

PL/03/20

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 22nd June 2020 at 8.45pm following an Interim meeting of Full Council via Zoom.

Present:

Cllr. M. Cole	Vice Chairman
Cllr. G. Collins	Town Mayor
Cllr. J. Harvey	
Cllr. P. Hirons	
Cllr. A. Mahi	
Cllr. Mrs. L. O'Donoghue	Chairman
Cllr. A. Ralph	
Cllr. R. Stuchbury	
Cllr. M. Try	

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

PUBLIC SESSION

A Member of the public attended the Public Session to raise concerns over 18/04626/APP Garage site 456999g Overn Crescent. The following issues were raised:

Ecology survey 2.2.1 habitat survey was a farce as the surveyor didn't even set foot on the land in question.

4.3.2 Housing Stock – the proposal from the original in March 2018 has been changed from Social Rental to 3 Affordable Rent and 1 Shared Ownership property.

2.2.2.2 – Garages underused – this is debated as they are not maintained. They are all full with six in use, one of the garages has a hole in the roof and its renter could be transferred into the vacant garage.

Road access – Different sources had measured the access road as being 3.1m to 4.1m. 4.8m is said to be required. If this was the case, then they would need to claim land from an adjacent propriety. Parking surveys have been conducted but it would be useful to know if they were done on vehicles and measurements on both sides of the pavement as that would prevent vehicles accessing the site.

Bins – Highways 4th July 2019 noted concerns and said Refuse lorries would no longer being entering the site. A bin store was added with the removal of one parking space, the adjacent property to the bin store was not consulted.

Drainage – The drains on Overn Crescent ran to no 52 where a blockage was detected SuDS report – soakaways are close to the boundary fences and do they need to be a certain distance from properties.

Heritage have raised concern on the proximity to the Listed Summer house on Summerhouse Hill.

152/20 Apologies for Absence

There were no apologies.

153/20 Declarations of Interest

Cllr. Stuchbury declared an interest as a member of the Buckinghamshire Fire Authority and Member of Buckinghamshire Council North Bucks Area Planning Committee.

154/20 Minutes

Members received the minutes of the Planning Committee Meetings held on Monday 18th May 2020

Page 3. TOR – Members **AGREED** to amend the minutes to ensure the term Vice-Chairman and Chairman is used throughout. **ACTION COMMITTEE CLERK**

Members discussed and **AGREED** to include the following statement from the Cllr. Cole said *“that it was a position not a person, same as in the magistrate court.”*

and Monday 1st June 2020 to be put before the Full Council meeting to be held on Monday 13th July 2020. **AGREED** **ACTION COMMITTEE CLERK**

155/20 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan/MK Strategy 2050

155.1/20 Members noted a copy of Buckinghamshire Council’s comments on the MK Strategy 2050 document. Cllr. Stuchbury explained that as there not been a formal meeting of the Full Council of Buckinghamshire Council then the letter was therefore the view of the leaders of Buckinghamshire Council and not Full Council.

155.2/20 Members received and discussed a report from the Town Plan Officer and discussed the Officer recommendation. Proposed by Cllr. Stuchbury, seconded by Cllr. Harvey and unanimously **AGREED** that Buckingham Town Council seek to lobby at every opportunity for a clear proactive lead from Buckinghamshire and Milton Keynes Councils as to the vision of Buckinghamshire 2050 and to work in close co-operation with neighbouring councils to achieve a positive outcome for this section of the Knowledge Arc/Corridor. **ACTION PLANNING CLERK**

Cllr. Cole quoted a recent publication from The Beaconsfield Society: *“This domino effect of local authorities looking to palm off their housing need onto neighbouring authorities is taking place across the country. There are varying reasons for this: councils are using out of date inflated housing need figures; they are applying unrealistic up-lifts to housing need figures; councils are incorrectly calculating housing need numbers by applying the calculation method wrongly; and local authorities are failing to identify all brownfield sites for development (and at sufficient density where appropriate) within their own boundaries; councils are failing to identify alternative strategies; and in some cases, but not all, there will be a genuine need to some extent.”*

Cllr. Cole said it was an issue for Full Council and not just Planning Committee as the threat of even more development being pushed north could be devastating for Buckingham.

155.3/20 Members received for information notes on Neighbourhood Planning from MHCLG. Cllr. Stuchbury suggested a future agenda item on Cabinet’s response to a formal written question on Neighbourhood Development Plans as discussed the last meeting of Buckinghamshire Council’s Cabinet. The Town Clerk **AGREED** to produce a report for the next meeting of the Planning Committee.

ACTION TOWN CLERK

156/20 Action Reports

Members noted the action reports.

Neighbourhood Development Plans – see minute 155/20

West End Farm Care Home – Cllr. Harvey said Council should keep pressure on developers to produce the outstanding archaeological report. Cllr. Stuchbury said it should not be considered again by Committee without a report being in place and assured Members that he was progressing the matter.

157/20 Planning Applications

The following application was taken out of order for the benefit of the member of the public present

18/04626/APP (amended plans)

original response Oppose & Attend

Garage site 456999g Overn Crescent

Erection of 4N^o dwellings and associated parking

Members noted

- *That the Heritage Officer had recommended refusal as the proposal was not compliant with the relevant heritage policy.*
- *That Cllr. Mills had called the application in.*
- *That the Tracking diagram supplied was for an 8m box van, not the standard refuse collection lorry; and that there had been various values given for the width of the access road. Members asked for clarification of the width required and the width available, whether a special refuse collection vehicle would have to be used (previously it had been advised that residents would have to put their bins out on the Crescent for emptying). They also expressed concern at the proposed reduction of the adjacent hedge (which would have to be carried out regularly if the width and vision splay was to be maintained) which would damage the amenity of the resident at No.38.*
- *That no consideration had been given to the use of the garages for storage; tradesmen such as plumbers and decorators, for example, needed a safe place to store equipment and materials even if the garages were too old to be large enough to accommodate a vehicle. There were too few alternatives for such storage in the town and most of the garages were apparently sound, or could readily be made so.*
- *Members were aware of the need for Social Rental Housing, but it had been reported that the new dwellings were to be a mix of Affordable Rent and Shared Ownership, which was not the same thing.*
- *The Parking survey showed that this end of the Crescent was well populated with parked cars on both sides of the road - including two directly opposite the access road entrance - in three of four survey periods, limiting the passage of larger vehicles including emergency vehicles, especially those turning in or out of the garage court.*

Members saw no reason to change their original response.

Agenda order was resumed

20/01685/APP

NO OBJECTIONS

59 Moreton Road

Single storey side extension

20/01714/APP

OPPOSE

7 Robin Close

Single storey front and side extension

Members expressed concern about the proximity to the public path and resultant effect on the street scene, but would be minded to withdraw their opposition if the width of the proposed extension were reduced to leave some green space between the house and the path.

20/01716/APP

NO OBJECTIONS but see comment

32 Bradfield Avenue

Variation of Condition 2 related to application 19/03161/APP – change all window and door frame colours from white to grey anthracite and render all the external walls in white render, the existing building and the new extension

Members noted that render was not a common finish in the area, but this house was at the end of a cul-de sac and thus had no objections to the change.

However, the drawings supplied were not those approved for 19/03161APP, which were the Revision A versions, with the clearly subsidiary ridgeline, and asked that the latter version be listed in the approval document and adhered to.

20/01719/APP

NO OBJECTIONS but see comment

25 Moreton Road

Change of use from B1 to B1 and D1 (clinic) insertion of windows to treatment rooms on south elevation and render panel repair to brickwork

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.

There was no objection to the change of use, but there was a discrepancy between the photograph on the D&A Statement which showed large workshop doors and drawing 01950/19/01 which showed a solid wall. Members would like the doors retained.

The lack of maintenance of the adjacent strip of land, the responsibility of the developer of Summerhouse Hill, will be taken up with the Enforcement Department

A Listed Building application is expected for the following application but the notification had not arrived before the meeting.

20/01830/APP

NO OBJECTIONS subject to HBO comments

50 - 51 Nelson Street

Change of use of left hand side building into HMO. The right hand side building to be retained as dental practice

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 regretted the lack of comments from the Heritage Officer on this proposal. Concern was also expressed at the size of the rooms, bin storage (confirmation of bag collection would be appreciated) and very limited public parking in the area. The feeling was expressed that conversion to a private house would be preferable.

It was assumed that Planning would liaise with HMO Licensing over the necessary conditions to ensure a licence could be granted, eg fire safety.

20/01878/APP

OPPOSE

Wisteria Cottage, 126 Moreton Road
Erection of outbuilding

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.

There was no objection to the principle of the proposal, but it was felt that light pollution from the rooflights facing the neighbouring bungalow would be detrimental to the neighbour's amenity; Members would be minded to withdraw their opposition if the rooflights were re-positioned on the roofslope facing the applicant's house.

20/01892/APP

NO OBJECTIONS but see comment

11 Threads Lane
Single storey side 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.

There was no objection to the extension per se; it was close to the boundary but there was a wide drive separating its nearest points from the neighbouring house.

However, the apparently unrelated indication of removal of the hedge and replacement with a wall or fence caused concern, and enquiry was made as to whether this was permitted, both from the point of view of the integrity of the estate's soft landscaping scheme, and of the intrusion of a wall or fence of unstated height and materials into an otherwise open street scene.

20/01910/APP

NO OBJECTIONS

2 Chandos Close
Demolition of conservatory/utility room and rebuild 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.

Amended Plans

19/03849/APP

NO OBJECTIONS but see comment

(original response –Deferred for more information)

Esso Petrol Station, Buckingham Ring Road

Single storey side and rear extension (part retrospective)

Members agreed that their concerns had been adequately addressed, and had no objections provided that Highways' conditions were incorporated in the approval document.

20/01240/APP

Original response OPPOSE – no change

5 The Villas
Single storey side extension

Members noted that the drawings had been corrected and the extension reduced slightly, but this did not address their concerns.

Since the May meeting, Cllr. Whyte had called the application in, and also reported that an Enforcement file has been opened (ref 20/00255/CON3) to investigate allegations of non-compliance linked to previous applications for the site.

20/01359/APP

Original response NO OBJECTIONS

23 Hilltop Avenue

Enlargement of approved external raised decking area, new rear patio and the insertion of a Juliet balcony in north (side) elevation

Members noted that the enlarged decking area encroached into the RPA of a Protected oak tree, part of a Protected woodland, and would like a professional opinion of the likely damage to and effect on the tree and its root system with the installation of the supports, and advice on minimising this – construction methods to be conditioned. Pending this information, they changed their response to **OPPOSE** for the extended decking area only.

Not for consultation

20/01630/ATP

NO OBJECTIONS

The Swan Pool and Leisure Centre, MK18 1AE [drawing shows London Road verge to rear of 24 Poplars Road]

Low overhanging branches are causing obstruction to pedestrians/ cyclists.

Works proposed are to raise low branches over footway up to 3m remove obstruction.

Members were advised that this application had been approved (10/6/20)

20/01652/ATC

NO OBJECTIONS

Willow Cottage, School Lane

T1 Willow; Height 14m – 10m DBH 600mm work required: Pollard to approx. 8m from ground level. Reason: Limb failure on North side of crown @12m

158/20 Planning Decisions

To receive for information details of planning decisions made by Buckinghamshire Council.

Approved

19/02473/APP 8 Bridge Street

Ch/use shop → beauty salon

BTC response

No objections

Officer recommⁿ

20/00930/APP 12 Catchpin Street

Loft conversion with velux windows

No objections

20/01485/ATN Gawcott Road

Erection of new base station

No objections

20/01486/APP 19 Hilltop Avenue

Single storey front extension

No objections

Refused

20/00337/APP 33 Bourton Road

Ch/use open space → garden, & wall

Deferred pending Highways' response

Not Consulted on:

Approved

20/01630/ATP London Road

Prune branches overhanging path

No objections

159/20 Buckinghamshire Council Members

159.1/20 There were no further updates.

159.2/20 Members **AGREED** to ask Cllr. Simon Cole to call in the planning application for Moreton Road Phase III. **ACTION PLANNING CLERK**

Members **AGREED** to extend the Planning Committee meeting beyond 10pm in order to discuss all of the agenda items.

160/20 Buckinghamshire Council Committee meetings

160.1/20 N. Bucks Area Planning Committee (10th June 2020) *No Buckingham applications*

160.2/20 Strategic Sites Committee (11th June 2020) *No Buckingham applications*

161/20 (75.2/20) Buckinghamshire Council – Strategic Sites Committee

To explore the remit of the Strategic Sites Committee at Cllr. Stuchbury's request.

POSTPONED TO NEXT MEETING

162/20 Enforcement

162.1/20 Cllr. Cole reported the Weston Homes landscaping that had not been completed along the access road of Summerhouse Hill. Cllr. Stuchbury asked for details. **ACTION MRS. CUMMING/CLLR. STUCHBURY/PLANNING CLERK**

163/20 Matters to report

The following reports were passed to the Planning Clerk to investigate:

- 3-4 trees fallen trees along the public footpath adjacent to the Four Pillars Hotel.
- Cllr. Cole reported a general deterioration of the footpaths across Page Hill housing estate.

164/20 Chairman's items for information

There were none.

165/20 Date of the next meeting: Monday 20th July 2020 at 7pm.

Meeting closed at 10.05pm.

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