

PL/12/20

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 18th January 2021 at 7.00pm via Zoom.

Present: Cllr. M. Cole JP (Vice Chairman)
 Cllr. J. Harvey
 Cllr. A. Mahi
 Cllr. A. Ralph
 Cllr. R. Stuchbury

Also present: Mrs. C. Cummings (co-opted member)
 Cllr. W. Whyte (Buckinghamshire Council)
 Cllr. H. Mordue (Buckinghamshire Council)

Mr P. Hodson (Town Clerk)
 Mrs. K. McElligott (Planning Officer)
 Mrs. S. McMurtrie (Town Plan Officer)
 Mrs L. Stubbs (Communications Clerk)

PUBLIC SESSION

Cllr. Whyte gave the Committee an update about the December 2020 flooding. The Environment Agency will attend the next Buckingham and Villages Community Board meeting to discuss its actions during and before the flood. The Buckinghamshire Council Planning Committee has also been asked to check that the flooded care home site at Cornwalls Meadow is being built in accordance with their planning permission. Cllr. Whyte asked that Buckinghamshire Councillors be updated about progress with the Buckingham Neighbourhood Development Plan.

973/20 Apologies for Absence

Members received and accepted apologies for absence from Cllr. Hiron, Chairman Cllr. O'Donoghue and Deputy Mayor Cllr. Try and received apologies from Cllrs. Clare and Mills of Buckinghamshire Council.

974/20 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.

975/20 Minutes

Members received and **AGREED** the minutes of the Planning Committee Meeting held on Monday 21st December 2020 to be put before the Full Council meeting to be held on Monday 25th January 2021.

976/20 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan

Members discussed their main concerns over the Consultation on Further Main Modifications to VALP. Significant concerns were raised over: FMM103 the use of one in 100-year storm event flooding risk which is out of date, 1% flood probability is not clearly defined and should be clarified by Buckinghamshire Council. The new sites at Moreton Road, Osier Way and in Maids Moreton (FM055, 059, 060, 067, 068, 072) are largely uphill, and that underwater systems and groundwater flooding risks were not being considered, nor any additional changes being made in light of the December 2020 flooding. That the Buckingham sites were not identified for housing in BNDP, and VALP was therefore not complying with a legally made neighbourhood plan without explanation by Buckinghamshire Council. It was noted that the former Buckinghamshire County Council's transport plan for a bypass connection between the A421 and Brackley Road was no longer included, while other items not required including the slip road at A422/A413/Stratford Road roundabout were included. Members were concerned that percentage of affordable homes was not discussed again despite significant disparity across the County. It was noted that despite twice attending the initial consultations, Buckingham Town Council was given no opportunity to speak as the Inspector ran out of time.

Members **AGREED** that the Planning Officer should raise the Committee's concerns with Buckinghamshire Council.

ACTION: PLANNING OFFICER

977/20 Action Reports

977.1 Cllr. Stuchbury confirmed that 930/20 had been actioned, Cllr. Cole confirmed that the vehicle was not taxed or MOT'd and was therefore now an abandoned vehicle.

The Town Clerk confirmed that there had been no response to 851/20, Walnut Drive. Cllr. Cole reported that a lack of action at 857/20 Page Hill would be discussed under Enforcement.

977.2 Cllr. Harvey reported that there had been no response to his Freedom of Information Request, the reply is a month late. If further efforts to receive a response are not successful then, as a last resort, an official compliant may be required to the ICO.

978/20 Planning Applications

For Member's information the next scheduled Buckinghamshire Council North Buckinghamshire Planning Area Committee meetings are on Wednesday 10th February and 10th March 2021 at 2.30pm. Strategic Sites Committee meetings are the following day at 2pm.

Cllr. Stuchbury declared an interest and abstained from voting on all Planning Applications as a Buckinghamshire Council North Bucks Area Planning Committee member.

20/03281/ALB

OPPOSE

TJ's, 4 Market Square

Installation of an extractor flue to the rear with associated internal alterations of the ground floor unit

Members noted that the much-delayed ALB application contained no pertinent details as requested by the Heritage Officer when commenting on the APP & AAD applications reviewed by this Council last November; the applicant had not even

corrected the obvious errors noted in that response (the canopy; use of the pavement area; the reference to Winslow Conservation Area). The change of siting for the vent pipe and the reversion to a single front door (amendments not consulted on when submitted) were welcomed, although it was pointed out that the rear elevation of the building faced a considerable number of residential properties whose amenity needed to be considered with respect to noise and smell associated with the apparatus.

20/04331/APP

NO OBJECTIONS

3 Pine Close
Single storey side extension

Amended plans

19/00902/ADP

OPPOSE (no change)

Land adjacent 73 Moreton Road

Approval of Reserved Matters pursuant to outline permission 15/04106/AOP for appearance, landscaping, layout and scale of a residential development of 13 dwellings

Members had no objection to the reduction of the number of dwelling from 13 to 12, though the drawings available gave alternative plans for Plot 12, (and it was still contrary to the Neighbourhood Plan policy HP7 which limits windfall sites to 10). The response from Affordable Housing was noted, but Members recommended that Policy H1 of the emerging VALP should be applied, as the proposal was for more than 11 houses, and the site larger than 0.3ha, attracting an affordable housing ratio of 25%.

There was no evidence of the Buckingham Vision & Design SPG having been taken into account, though some houses did have chimneys. There was no description of materials.

Concern was expressed at the proximity of trees – both retained and proposed - to buildings, in particular the garage on Plot 8, which could lead to root damage and long-term problems with cracking or subsidence with an eventual request to fell the trees, to the detriment of the amenity value of the development. There were no comments from the Tree Officer on the website.

It appeared that the internal road was not to be built to adoptable standard. Members also think the principal footway should be on the north side, and any encouragement to use the south side deleted so that there is no opportunity to walk into town without first crossing the Moreton Road. There is no possibility of a continuous footway into the town centre on this side of the Moreton Road, and even walking a short way down and crossing above Brae Lodge is extremely dangerous. The only options should be to cross immediately, or walk uphill a short way to where the hill levels out and visibility is better.

Not for consultation

21/00046/ATP

NO OBJECTIONS

Dawn Rise, Avenue Road

T1 - Sycamore - Remove Epicormic growth from the lower stem. Remove two lower left hand Limbs.

T2 Horse Chestnut - Remove Epicormic growth from the lower stem. Remove three lower right hand Limbs.

Both T1 and T2 are to increase light into the lower end of the garden.

979/20 Planning Decisions

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

Application	Site address	Proposal	BTC response
20/03873/AAD	17 Osier Way	2 elevation signs	No objections

Not for consultation

Approved

Application	Site address	Proposal	BTC response
20/03839/ATP	Bernardines Way	Crown lift oak on open space area	No objections
20/04214/ATC	51 Well Street	Pollard willow to c10-11m	No objections

980/20 Buckinghamshire Council Members

980.1/20 Members noted the documents provided for information. Cllr. Cole directed members to note the response of Cllr. Whyte to his question about the new Planning process.

980.2/20 Cllr. Stuchbury agreed to call in 73 Moreton Road if no other Buckinghamshire Councillor was available.

ACTION: CLLR STUCHBURY/PLANNING OFFICER

8.3 Cllr. Stuchbury reported that the Buckinghamshire Council had been working on their budget which included changes for Planning and Growth. Cllr. Mordue spoke about the process for agreeing VALP and reviewing the constitution, and that these would take time.

Clerk's note: Cllr. Whyte gave his update during the Public Session.

981/20 Buckinghamshire Council Committee meetings

981.1/20 N.Bucks Area Planning Committee (13th January 2021) *No Buckingham applications*

981.2/20 Strategic Sites Committee (14th January 2021) *Cancelled*

982/20 Consultation

Members discussed their response to the Government consultation on Supporting Housing Delivery and public service infrastructure. Members were strongly opposed to many elements of the consultation, including the suggestion that retail shops be turned into housing without consultation and to make changes inside Conservation Areas as permitted development, a change that would allow developers to contravene Neighbourhood Development Plans.

Proposed by Cllr. Stuchbury, seconded by Cllr. Ralph that standing orders be suspended to allow Cllr. Whyte to speak to the committee about Buckinghamshire Council's position on the legislation and what was known of the parliamentary process that would follow.

Standing orders were suspended to allow Cllr. Whyte to discuss the item.

Cllr. Whyte reported that Bucks Council was reviewing this consultation very closely, and shares similar worries about conservation areas and retail. Cllr. Whyte suggested there may be a role for neighbourhood plans in the future to preserve retail areas. More flexible retail areas may be required post-Covid. There may be

staffing pressures for planning authorities to process applications and to support applicants to make successful applications.

Standing orders were resumed.

Members **AGREED** to send their responses to the Planning Officer by Friday 22nd January 2021 to be compiled into a single response.

ACTION: ALL MEMBERS/PLANNING OFFICER

983/20 Enforcement

983.1/20 Members discussed at length whether the Environment Agency could be called to use their powers of enforcement against riparian land owners that have not cleared fallen trees from their areas of the river.

On behalf of Cllr. Mordue, Cllr. Stuchbury proposed the use of Community Board funding to clear fallen trees from the river. The Town Council areas of river are well maintained but other landowners may need support. Members **AGREED** that the Town Clerk and Estates Manager should discuss the feasibility of this option and possible avenues to proceed.

ACTION: TOWN CLERK/ESTATES MANAGER

983.2/20 Mrs Cummings reported that hedging and a fence in Cornwall's Meadow Car Park had broken down where pedestrians followed a desire line from the bridge.

ACTION: PLANNING OFFICER

983.3/20 Cllr. Cole reported that the land grab in Page Hill was ongoing and more pictures had been taken to aid the report.

ACTION: CLLR. COLE/PLANNING OFFICER

984/20 Applications to fell trees

Members noted the update.

985/20 Matters to report

Cllr. Harvey reported that a sign for the now removed temporary Moreton Road crossing had been left outside Prezzo.

ACTION: PLANNING OFFICER

986/20 Chairman's items for information

Cllr. Cole wished Cllrs O'Donoghue and Try a speedy recovery from Covid-19.

987/20 Date of the next meeting:

Monday 1st February 2020 at 7pm/following the Interim Council meeting

Meeting closed at 8:25pm.

Chair

Date