

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 6<sup>th</sup> July 2015 at 7.00pm in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

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

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

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

#### **202/15 Apologies for absence**

Apologies were received and accepted from Cllrs. Mrs. L. O'Donoghue and M. Smith.

#### **203/15 Declarations of interest**

There were no declarations at this point. Cllr. Stuchbury declared a personal interest in application 15/02069/APP as the applicant was a friend and AVDC officer.

#### **204/15 Minutes**

The minutes of the Planning Committee Meeting held on Monday 8<sup>th</sup> June 2015 ratified at the Full Council meeting held on 29<sup>th</sup> June 2015 were received and accepted. There were no matters arising.

#### **205/15 Buckingham Neighbourhood Development Plan**

Cllr. Stuchbury reported that AVDC had circulated the District Members for their views, but had omitted Cllr. Whyte, so he had forwarded him the email, and notified the office that part of the Luffield Abbey Ward now lay in Buckingham.

Members asked the Town Clerk to confirm the referendum date to allow the Buckingham Society to plan its campaign, and provide guidelines as to what the Town Council were/were not permitted to do.

**ACTION TOWN CLERK**

#### **206/15 Action Reports**

206.1 To receive action reports as per the attached list.

(41.1/15: Councillor Training) Cllr. Harvey suggested that the Committee invite an AVDC officer to attend a meeting with a view to preparing a short report the conduct of the meeting, and any gaps in Members' knowledge which could be the subject of training.

(128.3/15: Travel plans) RLS to be prompted about sending theirs before term ended; Planning Clerk to prepare a report on the two Lace Hill TPs (residential and school) for the next meeting

**27<sup>TH</sup> JULY AGENDA**

(46.3/15; Church Street lamp post) Mr. Orton noted that residents had received a letter asking them to keep the area clear, but nothing had then happened.

The delay was due to planning approval not having been sought.

206.2 (853/14; Candleford Court sluice) Response from the EA.

Members felt that the proposed discussions should be with the developer and Housing Association, both for flood management and improvement of biodiversity.

The requested information on flood warning contacts on site had not been received and the EA would be asked if they had the development on their system.

The Mayor confirmed that American crayfish were often found (and killed) during River Rinses so their presence in the pond was likely.

Members asked for a progress report on the linking up of the riverside path, and that the existing surface was degraded at the London Road end, the loose stones having been washed to the bottom of the slope, leaving the liner exposed. Cllr. Stuchbury asked that the correspondence trail be sent to himself and Cllr. Whyte to pursue at BCC.

206.3 (887.1; letter to Cabinet Member re Mrs. Robinson) Holding reply from Cllr. Paternoster.

Members were pleased to see a prompt acknowledgement with a promise to investigate the matter.

206.4 (41.5/15; Land at Station Terrace) to receive for information a correspondence trail of emails between Cllr. Stuchbury, County officers, the developer and agent .

Members felt that the Council had done its best to draw attention to the problems and though it appeared that AVDC had ignored the local information supplied, BCC were aware and would impose the required regime for connection into the road drainage system.

## **207/15 Planning Applications**

For Member's information the next scheduled Development Management Committee meetings were listed as 23<sup>rd</sup> July and 13<sup>th</sup> August 2015, with SDMC meetings on 24<sup>th</sup> July (NB: a Friday) and 12<sup>th</sup> August 2015.

### **15/02019/APP**

7 Robin Close

Two storey side extension

**NO OBJECTION**

### **15/02035/APP**

43 Embleton Way

Erection of garden shed (retrospective) and log cabin in rear garden

*Members asked that the cabin be conditioned for recreational use only so that it could not be turned into a residential annexe.*

**NO OBJECTION**

*The following application had been generated by the refusal of 15/01062/HPDE*

### **15/02036/APP**

46 Highlands Road

Single storey rear extension, single storey side extension to existing garage and first floor rear extension to existing bedroom

**NO OBJECTION**

*Cllr. Stuchbury declared a personal interest in the following application, having been informed that the applicant was an AVDC officer.*

### **15/02069/APP**

31 Overn Avenue

Single storey side extension

**NO OBJECTION**

*The following two applications were considered together:*

### **15/02070/ALB & 15/02071/AAD**

Lorimers Solicitors, 25-26 West Street

Replacement non-illuminated signage comprising one projecting sign and one fascia sign

**NO OBJECTION**

## Not for consultation, for information only:

*This application follows the refusal of 15/01477/HPDE, which was identical except for the maximum height of 3.99m (deemed too overbearing).*

### 15/02010/HPDE

8 Moreton Drive

The erection of a single storey extension which would extend beyond the rear wall of the original house by 7m, for which the maximum height would be 3.75m and for which the height of the eaves would be 2.40m.

*Members noted that the neighbours had commented on the previous application that they would like the hedge dividing the properties retained, and a response reiterating this would be sent.*

## 208/15 Planning Decisions

To receive for information details of planning decisions made by AVDC and other decisions.

### Consulted on:

#### Approved

		<b>BTC</b>	<b>Officer response recomm<sup>n</sup>.</b>
15/00421/ALB 4 Castle Street	} Signage on gable end of building	Oppose	-
15/00422/AAD 4 Castle Street		Oppose	-
15/00445/APP 34 Gilbert Scott Rd.	Front elevation infill	No Objections	-
15/00621/APP 14 Portfield Close	First floor side extension	Oppose	-
15/00685/APP 9 Hare Close	2st.side ext <sup>n</sup> +1 <sup>st</sup> fl. ext <sup>n</sup> over garage	Oppose	-
15/00973/APP Land at Wharf Yd.	Upgrade of telecomm mast	No Objections	-
15/01298/APP 33 Waine Close	Single storey side ext <sup>n</sup> to garage	No Objections	-
15/01376/APP Royal Latin Sch.	Var/cond: reduced landscaping	Oppose	-
15/01455/APP 16 Overn Avenue	Single storey rear extension	No Objections	-
15/01529/APP 31 Woodlands Cres.	Replacement front porch	No Objections	-
15/01536/ATN Land off Gawcott Rd.	Replacement telecomm mast	No Objections	-

### Withdrawn

15/00247/APP Walnut Yard Change of use to Educational No Objections (+ provisos)

### Not consulted on:

#### Approved

15/01336/ATP [Maids Moreton Ave] Works to trees  
15/01338/ATP Holloway Spinney Works to trees

#### Refused

15/01477/HPDE 8 Moreton Drive Permitted ext<sup>n</sup> [reapplication 15/02010/HPDE above]

## Planning Inspectorate – Appeal against refusal

**14/01759/AOP** Land at Bourton Rd. Outline application with access and all matters reserved for the erection of seven self-build dwellings together with parking, community garden, allotments and sustainable drainage.

*Green Initiatives Ltd.*

*Inspector has dismissed the appeal.*

Members noted that this Council had not been advised of the appeal; appeals were previously notified via the Bulletin.

## 209/15 Reports to Development Management Committees

### 209.1 Strategic Development Management

1<sup>st</sup> July – no meeting; 24<sup>th</sup> July – agenda not available

## 209.2 Development Management

2<sup>nd</sup> July – no Buckingham applications; 23<sup>rd</sup> July – agenda not yet available

### 210/15 Enforcement

210.1 (15/00169/CON3: 4 The Villas) Response from Mr. Dales

Members felt that a planning application for the changes to the approved plans (ie a retrospective application for the doorway in the street-facing wall of the garages - 14/02882/APP) should be insisted on, if only as an example to other residents tempted to bypass Planning regulations. Cllr. Cole noted that this was the latest of many contraventions – leaving builders' vehicles in the road when the Conditions stated that they were to be parked within the site, the dormer window, the internal arrangements of the apartment at No.3 – which had not been acted upon. Mr. Orton reported that Mrs Robinson had gone to the Ombudsman on the maladministration of the project. Apart from the planning contraventions, she had found it extremely difficult to speak to planning officers and had been given inconsistent advice.

Members expressed the fear that the garages would be eventually be converted to residential use (leaving only four parking spaces for the properties). They were also concerned that the creepage of applications, lack of oversight of works and response to complaints, and reluctance to enforce even obvious breaches was resource-led. A letter would be sent seeking information from Andrew Small in the Finance Department at AVDC. Cllr. Bates noted that a neighbouring restaurant had not been completed to the standard indicated by the plans, and Cllr. Isham confirmed that applicants often substituted inferior/cheaper products during the works.

**ACTION PLANNING CLERK**

210.2 To report any new breaches  
None.

### 211/15 Transport

211.1 To receive and discuss a BCC report on delivering highway improvement schemes sent by Cllr. Whyte (circulated with the agenda): link

<https://democracy.buckscc.gov.uk/documents/s59229/TEC%20Report%20S278%20Highways%20DM%20Review.pdf>

and the related independent review of BCC Development Management Processes and Procedures (40pp) link (Members were asked to access this themselves): <https://democracy.buckscc.gov.uk/documents/s59230/Parsons%20B%20report%20S278%20item.pdf>

Members felt that the report was positive and proposed some necessary changes, but were concerned at the quantity of faulty practices highlighted. They questioned how matters had been allowed to fall into this situation; how Bucks. compared with other Councils of a similar size and nature, how much liaison there was or would be with neighbouring areas (for example the effect on Bucks.' road network of the considerable expansion of Bicester); whether there was an adequate budget to hire the extra staff suggested and carry out the procedural changes.

Members were asked to view the webcasts of the meeting preceding the issuing of the reports to see if the matters had been debated or waved through, and communicate their particular concerns to the Planning Clerk for collation with the eventual view of presenting them to the Committee and providing a Town Councillor to speak to them at the Public Session before a Transport, Environment and Communities Select Committee meeting in Aylesbury.

**ACTION ALL COMMITTEE MEMBERS/PLANNING CLERK**

Referring to the accumulation of problems associated with the s278 works on the A413/A421 Lace Hill roundabout, Members felt that BCC as commissioners (or

'purchasers') of services via TfB had not exercised adequate monitoring of projects and hoped that lessons would be learned when the contract came up for review.

*Mr. Orton left the meeting*

The Chairman advocated leaving the historical aspect and concentrating on

1. The relationship between BCC and TfB
2. The allocation of sufficient resources – money and qualified staff – to make the changes in the report.

Cllr. Stuchbury pointed out that it was normal for BCC to be asked to comment on completed planning applications as presented to AVDC, not to have discussions with developers before plans were drawn up. It would be more economic for all to iron out problems before the plans were set down. He also mentioned that BCC were intending to consider Tingewick Road as a whole for highway planning purposes, and were proposing a meeting in Buckingham to consider all the current applications together.

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

Cllr. Stuchbury reported he had met with Siân Thomas and was concerned that the exterior funding for the sign reduction project would be lost before the work was commissioned. The Clerk would check when the offer expired.

**ACTION PLANNING CLERK**

Concern was also expressed about the Addington Road study, funded by s106 money from Moreton Road Phase I.

#### **212/15 Access**

Cllr. Strain-Clark noted that the latest proposal on public toilets was to put them by Shopmobility at the Verney Close end of the car park; she asked that a Changing Places unit (equivalent to a baby-changing area but for adults) be incorporated, with Radar key access.

She also reported that the resident who had complained about the replacement of the ramp with steps at Cotton End were likely to take the matter further, invoking the Equality and Human Rights legislation. She would like to know where the fault originated.

A written question would be drafted for Cllr. Stuchbury to put on the AVDC agenda for their next Full Council.

**ACTION PLANNING CLERK**

#### **213/15 Any other planning matters**

213.1 (139/15) The Full Council decision on the Recommendation made 18/5/15 (Min 48.1/15) was

**(Min 180/15; 29<sup>th</sup> June 2015) An amendment to 5.2 proposed by Cllr Strain-Clark, seconded by Cllr Stuchbury, and AGREED, that In the event of a time-sensitive application, Members would be called to attend an extraordinary meeting of the Planning Committee to agree a committee response; should it prove impossible to convene a meeting due to time constraints or absences, Members will correspond by email to agree a Committee response.**

**For 13, Against 1, Abstentions 2**

Members discussed this briefly, pointing out that email consultation excluded public participation, but the Terms of Reference already permitted a group of three Councillors (preferably the Chairman, Vice Chairman and Mayor, but any other Members if one of these was unavailable) to make a response in line with Council policy.

213.2 To receive for information a summary of AVDC planning performance statistics for January - March 2015 (the full 15 page report can be emailed on request).  
Members were not impressed with the determination figures and turnover.

**214/15 Correspondence**

Mr. Membery of AVDC had circulated a list of appropriate AVDC staff to contact for various matters. It also contained news of training sessions: the Planning Clerk was asked to attend Consultee Access event in August; further information was awaited on Councillor training in September.  
Cllr. Cole reported that the website had been unavailable in the previous week; he had sent an email and received the standard response that he should receive a reply in 21 days. He wondered if it was coincidental that this was also the application response period.

**ACTION PLANNING CLERK**

**215/15 News releases**

When further information became available, releases on Cotton End steps and Addington Road Traffic Calming would be issued.

**ACTION PLANNING CLERK**

**216/15 Chairman's items for information**

None.

**217/15 Date of the next meeting:**

Monday 27<sup>th</sup> July 2015 following the Interim Council meeting.  
Cllr. Isham put in his apologies for non-attendance at this meeting.

Meeting closed at 9.00pm.

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