

PL/13/20

Minutes of the PLANNING COMMITTEE meeting of **Buckingham Town Council** held on Monday 1st February 2021 at 7.00pm **online via Zoom**

Present: Cllr. M. Cole JP (Vice Chairman)
 Cllr. J. Harvey
 Cllr. P. Hirons
 Cllr. A. Mahi
 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)
 Mrs. S McMurtrie Town Planning Officer

In Cllr. O'Donoghue's absence Cllr. Cole took the Chair.
 No members of the public attended and so there was no public session.

1010/20 Apologies for Absence

Members received and accepted apologies from Cllrs. Try and O'Donoghue.

1011/20 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.

1012/20 Minutes

Members received and **AGREED** the minutes of the Planning Committee Meeting held on Monday 18th January 2021 to be put before the Full Council meeting to be held on Monday 15th March 2021.

1013/20 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan

Members received and **AGREED** the Committee's collated responses to the VALP Further Main Modifications consultation.

Members **AGREED** for the Planning Clerk to write to the VALP Inspector to request representation at the renewed ED265 Main Modifications Buckingham Sites and Maids Moreton & Buckingham Transport Strategy hearings.

Members also **AGREED** for the Planning Clerk to write to the VALP Inspector (at the same time we ask for representation at the ED265 hearings) and to Buckinghamshire Council opposing the percentage of affordable homes for new residential developments in Buckingham, especially given the disparity across the County, pointing out that Buckingham Town Council has not yet been heard on Affordable Housing despite two attempts during the July 2018 hearings.

ACTION PLANNING CLERK

It was noted that the previous strategic transport plan for the western bypass connection between the A421 and Brackley Road had not been included in the current revision of the VALP. Cllr Stuchbury said it was important to ensure that scheme was specified within the modifications.

1014/20 Action Reports

1014.1/20 Members received the action reports.

Town and Parish Charter (722/20) - Reported to Full Council 25th January 2021 (BTC/103/20) and Working Group set up to explore and report back.

Constitution consultation (925.2/20) – Cllr. Stuchbury reported on amendments to the constitution allowing Town and Parish Councils to call in planning applications to committee were recommended by Buckinghamshire Council's Audit & Governance Committee at its January meeting. Members noted that, once passed through the Standards & General Purposes Committee it can be considered by Full Council in the new financial year. Members recorded their thanks to Cllr Stuchbury for representing their concerns at Buckinghamshire Council.

1014.2/20 (724.2 HGV Routes) to receive as requested the HS2 transport route maps *Postponed to later in the meeting (1020/20) to be considered with Cllr. Hiron's report.*

1014.3/20 (851/20) Walnut Drive (851/20) – Members noted that Cllr. Harvey was still waiting for one outstanding report from Buckinghamshire Council. The Town Clerk **AGREED** to circulate the paperwork to Committee Members.

1015/20 Planning Applications

Members noted the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on Wednesdays, 10th February and 10th March 2021 at 2.30pm. Strategic Sites Committee meetings are the following day at 2pm.

Members noted a briefing note from the Clerk.

21/00050/APP

NO OBJECTIONS

25 London Road

Demolish outhouse/shed. Erection of a two-storey part single-storey rear extension.

It was noted that the planning notice had only been posted on 29th January; Members' response may therefore be modified if neighbours make comments raising valid planning reasons not obvious to Members viewing from the public domain.

The following two applications were considered together:

Michael Graham Estate Agents (Buckingham) Ltd., 4-5 Bridge Street

OPPOSE

21/00095/ALB Removal of existing signage and replacement business signage

21/00116/AAD Illuminated business sign

Members were pleased that this long enforcement process seemed to be drawing to a close.

However, it was not clear from the drawings submitted how much smaller the proposed fascia board would be; there were no 'existing' and 'proposed' dimensions, just a sketched impression. Members were also of the opinion that the swan-neck lights were unnecessary; the shop windows would undoubtedly be illuminated from within to enable passers-by to read the details of properties on display, and the street lighting was adequate for the fascia.

The Committee might be minded to withdraw its opposition if the actual size of the proposed board confirmed that the shaped upper parts of the windows would be visible.

21/00130/APP

NO OBJECTIONS, but see comments

Land at Manor Farm East of Buckingham

Installation of a solar park to export up to 12MW (AC) electricity, comprising up to 38,000 photovoltaic cells, 12 inverter/transformer cabins, a single control building and associated works

Buckingham Neighbourhood Plan Policy 1[Infrastructure]2 – Renewable energy generation states

Planning permission will be granted for small scale micro-generation production for renewable energy generation. This would consist of (but would not be limited to) small scale micro-generation of renewable energy in relation to solar, wind or photo-voltaic energy. Any such development affecting heritage assets, or their setting, will only be permitted where it is demonstrated to preserve or enhance these assets.

Members discussed whether 38,000 panels on 58 acres was 'small-scale', and whether the effect on the nearby heritage assets, both listed and unlisted, would 'preserve or enhance' them.

The Committee decided that, on balance, the 'Climate Emergency' policy outweighed the possible harms but asked that

- The buffer zones to the south and east of the site be increased; the panels came too close to the main road;*
- That the LPA's Rights of Way Officer's requirements be implemented in full;*
- That the drainage arrangements were fully worked out especially with respect to the capacity of the flood plain and the frequency of flood events;*
- That the trial pits mentioned in the Archaeology Officer's comments with respect to trial trenches in areas other than those indicated on the drawings be carried out, according to the usual guidelines about methods and reporting.*
- Members would be interested to see this report when completed.*

Not for consultation

20/00155/ACL

NOTED

15 Market Square

Application for a Lawful Development Certificate for the proposed use of ground floor and first floor as medical consulting rooms (Use Class E)

1016/20 Planning Decisions

The Clerk explained that there had been no decisions since the last meeting, and that since mid-December there had only been five, three of which were for tree works. Members expressed concern over the growing backlog of undecided planning applications and **AGREED** for the Planning Clerk to write to Cllr. Whyte.

1017/20 Buckinghamshire Council Members

1017.1/20 To receive news of Buckinghamshire Council new documents and other information from Council Members present.

Cllr. Stuchbury

Cllr. Stuchbury reported on the evacuation of residents from Candleford Court on Friday, January 29, due to high levels of carbon monoxide. Bucks Fire & Rescue, Thames Valley Police, Buckinghamshire Council, South Central Ambulance Service and its Hazardous Area Response Team attended. Bucks Fire & Rescue Service said the high carbon monoxide levels were caused by generators in the previously flooded basement car park. The Management company has 10 days to produce a formal incident report to the responsible authorities.

Planning Minutes (1.2.2021)

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.....

Members **AGREED** for the Planning Clerk to write to the principal parties expressing great concern and asking for information to be shared after the completion of the necessary formal investigations. The findings are to be taken through Full Council to ensure any findings are written into future local control documents.

1017.2/20 To discuss applications to be called-in, as decided above, and which Buckinghamshire Councillor wishes to volunteer for this.

No call-ins agreed

1017.3/20 An updated list of undecided OPPOSE & ATTEND/CALL-IN applications was noted.

1018/20 Buckinghamshire Council Committee meetings

1018.1/20 N. Bucks Area Planning Committee (13th January 2021) No Buckingham applications.

1018.2/20 Strategic Sites Committee (14th January 2021) Cancelled.

Agendas for the February meetings were not available at the date of the meeting.

1019/20 Consultations

1019.1/20 Supporting housing delivery and public service infrastructure.

Members received and noted the response filed by the due date (28th January 2021).

1019.2/20 Right to Regenerate (closing date 13th March 2021)

Members received information on a new Government Consultation, and decided not to participate.

1020/20 HS2 – E-W Rail presentation 18th January 2021

Cllr. Hirons reported on the different HGV transport routes affected by the HS2 construction noting that the bridge construction at Newton Purcell will impact on transport routes to and from Buckingham.

Relocated from Agenda 5.2: Members received and noted the requested HS2 transport route maps for Godington – Brackley and Aylesbury – Mixbury.

1021/20 Enforcement

There were no updates.

1022/20 Applications to fell trees

Members noted there were no updates to the list since last meeting.

1023/20 Matters to report

Members to report any damaged, superfluous and redundant signage in the town, access issues or any other urgent matter.

Well Street – The temporary bollard has not been replaced despite this having been regularly requested since the original report on the Feb. 20th 2020.

Cllr. Harvey reported on an incident where an articulated lorry had managed to navigate up Summerhouse Hill causing significant structural damage to flats on the development. It is likely that it was a satnav issue that led to the lorry striking the block of flats in this no-through road. There appears to be evidence of structural support to the damaged area.

1024/20 Chairman's items for information

1025/20 Date of the next meeting: Monday 22nd February 2021 following the Interim Council meeting

Meeting closed at 20.35

Chair

Date