

PL/13/19

Minutes of the **PLANNING COMMITTEE** meeting held via Zoom on Monday 20th April 2020 following an Informal meeting of Full Council at 8.10 pm

Present:

Cllr. M. Cole	Town Mayor
Cllr. J. Harvey	
Cllr. P. Hirons	(Vice Chairman)
Cllr. A. Mahi	
Cllr. Mrs. L. O'Donoghue	(Chair)
Cllr. A. Ralph	
Cllr. R. Stuchbury	

Also present: Mrs. C. Cumming (co-opted member)
 Mrs. N. Stockill (Committee Clerk)
 Mrs. K. McElligott
 Mr P. Hodson (Town Clerk)

No members of the public attended and so there was no public session.

921/19 Apologies for Absence

There were no apologies received.

922/19 Declarations of Interest

There were no declarations of interest.

923/19 Minutes

Members received and **AGREED** the minutes of the Planning Committee Meeting held on Monday 24th February and received by Full Council on the 16th March 2020.

924/19 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan

Members noted the following update:

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 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 <https://www.gov.uk/guidance/neighbourhood-planning--2#covid-19>

Members discussed a potential new waste disposal site for Buckingham that was being considered by Buckinghamshire Council.

925/19 Action Reports

Members noted that 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.

926/19 Planning Applications

Members noted that none of the following applications had a yellow notice posted, therefore the neighbours would have no idea of the proposed developments. An enquiry had been sent via Parish Support to enquire if there had been a change of policy, and if so, what means were to be employed to fulfil the statutory duty and enable the public to make comments.

Advertisement of submitted applications by the Town Council was discussed via the Town Council's web page with links to the Buckingham Council web pages.

20/00930/APP

NO OBJECTIONS

12 Catchpin Street

Proposed loft conversion with front and rear dormer windows

Members' response was agreed before the application had been advertised in the neighbourhood. If, after the statutory notices have been posted, neighbours make comment and possibly raise valid planning reasons not obvious to Members viewing from the public domain, they reserve the right to amend their response.

20/01000/APP

OPPOSE

Land at Moreton Road [Summerhouse Hill]

Provision of additional car parking space to be provided in the southwest corner of the site.

Members' response was agreed before the application had been advertised in the neighbourhood. If, after the statutory notices have been posted, neighbours make comment and possibly raise valid planning reasons not obvious to Members viewing from the public domain, they reserve the right to amend their response.

Members noted that the tree report submitted was dated 2015 and may not reflect the current situation, given that permission had been given for another such replacement parking space very close to this proposal site only last autumn. Furthermore there was no plan linking the table in the survey with the actual trees, so no judgement could be made of the size, species, age or condition of the tree whose canopy covered the site, and the likelihood of future works being necessary to keep branches away from the vehicles, or of damage to the roots by construction or the weight of the vehicle. Members agreed to Oppose the proposal until these details were supplied and allayed their concern.

20/01018/APP

OPPOSE & ATTEND

7 Krohn Close

Single storey side extension and two storey side/rear extension

Members' response was agreed before the application had been advertised in the neighbourhood. If, after the statutory notices have been posted, neighbours make comment and possibly raise valid planning reasons not obvious to Members viewing from the public domain, they reserve the right to amend their response.

The feeling was that this extension was still too big for the site, and overbearing in a tight area; the roofline was barely subsidiary and the bricking-in of the front door was detrimental to the appearance of the front elevation and street scene. A false door panel would be preferable. It was also noted that the proposed ground floor rear window/door (AB3281-05) was shown unchanged from existing, whereas the plan drawing (AB3281-02) showed that the centre panel was to be bricked in and the end panels replaced with single panels to match existing, one with frosted glass. It seemed likely that the former was the error but clarification would be appreciated.

20/01099/APP**NO OBJECTIONS BUT SEE COMMENT**

110 Western Avenue

Two storey rear extension

Members' response was agreed before the application had been advertised in the neighbourhood. If, after the statutory notices have been posted, neighbours make comment and possibly raise valid planning reasons not obvious to Members viewing from the public domain, they reserve the right to amend their response.

Members noted the ridge of the gable is shown as the same height as that of the original house, i.e. not clearly subsidiary. They would prefer the guidelines for extensions to be enforced.

20/01141/APP**NO OBJECTIONS**

25 Hilltop Avenue

Erection of two storey side extension and part conversion of existing garage to habitable use. Extension to existing dropped kerb and car parking area.

Members' response was agreed before the application had been advertised in the neighbourhood. If, after the statutory notices have been posted, neighbours make comment and possibly raise valid planning reasons not obvious to Members viewing from the public domain, they reserve the right to amend their response.

Members had noted the amendment to the boundary treatment agreed with the neighbour.

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. 4No new equipment cabinets and ancillary development thereto.

This application was withdrawn before the meeting

Additional Information**17/04671/ALB & 18/00932/APP****OPPOSE until the HBO is satisfied**

19 Castle Street

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

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.

Members' response was agreed before the application had been advertised in the neighbourhood. If, after the statutory notices have been posted, neighbours make comment and possibly raise valid planning reasons not obvious to Members viewing from the public domain, they reserve the right to amend their response.

Members noted that they still had received no answers to some of the questions posed in their two previous responses and noted the further information requested by the HBO. They echoed his concern over the proposal to cover the decorative plasterwork with a fire-resistant substance.

Members would be minded to rescind their opposition if assured that the HBO had reached a satisfactory compromise/solution on all the points raised in his report.

927/19 Planning Decisions

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

Approved

		BTC response	Officer recommⁿ.
19/03013/APP } Prezzo, 36 High St.	Fencing & internal alts.	No objections	
19/03014/ALB }			
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 } Barbers, 10 Market Sq, Barber Pole		Oppose & Attend	
19/04237/AAD }			

Withdrawn

19/00924/APP (Land behind CAB)	Demolish barn; erect 17 flats	Oppose & Attend	
19/03921/APP Wharf Yard	Ch/use B2 Gen, industry→retail	Oppose & Attend	

[the Fireworks Warehouse]

Not Consulted on:

Approved

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

Cllr. Stuchbury asked for a future agenda item on Rights of Way.

ACTION PLANNING CLERK

928/19 Development Management Committee

928.1/19 Strategic Development Management (25th March 2020)

No Buckingham applications

928.2/19 Development Management (26th March 2020)

No Buckingham applications

929/19 Enforcement

929.1/19 Members discussed current arrangements of the Buckinghamshire Council's Enforcement Team and asked the Planning Clerk to write to the Buckinghamshire Council for its policy of maintaining the Industrial Parks' Light Industry category and whether it would be granting approval for retail and other non-industrial use.

ACTION PLANNING CLERK

10 Hilltop Ave, Page Hill – breach of timescale to remove fence. Planning Clerk to request action from the Enforcement Team as the six months allowed for an appeal against the decision had expired.

930/19 Matters to report

Cllr. Stuchbury reported that the tarmacked repair at the entrance to Fleece Yard would be restored to brick paving.

931/19 Chairman's items for information

Members discussed and **AGREED** to arrange all future Planning Committee preview meetings via Zoom.

ACTION PLANNING CLERK

932/19 **Date of the next meeting:** Monday 18th May 2020 at 7pm.

Meeting closed at 21.00pm.

Chair..... Date.....

DRAFT