

**PL/05/19**

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 20<sup>th</sup> July 2020 at 7.00pm via Zoom.

**Present:**

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

**Also present:** Mrs. C. Cumming (Co-opted Member)  
 Mrs. K. McElligott (Planning Officer)  
 Mr P. Hodson (Town Clerk)  
 Mrs L. Stubbs (Communications Clerk)

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

**237/20 Apologies for Absence**

There were no apologies for absence.

**238/20 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, and abstained from all votes regarding planning applications. (min 242/20)

**239/20 Minutes**

Members received and **AGREED** the minutes of the Planning Committee Meetings held on Monday 1<sup>st</sup> June 2020 and Monday 22<sup>nd</sup> June 2020.

**240/20 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan**

240.1 Mrs Cumming questioned whether a housing needs survey would be done as part of the Neighbourhood Plan, and whether this would cover village need as well as Buckingham. Town Clerk to respond, any answer to be dependent on Vale of Aylesbury Local Plan (VALP).

240.2 Members agreed with the main premise that the Neighbourhood Plan should not be advanced until VALP was made. Cllr. Harvey proposed and Members **AGREED** that the Town Clerk should write to Buckinghamshire Council to find out if they intended to continue with VALP given the changing picture of housing need due to Coronavirus.

**ACTION: TOWN CLERK**

Cllr. Cole noted that the Buckinghamshire Plan was intended to be completed by 2025, and that this may impact on the likelihood of VALP being completed before this date. Rural broadband and environmentally friendly design has become more

important due to this. It was confirmed that access to broadband is already included in the current Buckingham Neighbourhood Plan.

Cllr. Cole proposed that Town Clerk's report recommendations be agreed. Cllr. Harvey seconded. Members **AGREED** unanimously.

It is recommended that the Committee notes the response to Councillor Stuchbury's question, and agrees to continue the current process of preparing to revise the Neighbourhood Plan as soon as the Vale Plan is in place.

**ACTION: TOWN PLAN OFFICER**

#### **241/20 Action Reports**

Members decided to discuss this item with minute number 242/20 below.

#### **242/20 Planning Applications**

Cllr. Stuchbury abstained from

##### [20/02003/APP](#)

9 Fleet Close

Single storey rear extension

**NO OBJECTIONS**

##### [20/02013/APP](#)

10 Hilltop Avenue

Erection of close board fence ranging in height from 1.6m to 1.8m (retrospective) and erection of a timber shed.

**OPPOSE & request call-in**

*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 reason for the refusal of the previous application (18/04112/APP, not 4142 as in the agent's letter of 19<sup>th</sup> June) was*

The retrospective proposal is contrary to policy GP.35 of Aylesbury Vale District Local Plan as, by virtue of its materials, scale, and location on a corner plot, it would result in an overly dominant structure that fails to respect, and is thus unacceptably harmful to, the open character of the area and appears visually prominent within the street scene, failing to respect the character and appearance of the locality.

*A reduction of 20cm in the height of the fence does not address any of the above, and neither does the addition of a shed taller than the 2m segment remaining at the front of the house. Vertical closeboard fencing is not a feature of the estate's street scene – the original garden fences are horizontal hit-and-miss plank fences which do not give the solid expanse proposed and allow some greenery to soften the straight lines. The proximity of this fence to the public domain does not allow any landscaping to diminish the visual effect, which is still stark two years after installation. The previous boundary treatment of the site was a conifer hedge which was more appropriate in the street scene.*

*Photographs taken for this Committee meeting's agenda were added for the officer's information.*

**20/02161/APP**

14 Gilbert Scott Road

New 2m high fence and driveway with a new 4.6m pavement crossover with dropped kerbs

**NO OBJECTIONS**

**20/02258/APP**

3 Burleigh Piece

Single storey front extension and replacing flat roof element, garage conversion and 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.*

*In registering 'No objections' Members assumed that the east wall of No5 had no windows to habitable rooms.*

**NO OBJECTIONS**

**Amended Plans**

**20/01878/APP**

Wisteria Cottage, 126 Moreton Road

Erection of outbuilding

*Members were glad to see their concern had been addressed and agreed to withdraw their opposition.*

**NO OBJECTIONS (change from OPPOSE)**

**Not for consultation**

**20/01908/ATP**

21 Beech Close

T1 - Ash, reduce the overall crown by up to 2m to provide adequate clearance from the property whilst maintaining crown symmetry.

**NO OBJECTIONS**

**20/01942/ATP**

11 Cromwell Court

Fell 3 Maples causing subsidence

*Members were unanimous in opposing this application; the trees are 6m from the building, with a public path in between the premises and the verge where the trees are growing; the path shows no sign of damage which might be ascribed to tree roots. It was considered more likely that the recent and repeated long dry spells of weather have caused the drying out of the clay soil, with the sporadic wet weather causing heave and consequent cracking. The house and its extension being built on separate raft foundations could be a contributory factor.*

**OPPOSE**

*Members opposed the felling of these trees, which are well-formed and healthy, and form part of the open and green aspect of the street scene. Far too many of the trees marked on the TPO – both Protected and unprotected - have already been removed, and the loss of a group of three more would be pointless if the cracking persisted because the problem was actually the consequence of building on a clay soil combined with global warming.*

*It was also pointed out that these trees are on the approach to Buckingham Primary School, hopefully instilling in young pupils a respect for trees.*

In light of repeated applications to fell alleging structural damage, Members asked for Buckinghamshire Council's policy on Protected trees.

**ACTION: PLANNING CLERK**

**20/02216/ACL**

**NO OBJECTIONS**

64 Bourton Road

Application for a Lawful Development Certificate for the proposed single storey rear extension

**243/20 Planning Decisions**

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

**Approved**

19/03001/APP 5 Hillcrest Way	Ch/use B1→Beauty Salon (sui generis)	No objections
20/01099/APP 110 Western Ave.	Two storey rear extension*	No objections
20/01141/APP 25 Hilltop Avenue	Ext'ns & pt.conv.garage→habitable use	No objections
20/01334/APP 10 Newcombe Cres.	Loft conv.with rear rooflight windows	No objections
20/01359/APP 23 Hilltop Avenue	Enlarged decking,patio & balcony	Oppose **
20/01407/APP 7 Spindle Mews	Erection of summerhouse	No objections
20/01416/APP 5 Twickenham Road	S/st.rear extn (amend.20/00064/APP)	No objections
20/01497/APP 30 Hare Close	Replacement of porch	No objections
20/01685/APP 59 Moreton Road	Single storey side extension	No objections

\*Members noted in their response that the extension was not clearly subsidiary; amended plans were submitted before decision which showed the ridge dropped below the existing roofline

\*\* Amended plan; original app<sup>n</sup> No objections, but extended decking supports breached RPA of Protected oak. Cond.5 states that foundation details must be approved in writing by LPA before development

**BTC response**

**Refused**

19/01564/APP 12-13 Market Hill [M&Co] Convert floors above shop plus additional floor into 9 flats; erect 23 flats on land to rear	Oppose & Attend
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**Not Consulted on:**

**Approved**

20/01652/ATP 1 School Lane	Pollard willow due to limb failure
20/01908/ATP 21 Beech Close	Crown reduction on ash

**Refused**

20/01366/ACL 9 Fleet Close	Cert.Lawfulness, s/st.rear extension	No comment; however, it was pointed out to the officer that PDR are withdrawn on this part of Page Hill, and this is the reason the ACL has been refused. The reapplication is above.
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**Planning Inspectorate**

An appeal against Refusal has been lodged for the following application:

20/00046/APP 4 Foscott Way	Single storey rear extension with roof terrace and extension to the existing front and rear dormers
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Cllr. O'Donoghue noted that Members' comments had been taken into account in two decisions.

#### **244/20 Buckinghamshire Council Members**

244.1 Members noted the new enforcement policy. The Planning Officer reported that they had enquired about how enforcement would be reported back to parishes, although there will be no return to monthly bulletins there will be regular updates.

Cllr. Stuchbury proposed that Town Clerk write to Buckinghamshire Council to ask what the allocated budget for enforcement would be. Cllr Harvey asked about the formation of an evidence base for future review of the policy. Members **AGREED**.

**ACTION: TOWN CLERK**

244.2 Members thanked the Planning Officer for providing information about how Buckinghamshire Councillors had been responding to call in requests. Members **AGREED** to ask Cllr. Mordue to Call in applications 20/02013/APP.

**ACTION: PLANNING OFFICER**

The Town Clerk was requested to contact the Cabinet Member for clarification on the call-in procedure following conflicting replies from Local Members.

**ACTION: TOWN CLERK**

244.3 Members discussed whether or not to invite Councillors not elected to represent the Buckingham wards to call in planning applications. The Town Clerk pointed out that members had agreed recently to restrict requests to the six local councillors.

#### **245/20 Buckinghamshire Council Committee meetings**

245.1 N. Bucks Area Planning Committee (8<sup>th</sup> July 2020) *Cancelled*

245.2 Strategic Sites Committee (9<sup>th</sup> July 2020) *No Buckingham applications*

#### **246/20 Enforcement**

No new breaches were reported.

#### **247/20 S106 Quarterly report**

Members expressed concern that the section 106 funding for the proposed health centre at Lace Hill did not appear on the list.

**ACTION: PLANNING CLERK**

Cllr. Stuchbury proposed, Cllr. O'Donoghue seconded and Members **AGREED** that the Town Clerk should seek information about how s106 was allowed to be spent across the County. As so much of AVDC's s106 had been directed at sports facilities based on a 2004 policy document, and no other form of leisure activity.

**ACTION: TOWN CLERK**

Cllr. Hirons suggested that any time limit on accessing the s106 funding for health purposes be communicated to Dr. Gavriel.

**ACTION: TOWN CLERK**

#### **248/20 (Postponed from 22<sup>nd</sup> June agenda) (75.2/20) Buckinghamshire Council – Strategic Sites Committee**

Noted.

**249/20 Matters to report**

There were no matters to report.

**250/20 Chairman's items for information**

There were no Chairman's items.

**251/20 Date of the next meeting:**

Monday 17<sup>th</sup> August 2020 at 7pm.

Meeting closed at 8:27pm.

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

DRAFT