

PL/06/20

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 17th August 2020 at 7.00pm via Zoom.

Present:

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

Also present: Mr. R. Newall (co-opted member, Buckingham Society)
 Mrs. K. McElligott
 Mr P. Hodson (Town Clerk)
 Mrs L. Stubbs (Communications Clerk)

PUBLIC SESSION

A member of the public attended to speak about their concerns around parking on the Moreton Road. Akeman Asset Management have given notice to residents currently renting parking spaces at the land adjacent to 38 Moreton Road. The area has six on street parking spaces and ten to fifteen residents trying to park locally. Additionally, there is increased traffic as the Moreton Road development has increased in size. This has caused traffic accidents, including cars being written off. The resident asked that the Planning Committee consider parking need in any future planning responses related to the development of the land adjacent to 38 Moreton Road.

293/20 Apologies for Absence

Members received apologies from Buckinghamshire Councillors Clare and Mills.

294/20 Declarations of Interest

None

295/20 Minutes

Members **AGREED** to change minute 240/20 to include Cllr. Stuchbury's question.

ACTION: COMMUNICATIONS CLERK

Members agreed to bring forward item 12, Moreton Road Parking space, for the benefit of attending members of the public.

296/20 Moreton Road Parking space

Members sympathised with the resident, and agreed that for safety reasons there was no scope for additional street parking in the area. Members discussed other negative factors to creating additional parking on Moreton Road, including the narrow corner, a bus route and that there is a current application for another 130 houses to be built on the Moreton Road and 170 in Maids Moreton. The nearest public parking is Cornwall's Meadow car park.

Cllr. Cole proposed that the Committee write to Akeman Asset Management and Aylesbury Vale Estates, copying in Cllr. Chilver asking for any future development of the land adjacent to 38 Moreton Road be as parking for the residents of Moreton Road in the interests of safety and for the improvement of residents lives. Members **AGREED** unanimously.

ACTION: PLANNING OFFICER

A member of the public left after this item.

297/20 Solar Farm proposal

All comments are Member's personal views, to be taken without prejudice to the Council's response to an eventual planning application.

Members were concerned that the circulated document from Wessex Solar Energy did not include Footpath 24 connecting Buckingham to Thornborough on the site map. There was a written reference in the description of the site plan, but how the footpath would be accommodated was not indicated. If there was an intention to divert the footpath, Members were concerned that the diverted path would be very long and near the main road.

Cllr. Cole raised that Buckingham Neighbourhood Development Plan policy 10.12, which promotes small scale renewable energy regeneration only permitted where it preserved or enhances heritage sites. However this project was large and very close to medieval Thornborough Bridge, and Roman temple, barrows that overlook the site and Roman villas. The Town Plan Officer shared these concerns.

Cllr. Stuchbury proposed and Cllr. Cole seconded that the Committee write to the landowner, explaining that the public footpath through the land had the same public protection as a road.

Members voted 5-0 in favour of this action, with one abstention.

ACTION: PLANNING OFFICER

298/20 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan

298.1 Members received a report from the Town Plan Officer on recent proposals to change planning law. Some changes had been made already in response to Coronavirus. The Council is no longer notified of pavement licence applications. Public notices are put out and street licensing has to make their decision on each application in seven days. Buckingham Town Centre's conservation area protects it from some changes to permitted development rights.

The government planning white paper focuses on a variety of different areas for change that members were concerned about:

- Increased use of property technology (PropTech) to automate processes.
- Neighbourhood Development Plans could be scrapped.
- There may be no future involvement for parish councils in local planning decisions beyond the initial planning stage. More decisions would be made by Planning Officers.
- The white paper includes a consultation; most questions require a supporting response. Cllr. Cole was concerned that consultation responses must be made by the 29th October, with the intention of creating a new Planning Act

by 2024, leaving only 30 months for new Local Plans to be made before the new Act comes into force.

- Developers who don't receive a planning decision in 13 weeks would have their fee returned. Mr. Newall was concerned that many applications take longer to receive a determination than this due to requests for additional evidence from experts, including drainage or archaeology reports. Would the 13 week deadline be paused in these cases?
- Affordable housing is mentioned, but not how much would need to be built, only that 25% of the affordable housing should be "First Homes".
- Many ideas are discussed in the paper, but with no detail about how they would work in practice.
- No aspiration to deal with one million planning permissions nationally that have been agreed but not built, these often represent land banking.
- The scrapping of s106 and CIL, to be replaced by a government algorithm that automatically assigns a set amount of funding per development, given to local authorities to spend. Cllr Stuchbury was concerned that there was no detail on whether this funding would be ring-fenced, or spent truly locally. How it can be spent would be loosened, perhaps to be spent on affordable housing.
- Cllr Try felt that although the report discussed environmentally friendly homes, developers have made poor choices in the past, and issues around community design, tree placement and green spaces are best dealt with locally.

Cllr. Harvey proposed that the committee write to NALC and ask what actions they planned to take in response to the white paper and what actions the Council could take to help. Members **AGREED** unanimously.

ACTION: TOWN CLERK

298.2 Following the Town Plan Officer's report, a Recommendation to Full Council was proposed by Cllr. Stuchbury, seconded by Cllr. O'Donoghue *"that Buckingham Town Council (BTC) wishes to express its deep alarm and concern with the implications of the wholesale changes to the current planning system proposed by the Government's White Paper: Planning for the Future, which reduces or removes the influence of Buckinghamshire Council, Town and Parish Councils as well as members of the community, on future applications. The effect of the new regime is likely to impact strongly on the environment and the economic prosperity as well as the social well-being of Buckinghamshire. Furthermore, it could see the end of local planning, local plans and residents having any ability to influence large developments.*

Removing a layer of democratic governance undermines accountability within the planning of our community's future and so BTC seeks assurances from Buckinghamshire Council that they will be voicing their objections to the drafters of the white paper about the content and scope of the proposed bill. In addition, BTC are pressing Greg Smith, our local MP, to raise questions and to seek to challenge the details of this bill in parliament. Finally, BTC will write to the Secretary of State reiterating the concerns noted at the head of this motion."

Members **AGREED** unanimously.

ACTION: COMMITTEE CLERK

298.3 Members noted the Draft Milton Keynes Planning Obligations Supplementary Planning Document. Cllr. Harvey proposed, seconded by Cllr Stuchbury that a copy of the protocol document between MKC and local parish councils be brought back to a future meeting of the Planning Committee for discussion.

298.4 The Town Clerk updated the Committee on progress with Buckingham's Neighbourhood Development Plan. A survey is planned for early next year, and a meeting of the Neighbourhood Plan Subgroup should be called to discuss this. Members **AGREED**. Mr. Newall was invited to take part.

ACTION: TOWN CLERK

The Town Plan Officer left the meeting after this item.

299/20 Action Reports

299.1 Members noted the action report. Members expressed their desire to receive a copy of the archaeology report at the West End Care Home site (application now withdrawn.) It was noted that the report had been delayed by Coronavirus. Differing informal reports had been received about the status of the report to date.

299.2 Members felt that the responses regarding s106 and the Lace Hill Health Centre were not sufficiently clear. Proposed by Cllr. Harvey, seconded by Cllr. Cole that a plain English course be recommended to the Officers involved. Members **AGREED** unanimously.

ACTION: PLANNING OFFICER

Proposed by Cllr. Stuchbury, seconded by Cllr. O'Donoghue that Buckinghamshire Council Legal Officer be asked to clarify the situation with the s106 funding for the Lace Hill Health Centre.

Members voted 7-0 in favour of this motion, with 1 abstention.

ACTION: PLANNING OFFICER

300/20 Planning Applications

Cllr. Stuchbury abstained from voting on the following applications.

20/02488/APP

NO OBJECTIONS

Home Appliances, The Old Telephone Exchange, Market Hill
Change of use from B1 (light industrial) with ancillary storage and sales to mixed B8 (storage), B1 (workshop) and A1 (retail) (retrospective)

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.

20/02506/ALB

OPPOSE

50-51 Nelson Street
Change of use of the 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.

*In light of the lack of a parallel Listed Building application at the time of their meeting (22nd June) Members response for the full application 20/01830/APP was **No Objections, subject to HBO comments.***

Members noted that the Heritage Officer had posted comments on 26th June which listed several documents necessary to an application for a Listed Building, none of which had been submitted with this application, and therefore voted to Oppose due to lack of information.

3 members abstained from voting on this application.

20/02537/APP

NO OBJECTIONS

44 Nelson Street

Conversion and alteration of dwelling house to form 5 self contained student flats (retrospective)

Members noted that a site notice had been posted for this application but not for the previous one, though the premises were a matter of yards apart and the applications had been validated on the 27th and 30th July respectively.

Amended Plans

20/00483/APP

NO OBJECTIONS

Land to the rear of 2 Market Hill

Proposed new detached building comprising 7 apartment dwellings and associated external works, bin/cycle store and alterations to access.

Members' response was agreed before the amended 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 were satisfied that their previous concerns had been adequately addressed.

20/01018/APP

OPPOSE

7 Krohn Close

Single storey side extension and two storey side/rear extension

Notwithstanding the amendments made and unmade in May and June, Members felt that the proposed extension was too large and constituted overdevelopment of the plot.

It was also noted that one of the neighbour comments (posted on 20th July) had been mis-attributed as 'Neutral' when it clearly stated "Although amendments have been made to the second planning proposal I still object to the proposal in full"

Not consulted on

20/02356/ATP

Rear of 3 Carisbrooke Court [*in Maids Moreton Avenue*]

To be felled due to being reported as the reason for subsidence at 3 Carisbrooke Court

Members discussed whether an alternative to felling could be considered in order to retain the valued green aspect of the town.

20/02375/ATP

Land to rear of 32 Western Avenue

Oak tree - To reduce the lower limbs on the south side (garden side) of the tree by 3 – 4m; Reason – a branch has fallen and the remaining limb is extending outside of the canopy but also has a torsional twist. The loading appears to be on a fissure.

Members were advised that this application had been approved (31st July)

20/02562/ATP

17 Holloway Drive [*tree is growing in garden of 10 King Charles Close*]

T1 English Oak Height - 12m Crown spread - 9m

Work Required: 2m partial crown reduction to eastern side of the crown

Reason: A tree report was undertaken recently (see photos). It states the tree is in decline due to historic factors and will die in approx. 10 years. My client at no. 17 is concerned that branches will fail on their side and would like to take all precautions to alleviate the risk. I recommended a minor 2m reduction to the branches extending over their property as well as removing any major deadwood. This would be a compromise between safety and the trees wellbeing.

301/20 Planning Decisions

Members received for information details of planning decisions made by Buckinghamshire Council

Approved

19/02777/APP Field Ho.Nursery	Ch/use farm barns to nursery use	BTC No objections
20/00885/APP St Rumbold's Fields (Northern site)	7 homes additional to approved 17/04668/ADP	No objections
20/01714/APP 7 Robin Close	S/st. front & side extension	No objections
20/01878/APP Wisteria Cott., 126 Moreton Rd.	Erection of outbuilding (changed from Oppose 20/7/20 on receipt of satisfactory amended plans)	No objections
20/01892/APP 11 Threads Lane	Single storey side extension	No objections

Withdrawn

18/04290/APP West End Farm	72 unit retirement home	Oppose & Attend
20/01716/APP 32 Bradfield Avenue	Change walls to white render & window & door frames to grey anthracite	No objections

Not Consulted on:

No decision – out of time for determination

18/01298/ATC 35 High St.	Fell Tulip Tree & Holly, prune Yew	Holly & Yew OK;
	TPO requested on Tulip Tree due to rarity; not agreed	

19/02875/ATP 3 Highland Mews Pruning works to Protected tree

Opposed due to lack of information

Approved

20/01561/ACL 75 Overn Cres. S/st rear extension & loft conversion

No comment made
Oppose

20/01942/ATP Foscott Way Fell 3 Norway Maples

Members were concerned about the decision to fell trees due to subsidence that may be caused by other factors, including shifting clay and sand in some areas of Buckingham. Proposed by Cllr. Cole, seconded by Cllr. Mahi that we urge Buckinghamshire Council not to fell the 3 Norway Maples on Foscott Way, as we do not believe that the Service Director of Planning has taken full account of the unanimous opposition of Buckingham Town Council Planning Committee, and the strength of residents' opposition - there are 93 Buckingham What Matters Facebook comments against their felling - to the loss of these protected trees in a residential street leading to a primary school. Members **AGREED** unanimously.

ACTION: PLANNING OFFICER

Planning Inspectorate

An appeal against refusal of **20/0337/APP** has been lodged (20/7/20) for 33 Bourton Road: Change of use of land to residential curtilage and the retention and completion of boundary wall (Part Retrospective).

Members responded (meeting of 24th February 2020): **DEFERRED FOR FURTHER INFORMATION**
Members felt the wall at the front was too high and stark in the street scene without the former shrubs. They would also like the opinion of BCC Highways on the vision splay.

Though further documents were submitted, the Town Council were not re-consulted and the application was refused on 8th June.

If Members wish to make any further comments, they must be submitted to the Inspectorate by 24th August 2020

Cllr. Cole requested Buckingham Neighbourhood Development Plan policy 3.6, maintenance of green spaces around the town, be included in the Committee's response to the appeal against refusal of 33 Bourton Road.

ACTION: PLANNING OFFICER

An appeal against refusal of **20/00046/APP** for a single storey rear extension with roof terrace and extension to the existing front and rear dormers at 4 Foscott Way has been dismissed on the grounds that the dormers would be disproportionately large and incongruous in the street scene.

Members recorded their thanks to the Planning Officer for her hard work scrutinising the West End Care home application.

302/20 Buckinghamshire Council Members

302.1 There were no further updates from Buckinghamshire Councillors.

302.2 Members requested that the usual procedure be followed.

302.3 Members **AGREED** to request that all Buckinghamshire Councillors representing the parish of Buckingham, including those located further away be asked to call in future objections.

ACTION: PLANNING OFFICER

303/20 Buckinghamshire Council Committee meetings

303.1 N.Bucks Area Planning Committee (5th August 2020) *Cancelled*

Planning Minutes (17/08/20)

Ratified

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PUBLIC SECTOR EQUALITY DUTY 2010/CRIME AND DISORDER ACT, 1988: the decisions made during the course of the meeting were duly considered and it was decided that there were no resulting direct or indirect implications in respect of crime and disorder, or equalities considerations, other than those stated in the minutes.

Initial.....

304/20 Moreton Road Temporary Crossing

Proposed by Cllr. Harvey, seconded by Cllr. Cole that Buckinghamshire Council be asked what measures are in place to measure the success of the Moreton Road crossing. Members **AGREED** unanimously.

ACTION: TOWN CLERK

305/20 Enforcement

No new breaches were reported.

306/20 Street Naming – Nursery Bungalow site, West Street

The legal decision (Nursery Place) was noted.

307/20 Salden Chase

Members thanked Cllr. O’Donoghue and the Planning Officer for attending the meeting, and noted that the Salden Chase plans had not yet been agreed, contrary to some media reports.

308/20 Matters to report

Cllr. Cole reported several issues with the Tingewick Way roundabout, including the directional signs to St Rumbold’s Fields. Cllr. Stuchbury asked Officers to forward him details of the issues with the roundabout.

ACTION: PLANNING OFFICER

309/20 Chairman’s items for information

There were no Chairman’s items.

310/20 Date of the next meeting

Monday 14th September at 7pm via Zoom.

Meeting closed at 9:34pm.

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