



BUCKINGHAM TOWN COUNCIL

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Town Clerk: Mr. P. Hodson

Wednesday, 15 April 2020

PLANNING
COMMITTEE

Councillor,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on Monday 20th April 2020 following an Informal meeting of Full Council to take place online at the following web address:

<https://zoom.us/j/91423969120?pwd=YWNFVGliqOHJuV3ZVcHBaaUFkTG45dz09>

Meeting ID: 914 2396 9120

Password: 029174

Paul Hodson

Mr. P. Hodson
Town Clerk

Please note that the meeting will be preceded by a Public Session in accordance with Standing Order 3.f, which will last for a maximum of 15 minutes, and time for examination of the plans by Members.

AGENDA

1. Apologies for Absence

Members are asked to receive apologies from Members.

2. Declarations of Interest

To receive declarations of any personal or prejudicial interest under consideration on this agenda in accordance with the Localism Act 2011 Sections 26-34 & Schedule 4.

3. Minutes

To receive the minutes of the Planning Committee Meeting held on Monday 24th February received by Full Council on the 16th March 2020.

[Copy previously circulated](#)

4. Buckingham Neighbourhood Plan/Vale of Aylesbury Plan

Parish Support circulated this on 9th April:

The Government announced on 7 April 2020 that no Neighbourhood Plan Referendums can take place until 6 May 2021. This means any Referendums due to be carried out by Buckinghamshire Council before then will be postponed. The Government have also made

Buckingham



Twinned with Mouvaux, France



Members are reminded when making decisions that the Public Sector Equality Duty 2010 requires Members to have due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct that is prohibited by the Act, advance equality of opportunity between people who share a characteristic and those who don't, and to foster good relations between people who share a characteristic and those who don't..

All Committee documents can be found on the Buckingham Town Council's website. Alternatively, the Clerk send you a copy of any minutes, reports or other information. To do this, send a request using the contact details set out above.

changes to Planning Practice Guidance the section on neighbourhood planning as follows
<https://www.gov.uk/guidance/neighbourhood-planning--2> Paragraph: 107 Reference ID: 41-107-20200407

Buckinghamshire Council's advice on neighbourhood planning public consultation sent to you recently and published on the Council website at <https://www.aylesburyvaldc.gov.uk/section/neighbourhood-planning> still stands and we are updating this with the above news on Referendums and a link to the updated Planning Practice Guidance.

5. Action Reports

No responses have been received since the last agenda, and there were no actions beyond filing the application responses from 23rd March, which was done on Friday 27th March via the Parish Channel.

6. Planning Applications

To consider planning applications received from AVDC and Buckinghamshire Council. The North Buckinghamshire Area Planning Committee meetings are currently scheduled for 10th June and 8th July at 6.30pm. Strategic Sites Committee meetings are the following day at 2pm.

1. [20/00930/APP](#) 12 Catchpin Street, MK18 7RR
Proposed loft conversion with front and rear dormer windows
Bristow

Members are reminded that 20/00178/ACL was refused as PDRs have been removed from the development. They expressed no comment at the 3rd February meeting. The drawings have not been amended.

Planning History of this site:

1	20/00178/ACL	Application for a Lawful Development Certificate for the proposed loft conversion with front and rear Velux windows	Certificate Refused - Proposed Develop't
2	20/00930/APP	Proposed loft conversion with front and rear dormer windows	Pending Consideration

2. [20/01000/APP](#) Land at Moreton Road, MK18 1JZ [*Summerhouse Hill*]
Provision of additional car parking space to be provided in the southwest corner of the site.
Page [Weston Homes Ltd]

As with the previous application (19/02544/APP considered by Members last July) this is a replacement (usable) parking bay because the allocated one in the basement of the triangular housing block isn't. The new bay is in the SW corner of the site, beside the small path that gives access to the woodland behind Castle House. Last year's new bay (approved in October) was just the other side of this path. Both are under the canopy of the trees on the boundary. Though an arboricultural survey has been submitted, it is 5 years old and has no plan to link the tree numbering to the actual trees. The tree sheltering this new parking bay looks fairly substantial but there is no way of telling its species, age and condition (this information has been requested).

Recent Planning History of this site (not including applications for the Summerhouse itself)

15	16/03138/APP	Residential development comprising 38 dwelling including parking, cycle and refuse storage and associated landscaping works.	Allowed on Appeal
16	16/A3138/NON	Non Material Amendment sought on planning permission 16/03138/APP relating to Relocation of parking space along Western boundary	Non material amendments - refused
20	19/02544/APP	One additional car parking space	Approved
21	20/01000/APP	Provision of additional car parking space to be provided in the southwest corner of the site	Pending Consideration

3. [20/01018/APP](#) 7 Krohn Close, MK18 7HS
 Single storey side extension and two storey side/rear extension
 Terkelsen

Members had responded Oppose & Attend on 28th October 2019 to the previous application 19/03640/APP which was refused on 20/11/19 – reasons (1) not subordinate, too big & detrimental to the street scene, and (2) insufficient parking.

This revised application reduces the side extension to a rectangular shape (previously it was a pentagonal shape and extended to the fence line, its brick wall replacing the wooden fence), deleting the first floor study and the ground floor separate dining room. However it appears that the extension roof ridge is less obviously subsidiary than the previous proposal's. There is no longer a reference to parking on the front garden; the property owns a garage in the nearby court, and its forecourt. The proposal adds a 3rd bedroom and bathroom to the first floor, and a new, flat-roofed, single storey hall with front door (the existing front door is to be bricked up with a window inserted).

Planning History of this site:

1	19/03640/APP	Single storey side extension and two storey side/rear extension	Householder Refused
2	20/01018/APP	Single storey side extension and two storey side/rear extension	Pending Consideration

4. [20/01099/APP](#) 110 Western Avenue, MK18 1LW
 Two storey rear extension
 Green

The proposal is to extend the whole width of the house by half as much again of the existing footprint (rear wall will be over two metres further back). House is semi-detached with No. 112; the 45° line from the neighbour's nearest window just touches the corner of the extension. The house has a large rear garden as is common on Western Avenue and backs onto the rear garden of 16 Grenville Road. The proposal would give a much extended kitchen and dining room, turn the small rear bedroom into a useful size master bedroom and more than double the size of the bathroom. The number of bedrooms will remain at 3. The rear elevation would have a gabled roof with three windows on the upper floor (for the bathroom, landing and master bedroom) and the ground floor will have a single kitchen window (it currently has two, a standard one over the sink and a slit window opposite the door to the hall) and French windows into the garden from the extended dining room. The ridge of the gable is shown as the same height as that of the original house, i.e. not clearly subsidiary. The chimney/vent will remain. There are no previous applications for this site.

5. [20/01141/APP](#) 25 Hilltop Avenue, MK18 1YQ
 Erection of two storey side extension and part conversion of existing garage to habitable use. Extension to existing dropped kerb and car parking area.
 Melhirst

The applicant has included 10 photographs with his submission; these have been collated into one document and attached.

Appendix A

The house and garden backs on to Holloway Spinney, and Members may recollect two nearby applications for extensions at Nos 23 and 29 at the November meeting, both now approved.

The house has a detached double garage with a passageway between it and the house, and to the rear of the garage a conservatory attached to the rear of the garage and the side of the house. The neighbour's garage is set back and abuts the end of the conservatory. It is proposed to modify the garage to join with the house, retaining parking for one vehicle, and reinstating the passageway between the garage and the boundary with No 23. The other part of the garage would become a study, with access from the house only. The conservatory would be replaced with a brick extension across the back of the garage, forming a new kitchen (allowing the existing kitchen to become a dining room) with a door into the garage, and bifold doors into the garden. The first floor extension is not the full size of the ground floor, and forms an extended bedroom over the new kitchen, with an ensuite bathroom projecting forward part way over the new study (no additional bedroom is proposed). There is no second storey over the new garage area, and thus the frontage is stepped back from the existing front house wall, first to the ensuite, then to the bedroom. The roof ridges are similarly stepped down in two stages, the higher being clearly subsidiary to the main house. There are no windows in the side elevation of the extension, just a side door into the garage.

There is currently parking for two cars on paving in front of the existing garage; it is proposed to extend this and lose part of the existing lawn.

6. [20/01171/APP](#) Telecommunications antenna, Gawcott Road
 Replacement of the existing MBNL base station for a 20 metre phase 8 pole with wrap around cabinet built into the base. 4N^o new equipment cabinets and ancillary development thereto.
 McSherry (Mono Consultants for MNBL [EE(UK) Ltd & H3G(UK) Ltd])

This is the mast at the back of Heather Close, near the entrance to Brown's. The proposal is an upgrade involving an increase in width, not just height, and this requires a planning application (rather than the usual ATN 'notification'). Members will see from the table of planning history for the mast that it has regularly been upgraded.

Documents supplied include a Declaration of Conformity with ICNIRP Exposure Guidelines, and details of the new mast and why the old one cannot support any additional antennas. Alternative sites have been considered, though the applicants were unable to consult the local planning authority's up-to-date mast register, because there isn't one.

1	00/00618/ATN	Telecommunications antenna and ancillary equipment housing	Notification - Proceed with works
2	08/02048/ATN	Telecommunications equipment comprising the installation of an additional radio equipment cabinet, replacement of existing trisector antenna with three dual band antennas within a shroud and the associated installation of a small low level retaining wall	Notification - Proceed with works
3	16/01092/ATN	Telecommunication equipment comprising replacement of 15m phase 1 monopole with a 17.4m phase 4 monopole and one additional equipment cabinet	Notification - Proceed with works

4	20/01171/APP	Replacement of the existing MBNL base station for a 20 metre phase 8 pole with wrap around cabinet built around the base, 4no. new equipment cabinets and ancillary development thereto.	Pending Consideration
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The following Additional Information has been received, for information only:

7. [17/04671/ALB](#) and [18/00932/APP](#)

19 Castle Street, MK18 1BP

Internal alterations to form 5 studio flats & a one-bedroomed flat
Marzec

Additional document: Schedule of Works: detailed breakdown of checks to roof, brickwork and joinery; stripping and replacement of items; and alterations such as new doorways and partitions.

17/04671 went to the 19/2/18 meeting and Members recorded No Objections with the following comments:

Members would like further information to be sought on

- Refuse collection: were the premises permitted bag collection, or does bin storage space need to be included?*
- There was no comment on the website at the date of the meeting from the HBO, so Members were unable to judge the effect of the proposed works on the fabric*
- Whether the proposed measures for sound insulation were considered adequate*
- Whether any other modern home efficiency measures were planned*
- It must be emphasised that there was no parking availability in Castle Court*

18/00932/APP went before the 14/5/18 meeting and Members voted to Oppose & Attend, repeating the above request for information, and adding

Members noted that not only had no response been made to these queries, there were no comments from the Historic Buildings Officer on file, and decided to Oppose the application until both had been supplied.

The HBO supplied a detailed report on 27/6/18 and listed his conclusions as follows:

The following further information and amendments are required before the application can be determined/fully assessed:

- Ground floor plans - detailing any alterations to through passage/entrance lobby, entrance doors including any proposal for siting utility service boxes, and entry communication systems.
- Elevation plans if there are to be external alteration in the form of vents, or services pipework etc.
- Amended proposed plans omitting all references to replacement of windows for new double glazed windows along with any references to trickle vents.
- Amended plans to show position/routing of all proposed means of ventilation for bathrooms, kitchens and gas boilers. The plans are expected to also detail position and route of services to the bathrooms and kitchens – the expectation is for only minimal external routing of services and no flues or vents through the front elevation of the building.
- Detailing as to how the decorative ceiling rose and coving to the first floor front right hand side room would retained and protected.
- Details of structural repair works to front left hand corner of the building left side of the building.

*Apart from new floor plans for the 1st and 2nd floors, dated August 2018 but not added to the website until October 2019, showing new doorways and partitions, none of these seem to have been supplied and the concerns about the ceiling rose & coving are not mentioned in the new document. The Envirograph [their website gives Envirograf] products mentioned on p4 under **FIREPROOFING WORKS** are:*

*(53) underfloor fire barrier and acoustic barrier
and*

(105) fire resistant coating for lath-and-plaster ceilings, which is what the HBO was concerned about (being painted over the decorative plasterwork).

7. Planning Decisions

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

		BTC response	Officer recommⁿ.
Approved			
19/03013/APP } 19/03014/ALB }	Prezzo, 36 High St. Fencing & internal alts.	No objections	
20/00306/APP 2	Manor Gardens Demol.conservatory/erect s/st rear ext'n	No objections	
20/00398/APP 24	Twickenham Rd. S/st.rear extension and alterations	No objections	

Refused

19/03661/ALB } 19/04237/AAD }	Barbers, 10 Market Sq, Barber Pole	Oppose & Attend	
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The officer who signed off the decisions above has been asked to revisit the approval of 18/04641/AAD and 18/04642/ALB for the identical pole on the Barbers in the Bull Ring and has replied:

I will ask the case officer to look into this because it will involve looking at the planning enforcement history and discussions with the enforcement team may need to take place. I've also copied in Haz, our Parish Liaison Officer who may be able to assist in looking into this.

Withdrawn

19/00924/APP (Land behind CAB)	Demolish barn; erect 17 flats	Oppose & Attend	
19/03921/APP Wharf Yard [the Fireworks Warehouse]	Ch/use B2 General industry→retail	Oppose & Attend	

Not Consulted on:

Approved

20/00380/ACL 17 Western Avenue	Conv.garage with new window & door	No comment	
20/00612/ACL The Buckingham School	Extension to changing rooms etc	No comment	

8. Development Management Committee

- 8.1 Strategic Development Management (25th March 2020) *No Buckingham applications*
- 8.2 Development Management (26th March 2020) *No Buckingham applications*

9. Enforcement

- 9.1 To report any new breaches

10. Matters to report

Members to report any damaged, superfluous and redundant signage in the town, access issues or any other urgent matter.

11. Chairman's items for information

12. Date of the next meeting: Monday 18th May 2020 at 7pm.

To Planning Committee:

Cllr. M. Cole	(Town Mayor)	Cllr. A. Ralph	
Cllr. J. Harvey		Cllr. R. Stuchbury	
Cllr. P. Hirons	(Vice Chair)	Cllr. M. Try	
Cllr. A. Mahi			
Cllr. Mrs. L. O'Donoghue	(Chair)	Mrs. C. Cumming	(co-opted member)



Key



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