. “Major Development” is defined as 10 or more houses or a site area of 0.5ha or more with an unknown number of houses. Members noted the phrase “enabling an improved provision and marketing of premium services mainly to developers”, feeling that the best service ought to be for residents.

Proposed by Cllr. Try, seconded by Cllr. Isham, and **RECOMMENDED** that the Committee’s Terms of reference be amended as follows in line with AVDC’s new divisions so that paragraph 11, under **Area of Operations**  
11. The Committee shall be responsible for and have the authority for (unless stated elsewhere) the following aspects of the Town Council’s functions:

- Planning Applications (excluding those for more than 20 10 houses or for new multi-unit retail and multi-unit industrial developments)
- Transport
- Forward planning
- Planning Enforcement

**860.2** (c) To receive and discuss an additional email from Mr. Dales.  
Noted.

**860.3** (737/15; schools) To receive for information the answers to Cllr. Stuchbury’s written questions to the Cabinet Member, Cllr. Mohammed, 18/2/16  
Members asked that Cllr. Mohammed’s references to matters within AVDC’s remit be sent to AVDC for comment. **ACTION COMMITTEE CLERK**

**860.4** (858.4/14, 456/15 & 642.2/15; bypass s278 works) To receive and discuss a response from the Cabinet Member, Cllr. Mark Shaw  
Members asked that Cllr. Shaw be thanked for his prompt response, with the hope that there would be a prompt resolution of all the problems.

**860.5** (790/15 London Road damaged sign) Response from Cllr. Shaw re additional wording on the sign south of the Tesco access roundabout.  
Having received details of the process of adding a brown panel to the damaged sign, Members decided this was not appropriate. It was suggested that AA signs to the Community Centre and pitches – both on the London Road and repeater signs within the estate – and a large sign erected on the Hall, visible from the school entrance, be investigated. **ACTION TOWN CLERK**

Members would still like the damaged sign repaired as soon as possible. **ACTION COMMITTEE CLERK**

**860.6** (641.2; cover for staff absence) An update on staff absence in Enforcement was noted.

**860.7** (731.3; SMDC/DMC meeting timings) to receive a response from D.Cllrs. Edmonds (chairman, SDMC) and Fealey (chairman, DMC).

Members took exception to the sentence "If you are concerned about the time spent travelling and waiting at the committee to be heard you may wish to consider reviewing some decisions that have not gone as you would have liked to see if there are any learning points that can be gained from the process when making your comments.", feeling that this implied a desire for Members not to attend at all.

**ACTION COMMITTEE CLERK**

**860.8** (343.3/15; Employment land at Lace Hill) to receive a response from AVDC; to the letter generated by the 24<sup>th</sup> August 2015 meeting.

Members felt that the brief response, which had only addressed the employment site at Lace Hill, and not the general promotion of economic development of the Rest of the Vale, was inadequate as well as late, and asked that their disappointment be conveyed to the Cabinet Member. The "active promotion" of the health centre site referred to seemed to amount to a signboard on the bypass. SEMLEP would also be contacted.

If the Health Centre was still not required by the CCG – as stated in 2013 – Members would like to see small industrial units rather than additional housing on the land.

The Clerk was requested to make Lace Hill Employment/Health Area a regular agenda item.

**ACTION COMMITTEE CLERK**

## **861/15 Planning Applications**

The next scheduled Development Management Committee meetings are 7<sup>th</sup> and 28<sup>th</sup> April 2016, with SDMC meetings on 6<sup>th</sup> and 27<sup>th</sup> April 2016.

To consider planning applications received from AVDC and other applications

### **16/00361/APP**

**NO OBJECTIONS**

27 Waive Close

Two storey front extension, extension of roof to rear of single storey side element to form porch and detached single storey garden studio to rear

### **16/00533/ALB**

**NO OBJECTIONS**

The Garage, 3 Well Street

Internal layouts and elevations (Amendment to listed building consent 08/00187/ALB)  
*Members were pleased to note the re-siting of the disabled toilet, but felt that with the installation of a new staircase arrangements for a stair-lift could be incorporated. It was also felt that the method of giving an impression of leaded windows was unsatisfactory – many premises in the Conservation Area had double-glazed windows sandwiching "leading" between the two layers, which had the advantage of easier cleaning.*

*The opinion was also voiced that smokers would congregate on the pavement outside the premises rather in the lobby.*

*Members had no objections to the amendments, but asked that the stairlift and glazing be looked at again.*

*The following two applications were considered together:*

### **16/00590/APP & 16/00591/ALB**

**OPPOSE**

Twisted Chimney House, Church Street

Single storey rear extension and detached garage

*Members noted the HBO's comments and agreed that the extension detracted from the integrity of the rear aspect of a historic building, and felt that it should be*

*possible to draw up a more appropriate design which respected and complemented the existing architectural features.*

**16/00657/APP**

**NO OBJECTIONS**

122 Moreton Road

Single storey side and rear extension

*Members considered that the design of the very large extension could have been more distinctive. It was also noted that builders had already moved onto the site.*

*The following two applications were addressed earlier in the meeting (Min.857/15)*

**16/00659/APP**

**NO OBJECTIONS**

1 Woodlands Crescent

Erection of single storey side and part two-storey rear extension and alterations to porch

**16/00660/APP**

**OPPOSE & ATTEND**

Land adj. 1 Woodlands Crescent

Erection of new dwelling

*Cllr. Stuchbury arrived at the meeting.*

**16/00799/APP**

**NO OBJECTIONS**

4 Cheyne Close

First floor front extension over existing ground floor projection

**16/00880/APP**

**RESPONSE DEFERRED**

35 Meadway

Replacement of existing flat garage roof with new pitched roof

*Members noted that the garage was to be changed into a kitchen extension and storage, thus leaving parking space for only one vehicle. Visitors would therefore have to park on the road, opposite the junction with Meadow Gardens. They therefore deferred their response, pending an accurate description and a parking plot compliant with guidelines.*

**16/00885/APP**

**NO OBJECTIONS**

14 Boswell Court

Single storey side extension

*Cllr. Strain-Clark left the meeting briefly during the following item.*

The Case Officer had asked for any further comments Members might have on the following:

**14/02601/AOP**      Moreton Road Phase III

Revised Highway Comments had been received from BCC which outlined a long-term strategy for relieving traffic pressure on the town centre. Members discussed this at length, but failed to see how an additional left-turn lane at the Stratford Road roundabout would alleviate traffic volume generated by this development (though it might help with traffic from the 400 houses proposed for the land east of Page Hill).

Members also expressed concern that neither AVDC's Highways Engineer, nor BCC Highways Dept. had considered requiring the construction of a pedestrian route to the bus stops at the Phase I & II planning stages, despite this Council pointing out the lack of a safe connection, and that the provision was dependent on approval of Phase III. (A safe connection to the Phase I children's playground was incorporated into Phase II requirements). It was felt that this was a dereliction of safeguarding on the part of the two Councils. Members suggested that this could

easily be rectified by moving the bus stops to sites accessible to residents without their having to resort to walking in the road; the upper pair of bus stops did not appear to bear any relation to residential development in Maids Moreton. Members reiterated their response of **OPPOSE** and **ATTEND**.

The following email (received 9/3/16) had also been circulated with the agenda:

“I have been asked to reply to your e-mail dated the 30 December 2015 concerning the above matter. The position is as you mention that the application for Phase III provides for the construction of a footway to the Moreton Road, whose provision could be sought by condition and/or a section 106 legal agreement with the County Council. In the event that the current application for phase III or any subsequent application is not approved there would be no mechanism through the planning process to require the provision of the footway. In that context, the installation of paved footways to the bus stops would as I have previously advised be a matter for the County Council as the local highway authority, who are also involved in the siting of the bus stops themselves. I would suggest that your comments as to why the links were not considered as part of phase I or II should be addressed to the County Council from whom we take highway advice, however, it may have been that the bus stops were a later addition. Philip Dales”

Mrs. Cumming left the meeting.

The following were for information only, not for consultation:

**16/00574/ATP**

[land to the rear of] 3 Naseby Court, MK18 1TS

Tree 1 – prune back lower limbs (approx. 5cm [sic; application actually says 5m] and below) [Tree is in Protected belt in Maids Moreton Avenue]

Members expressed concern at this work to reduce shading of the applicant's garden

**16/00575/ATC**

Willow Cottage, 1 School Lane

Tree A Crack Willow – pollard to 20 foot; Trees B & C Crack Willow – pollard to 12 foot; Tree D Crack Willow – pollard to 25 – 30 foot

**16/00742/ATC**

Station Road & rear of Lenborough Close

Acacia (Station Road) - pollard crown approx 5-6m above ground level; overhanging vegetation on Lenborough Close - cut back the overhang to the boundary; 1 Ash [to rear of No.27] Lenborough Road [Close] - reduce the crown in height and spread over the garden by approx. 1.5m

**16/00751/ATP**

Royal Latin School

Works to Trees [two trees in the woodland group beside Dark Alley]

**862/15 Planning Decisions**

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

	<b>BTC response</b>	<b>Officer recomm<sup>n</sup>.</b>
<b>Approved</b>		
15/03568/APP Hill Ho., 12 Castle St. S/st. extn to form double garage	No objection	-
15/03569/ALB Hill Ho., 12 Castle St. S/st. extn to form double garage	No objections	-
15/03633/APP 29-30 West Street Demol.outbuilding,erect new gnd fl.link	Oppose	-

15/03633/APP 29-30 West Street	Int <sup>l</sup> .alts, demol.bldg,new gnd fl.link	Oppose	-
15/03766/APP 1A Bristle Hill	Merge shop with adj.funeral directos	No objections	-
15/04125/ALB 1 Ford Street	Conv.garage into dwelling	Oppose	*
	*decision made 29/1/16; decision added to website 8/3/16		
15/04251/APP 14 Fox Way	2/st.side & s/st. front extension	No objections	-
15/04385/APP 6 Western Avenue	2-st.side & part s/st.rear extns.	No objections	-
15/04366/APP 10 Market Square	Conv.1 <sup>st</sup> &2 <sup>nd</sup> floors from B1 office to C3 residential (2x1-bed flats)	No objections	-
15/04367/ALB 10 Market Square			
16/00068/APP 16 Sandhurst Drive	Single storey rear extension	No objections	-
16/00120/APP 15 Sandhurst Drive	Pt single, pt 2-st.side & rear extrn	No objections	-

### Withdrawn

15/02961/APP 1 Candleford Court	Ch/use retail unit → residential flat	Oppose	-
15/03693/APP 9 Little Balmer	Ch/use light industrial→gym	Oppose	-
16/00351/APP 2 Skelton Road	1.8m brick wall in garden	No objections	-

### Not Consulted on:

#### Approved

15/04189/ACL 17 Aris Way                      Single storey rear extension with roof lights

### 862.2 Planning Inspectorate

15/02125/APP 2 Bridge Street              Change of use from a charity shop (Class A1) to a hot food takeaway (Class A5); installation of extraction/ventilation and alterations to the shopfront *Domino's Pizza*

Appeal against refusal of permission (1/10/15)

Members discussed whether to add any further comments to those made already, and decided that a photograph showing the space required by large vehicles such as buses when entering Bridge Street from Market Square should be sent to the Inspector.

**ACTION COMMITTEE CLERK**

### 863/15              Reports to Development Management Committees

**863.1 Strategic Development**      9<sup>th</sup> March (no Buckingham appl<sup>n</sup>s),  
6<sup>th</sup> April (agenda not available at meeting date)

**863.2 Development**                      10<sup>th</sup> March (no Buckingham appl<sup>n</sup>s),  
7<sup>th</sup> April (agenda not available at meeting date)

### 864/15              Consultation

DCLG Technical Consultation on Implementation of planning changes.

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/501239/Planning\\_consultation.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/501239/Planning_consultation.pdf) Response date 15th April 2016

As not all of the proposals were relevant to this Council, Members were asked to discuss and agree on which – if any – of those listed in the attached list should be brought back to the next meeting (11<sup>th</sup> April) for detailed discussion and response.

Members decided that all sections except Nos 1, 3 and 5 merited discussion and response.

**APRIL AGENDA**

### 865/15              Enforcement

865.1 To receive the updated list

865.2 New breaches: Cllr. Cole reported (with photos) two failing shopfronts - Timpsons (fascia lettering peeling off) and Waitrose (missing an s).

A Christmas Parade notice on Chandos Road, and a multiplicity of cable ties on a lamp post near Lower Wharf on Stratford Road were also reported.

**ACTION OUTDOOR STAFF**

**866/15 Transport**

866.1 (785/15 & 570.1; Toucan crossing, Lace Hill-Tesco) To receive an update on the installation of this crossing and discuss any matters arising  
Cllr. Stuchbury also made a verbal report.  
866.2 To report any damaged, superfluous and redundant signage in the town.  
None reported.

**867/15 Access**

Cllr. Strain-Clark reported problems with parking across dropped kerbs: one in the Cattle Pens used by residents of Paynes Court en route to the zebra crossing, and the one outside the White Hart opposite the island refuge opposite WHSmiths. Members discussed remedies, noting that the same problem had been included in Cllr. Isham's Town Audit. The matter would be referred to the TC&E Committee.

**ACTION TC&E COMMITTEE**

**868/15 s106 Quarterly update**

To receive the updated spreadsheet.  
Members asked why there were so many 'Sport and leisure' listing without further details.  
Cllr. Stuchbury briefly described a meeting he and the Town Clerk had had re provision of further astro-turf pitches.  
Members asked for information to be sought from AVDC and BCC about what (and what could not) s106 monieS could be used for.

**ACTION COMMITTEE CLERK**

**869/15 Planning Statistics 2015**

To receive and comment on the analysis of 2015 applications.  
Noted.

**870/15 Correspondence**

(734/15) DCLG Consultation on NHB: Holding response from Mr. Bercow (circulated in folders at the last meeting): No response from the Secretary of State at the date of the meeting.  
Noted.

**871/15 News releases**

Cotton End Steps (860.1).

**872/15 Chairman's items for information**

None.

**873/15 Date of the next meeting:**

Monday 11<sup>th</sup> April 2016 following the Interim Council meeting.

Meeting closed at 9.55pm

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