

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 4<sup>th</sup> July 2016 at 7.15pm following the Public Session in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

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

**Also present:** Mrs. C. Cumming (co-opted member)  
**For the Town Clerk:** Mrs. K. McElligott

*Cllr. Cole took the Chair for the meeting per the Minute below:*

**171/16 Chairman**

To note for the record that the 27<sup>th</sup> June 2016 Full Council (Min.163/16) agreed to accept the advice from BALC that the Chairman may take a temporary leave of absence from the role on personal grounds, allowing him to attend meetings while Cllr. Cole takes the Chair.

**172/16 Apologies for absence**

Apologies were received and accepted from Cllrs. Mrs. J. Bates and M. Try.

**173/16 Declarations of interest**

Cllr. Smith declared an interest in appl<sup>n</sup> 16/01850/APP as a Friend of the University.

*Members agreed unanimously to take application 16/02069/APP next, for the convenience of the members of the public present.*

**174/16 Planning application**

**16/02069/APP**

**OPPOSE & ATTEND**

Brethren Meeting Hall, Mallard Drive

Removal of existing entrance lobby and erection of single storey rear extension to provide new entrance lobby and toilet and replacement of garage doors with windows

*Members felt that the proposal, with permanently blank windows and steel doors, was inappropriate in a wholly residential estate, and the gates were out of keeping with the open style of the street scene. Previous views expressed by AVDC officers about maintaining the domestic appearance of the building, and retaining the ability to return the garage to its original use should the church use cease, seemed to have been ignored.*

*This is a modern estate with – so far as Members are aware – adequate adopted mains drainage, so that a cesspit is unnecessary, and its siting was unspecified. There was no information supplied on access for emptying this nor the frequency this would be necessary. The neighbouring properties (3 – 9 Mallard Drive) are all at a lower level than the application site and may suffer from surface water run-off*

*from the considerably increased hard surface area. The modest additional planting added little to the entrance view of the estate as much of it is behind the angle of western wall. There appears to have been some reduction of the existing trees already.*

*Members opposed on the grounds of overdevelopment of the plot, appearance incompatible with a residential area and possible detrimental effect on neighbouring properties from a considerable increase in hard surfacing. Some explanation of the preference for a cesspit over mains connection would have been useful.*

*The members of the public left the meeting. Agenda order was resumed*

## **175/16 Minutes**

The minutes of the Planning Committee Meeting held on Monday 6<sup>th</sup> June 2016 ratified by the Full Council meeting on 27<sup>th</sup> June 2016. There were no matters arising.

## **176/16 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan**

176.1 Cllr. Stuchbury reported on the pre- public consultation Special Meeting at AVDC, where he had attempted to have amendments on the saved policies and the housing numbers and distribution discussed. Both were eventually defeated.

The Green Belts in the south of the County were being given more importance than the rural attractiveness of the Vale when the sites for thousands of new houses were being considered. He felt that the unspoilt countryside was being used as a dumping ground for the required housing quota. A review of the Green Belts had not yet been completed, and might allocate more housing to the south.

He recommended that receipts be obtained for all responses to the consultation and other Plan documents, and careful checks made that the comments appeared in the resulting summaries.

The Transport review had not yet been completed, which made sensible response difficult.

Mrs. Cumming pointed out that a "New Settlement" was defined as a 50% increase on the existing housing total. Both Aylesbury and Buckingham could top 50% if windfall sites were taken into consideration. Haddenham was currently favoured due to its road and rail connections.

It was pointed out that Buckingham had considered all consultation comments on the Neighbourhood Plan and published responses; the Clerk was asked to find out if this was planned for VALP, and when the response document would be available.

**ACTION COMMITTEE CLERK**

Members regretted that the public consultation event in Buckingham was the same day as the Parishes briefing at The Gateway. Cllrs. Smith, Cole and Isham expressed a wish to attend the latter.

**ACTION COMMITTEE CLERK**

A bullet list of points of disagreement should be drawn up; Cllr. Hirons hoped this would be available by the end of the month so he could take it to the next NBPPC meeting for discussion. He would be suggesting to the parishes that points be divided into (a) parish-specific and (b) general.

**ACTION TOWN CLERK**

Concern was expressed that AVDC was still not liaising adequately with other Authorities and the new Plan might not be made – in which case DCLG would impose one. However there are approximately 150 District Councils in the same position, which might imply a considerable delay with a resultant open door for predatory developers.

176.2 To receive for information a summary of BCC's response to HEDNA

Noted. A summary had been circulated with the agenda and the full BCC response as supplied by Cllr. Stuchbury was available from the office. Mrs. Cumming asked to be sent a copy.

**ACTION COMMITTEE CLERK**

## **177/16 Action Reports**

177.1 To receive action reports as per the attached list.

177.2 (642.1 & 888) Response from BCC "The issues relating to Candelford Court I have passed to a colleague who is investigating this in more detail.

*Bridleway 22 [Benthill to Bletchley Road along the southern boundary of Lace Hill] is currently unavailable for public use whilst the construction works are on-going. I am in discussion with the developer/s to implement a new closure or open up the path. As part of the agreed works I understand that there is to be some surface improvements to the bridleway."*

Alastair McVail Rights of Way Officer – North Buckinghamshire

177.3 (790/15; A413 road sign) BCC had agreed it was their sign and it would be repaired.

177.4 (51/16; Moreton Road bus stops) – the technician would be looking at the site in the near future.

177.5 (860.2/15; Tingewick Rd Estate riverbank) Mr. Finnis had circulated his list of Fol responses and complaints earlier in the day, and the response would be indicative of how AVDC proposed to treat other sites and application conditions in the future.

177.6 (792/15; Cotton End steps) Cllr. Stuchbury was submitting a query on actual compliance with the Equality Act 2010 which was included on AVDC agendas as a consideration.

## **178/16 Planning Applications**

### **16/01850/APP**

### **OPPOSE & ATTEND**

University Precinct, Hunter Street

Demolition of two buildings comprising the Santander Bank and University Marketing Suite and erection of 3 storey building to provide new Teaching Facility

*In general, Members are supportive of University expansion, but had concerns about the size of the proposed building, the loss of trees – in particular the mature Norway Spruce – and the loss of parking space.*

*Though the roof height had been reduced to match that of Prebend House and Yeomanry House, the building was still overbearing considered against the cottages on its side of Hunter Street, and the bulk was out of scale with its surroundings. Designing the uppermost storey into the roof was suggested to reduce the height still further. The architectural style was unenterprising, and this and the size were considered more suited to the Innov8 site on Tingewick Road than the Conservation Area.*

*The applicants' own survey showed that car parking on the University site was close to capacity at peak times, so the loss of 17 spaces would have a measurable effect; the 76 spaces at the Franciscan are irrelevant to this application, and the Island site subject to flooding (and is accessed from Hunter Street, not the Bernwood Jubilee Way). The existing disabled parking spaces are a considerable distance from the main doors and direct access is blocked by flights of steps (except for putative access via the kitchen service entrance, which entails a long zigzag ramp). Converting the 3 most easterly of the 8 ordinary parking spaces to disabled bays would shorten the distance to the rear door marginally.*

*The proximity of the two Whitebeams (T2 & T3) to the new building was considered to be a problem in the long term, possibly leading to their eventual loss.*

*The University would be invited to present their plans for development to the Town Council.*

**ACTION COMMITTEE CLERK**

**16/01944/ALB**

**COMMENT DEFERRED**

The Garage, 3 Well Street

Internal alterations including change to bar design, minor change to proposed staircase design (reversed circulation) and change of layout to front staircase and lobby (Amendment to Listed Building Consent 16/00533/ALB)

*Members noted the response from Building Control on access to the disabled toilet but pointed out that the restricted space made moving out of the way of the door when it was being opened difficult and would like confirmation of installation of a push-pad opening and closing device – or possibly a sliding door.*

*In the absence of access to elevation drawings showing the revised fire door, Members reserved a full response.*

**16/01996/APP**

**OPPOSE & ATTEND**

27 Kingfisher Road

Removal of existing fence to front and side garden and erection of replacement 2.4m high wall and fencing

*Members felt that 2.4m was too high, and the unexplained triangular panel made it even higher, which would have an effect on the light levels in neighbouring houses.*

*The elevation sketch did not match the plan drawing, so it was impossible to tell whether the proposed gate was the house end of the wall or the neighbour's end.*

*The decorative brick panel on the neighbouring wall may well be repeated on the applicant's, it was impossible to tell from the photographs supplied, but it could well be added to relieve the starkness of the plain wall. It was unclear why the gate was inserted into a timber fence rather than having a continuation of the wall to the corner and on the return, grading its height to link it with the neighbour's wall.*

**16/02069/APP**

**OPPOSE & ATTEND**

Brethren Meeting Hall, Mallard Drive

Removal of existing entrance lobby and erection of single storey rear extension to provide new entrance lobby and toilet and replacement of garage doors with windows

*Considered earlier in the meeting, see Min. 174/16*

**16/02280/APP**

**NO OBJECTIONS**

17 Burleigh Piece

Garage conversion into habitable accommodation and raising of front canopy roof.

**16/02314/COUOR**

**NO OBJECTIONS**

51-53 Badgers Way

Determination as to whether prior approval is required in respect of transport and highway impact, contamination risk and flooding for the conversion of office building (B1) into one 3-bed flat.

*Members were advised that the application was actually to change the use of the ground floor convenience store to a 3-bed flat; the upper storey is already residential. The shop is class A1; the error had been pointed out to the case officer.*

*Members noted that traffic movements would probably be fewer for residential as against retail use, and they foresaw no problems with contamination or flooding as a result of the change of use.*

*[Clerk's note: number and description changed 6/7/16 to 16/02314/COUM and .... conversion of shop (A1) into one 3-bed flat ]*

**GAWCOTT WITH LENBOROUGH PARISH**

**16/02252/APP**

**NO OBJECTIONS**

Oakhaven Park, Radclive Road, Gawcott

Variation of Condition 2 of planning approval 11/02416/APP to permit the subdivision of pitches 5 & 7 into 4 additional pitches for the stationing of 8 caravans of which no more than 4 will be mobile homes.

Not for consultation:

**16/02013/LDO**

98 Embleton Way

Single storey rear extension

*Members noted that this application appeared on the Monthly List on 22<sup>nd</sup> June, already approved; it was validated on 20<sup>th</sup> June. This was felt to have prevented public comment.*

**16/02118/ACL**

4 Cotton End

Application for a lawful development certificate for a proposed single storey rear extension, addition of cavity wall and removal of doors in existing aperture to be used as walkthrough.

**16/02178/ACL**

9 Linen Lane

Application for a Lawful Development Certificate for a proposed single storey rear extension with tiled roof incorporating 2 delux [*Velux?*] windows, bi-fold doors and French doors. Bricks to match existing.

*Members noted that no drawings were accessible before the meeting (application appeared on website 15/6/16), preventing neighbours from inspecting the proposal and making comment.*

**16/02240/INTN**

Castle Mills, Tingewick Road

*[Notification in compliance with]* Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 as required by the Communications *[Act 2003]* – Installation of a cabinet, box, pillar and pedestal.

*Members noted that AVDC had already recorded a No Comments to this notification. No drawings have been available on the website (applications appeared on website 16/6/16) and Barham Lodge ("Castle Mills") is Listed.*

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

**16/00917/APP**

Police Station, 50 Moreton Road

Conversion of redundant police station into 5 apartments and alterations to elevations

*Amendment: Change of marked scale from 1:200 to 1:250. The drawing itself has not changed, so scaling off the width between (eg) the new parking bays and the wall now gives 4m; the previous drawing made it 3.2m (both approximate, of*

course). However we have on record that BCC's technician actually measured this gap and it was 3.6m, confirmed as adequate for emergency vehicle access.

Members had no further comment to add to those previously recorded, but requested the Clerk to check that the Fire Service considered that access to the new building below the Police Station was acceptable, given the siting of the parking bays.

**ACTION COMMITTEE CLERK**

## 179/16 Planning Decisions

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

Approved		BTC response	Officer recomm <sup>n</sup> .	
16/00445/APP	} Ondaatje Hall, Church St. Amendment to extension approvals	} No objections	-	
16/00505/ALB				
16/01276/APP	} Twisted Chimney Ho. Detached garage	} No objections	-	
16/01277/ALB				
16/01320/APP	15 Rogers Lane	Extension to garage	No objections	-
16/01421/APP	2 Otters Brook	Erection of 1.8m fence	No objections	-
16/01459/APP	96 Moreton Road	Extension of front porch roof	No objections	-
16/01575/APP	38 Embleton Way	Conv.garage into habitable accom <sup>n</sup> .	Oppose	-
16/01756/APP	22 Greenway Walk	Single storey front porch	No objections	-

### Refused

16/01319/APP	Direct Pizza Co, 25 Hillcrest Way	Var. of condition to allow hot food takeaway counter	No objections	-
16/01373/APP	15 Holloway Drive	Single storey front extension	Oppose	-

### Withdrawn

16/00660/APP	Land adj.1 Woodlands Cres.	Erection of dwelling	Oppose	-
16/01352/APP	56 Hare Close	Conv.lawn to tarmac for parking	No objections*	-
			*but permeable surface requested	
16/01621/APP	} Twisted Chimney Ho. Rear extension	}	Oppose &	-
16/01622/ALB			Attend	

### Not Consulted on:

#### Approved

16/01517/ATP Adj.Salisbury Cottis,Bath Lane Reduce lateral branches 1 Oak n/a

## 180/16 Development Management Committee meetings

### 180.1 Strategic Development Management

(29<sup>th</sup> June 2016) No Buckingham applications

(22<sup>nd</sup> July 2016) agenda not yet available

### 180.2 Development Management

(30<sup>th</sup> June 2016) No Buckingham applications

(21<sup>st</sup> July 2016) agenda not yet available

180.3 To receive a written report from Cllr. Cole on the 9<sup>th</sup> June DMC meeting (Old Police Station)

Noted. Cllr. Mills had been supportive, but abstained from the vote. Members wondered if this was due to the advice of the AVDC Clerks.

## 181/16 Enforcement

181.1 A selection of Buckingham & relevant Luffield Abbey cases opened and closed had been circulated by email and on the night. It was noted that three cases had been closed as 'not expedient to take action'. Members asked if this meant that there was a breach not pursued or no decision on whether a breach had occurred. A formal question would be drafted.

Members noted that Buckingham Butchers' retail activity on the Industrial Estate had been decided 'no breach' and yet Direct Pizza's' proposal for a retail counter had been refused (above, 179/16). Members wondered why.

181.2 To report any new breaches.

Members had complained about estate agent signs in road verges; Mr. Dales had confirmed that

"With regards to estate agents signs for them to benefit from deemed consent to display an advertisement they have to be sited on the property being sold or to let, accordingly if they are posted off site, for instance on the bypass they are for planning purposes unauthorised."

Members asked that a letter be sent to all the estate agents reminding them of this.

Cllr. Harvey reported that the former wine bar next to Fireside was fitting out and had installed awnings, presumably with the intent of having outside seating. The Clerk confirmed that no signage application had been received for these premises.

*Cllr. Isham left the meeting*

### **182/16 BCC Consultation – Flood Management Strategy**

To discuss and agree a response; the document is 85 pages long and can be found at <http://www.buckscc.gov.uk/media/4084824/BCC-LFRMS.pdf>

Cllr. Hirons had reviewed the document, and found it practical, but was concerned at the prospect of leaving the responsibility for sustainable development with the developers. To ensure implementation of sustainable schemes he felt that the developers should pay a capital sum which could be invested, and the interest used to fund works and maintenance.

Cllr. Stuchbury would like to see an explanation of where liability fell if the developer defaulted and who would enforce compliance and carry out period inspections.

Cllr. Cole noted that the Strategy drew attention to surface water drainage; Surface Water Management Plans would not be required in all locations but (according to DEFRA guidance) should be prioritised in areas where a development presents a challenge to existing drainage capabilities.

**ACTION COMMITTEE CLERK**

### **183/16 Lace Hill Employment/Health site**

Cllr. Stuchbury reported that a developer had been in discussion with BCC about realignment of the road and public footpath, but there was no news about a planning application having been submitted yet.

Given the recent amalgamation of all three GP practices in the town, Members felt a timely enquiry of the CCG might be in order to find out their thoughts on the site designated for health use, and also an update from AVDC.

**ACTION COMMITTEE CLERK**

### **184/16 Transport**

The 'new speed limit' warnings on the Moreton Road had not yet been removed.

**ACTION GREENSPACES TEAM**

### **185/16 Access**

Cllr. Strain-Clark reported that DisabledGo were close to launching their listing which would include suitable routes to each venue and notes on routes unsuitable for wheelchairs.

### **186/16 Correspondence**

186.1 To receive a request from AVDC for suggested uses of s106 monies, and discuss and agree a response.

Members felt strongly that s106 monies should not be used on the Swan Pool as this was an AVDC corporate asset. Members would like to see more playground facilities for disabled children, including sensory play items.

The following were agreed for submission to AVDC

- a) A footbridge link to connect the Riverside Walk to Brackley Road by Cox & Robinson to promote safe walking and cycling
- b) Astro turf on the Franciscan playing field
- c) Tennis court/pavilion improvements
- d) Playing field drainage on Embleton Way Playing Field
- e) Playground and facilities on Embleton Way, with an emphasis on disabled and sensory equipment
- f) Astro turf the University Football pitch at Ford Meadow
- g) Clubhouse facilities for Moretonville JFC at Gawcott Road
- h) Help towards relocation of West End Bowls Club
- i) Bringing St Rumbold's Well up to decent condition as a visitor attraction, including seating and interpretation board

**ACTION COMMITTEE CLERK**

186.2 Invitation to a BCC workshop on s106/CIL to be held at Buckingham library on 22<sup>nd</sup> July 2016.

Cllrs. Smith and Hirons would attend.

**ACTION COMMITTEE CLERK**

**187/16 News releases**

187.1 VALP consultation – encourage local groups and individuals to attend the event on 13<sup>th</sup> July and respond.

187.2 Suggestions for use of s106 funding (noting that no decision has been made on any).

**188/16 Chairman's items for information**

None.

**189/16 Date of the next meeting:**

Monday 25<sup>th</sup> July 2016 following the Interim Council meeting.

Meeting closed at 9.40pm.

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