

PL/07/20

Minutes of the Planning Committee of Buckingham Town Council held on Monday 14th September 2020 following the Interim Council meeting online via Zoom

Present:

Cllr. M. Cole JP (Vice Chairman)
 Cllr. J. Harvey
 Cllr. P. Hirons
 Cllr. A. Mahi
 Cllr. Mrs. L. O'Donoghue (Chair)
 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)

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

348/20 Apologies for Absence

Members received apologies from Cllrs. G. Collins and Ralph.

349/20 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.

350/20 Minutes

Members received the minutes of the Planning Committee Meeting held on Monday 17th August 2020 and **AGREED** the following amendments:
 Solar Farm Proposal (297/20) – replace 'Roman villages' with 'Roman villas'.

351/20 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan

The Town Clerk reported that the next meeting of the Neighbourhood Development Sub-Committee was scheduled for Tuesday 29th September @ 1pm.

352/20 Action Reports

352.1/20 Members received the updated action reports and raised the following issues for investigation by the Planning Clerk:

Cllr. Cole reported broken and incorrect highway signs along the A421 approaching the Tingewick Road roundabout. Members **AGREED** for the issues to be raised with Buckinghamshire Council. **ACTION PLANNING CLERK**

352.2/20 (242.7) Members received and noted Buckinghamshire Council's guidance on trees and the planning process. It was **AGREED** that the document

should be referenced when updating the Buckingham Neighbourhood Development Plan.

353/20 Planning Applications

Cllr. Stuchbury reminded Members that as a Member of Buckinghamshire Council North Bucks Area Planning Committee he would refrain from voting on any of the planning applications.

Member's noted that the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on Wednesdays 30th September and 28th October at 2.30pm. Strategic Sites Committee meetings are the following day at 2pm.

Additional notes from the Clerk were noted.

20/02511/APP

OPPOSE

Garage Site, Pightle Crescent, Western Avenue

Demolition of the existing 20 garages and the erection of 8 x two-storey apartments of the following configuration: 4 x one-bed apartments, 2 x two-bed apartments, 2 x three-bed apartments. Each apartment would have undercroft parking giving a total of 14 spaces, including 2 visitor parking bays. 5 separate spaces would also be provided just to the east of the dwellings. The existing 12 spaces would be retained at Pightle Crescent, which makes 31 parking spaces in total for the development. A secure communal bin storage area is also proposed, sized for the proposed development from discussions with the Council's Waste Services Coordinator.

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.

It was noted that, contrary to the Authority's 'Trees and the Planning Process' document, the rear of the building was extremely close to the Protected Woodland, to the extent that some branches hung over the garage roofs, and that this would undoubtedly lead to damage to the trees and their roots, damage to the building itself in the long run, and repeated applications for works to the trees to maintain clearance, light and safe passage for those residents whose access was the walkway at the rear.

There is some risk of flooding from the stream in the woodland.

The parking provision was based on the Buckinghamshire Countywide Parking Guidance (2015); Members wondered why the parking bay dimensions in this document had not been adhered to, for consistency. They also noted that there was not enough parking provided for the existing 36 flats, and that this was being diminished to house the bin store for the new development.

Western Avenue is a bus route, and not suitable for on-street overflow parking.

Manoeuvring a cycle out of the store if the parking bays were occupied would be awkward.

None of the flats were disabled-accessible, and no suitably sized disabled parking bays were included. Residents with restricted mobility, such as a heart condition or accident injury, would find access difficult, and transporting refuse to the bin store an arduous carry.

The first-floor access walkway was not overlooked, which was a safety issue.

The rooms were quite dark, and it was not clear whether rooflights were still included; drawings differed and no related pool of light was shown on the daylight analysis diagrams, which were not drawn to the same scale, nor their numbers identified or dimensioned.

Natural daylight was preferable, but lacking in the rear-facing rooms.

20/02589/APP

NO OBJECTIONS (but see comment)

4 Hillcrest Rise

Partial change of use from Class B1 to B1, manufacturing of optical lenses, and Class D1, eyesight testing

Members noted that the application form indicated four parking bays and four employees - presumably this was for the two units together; however, this left no parking for customers.

Cllr. Try asked for signage for the Industrial Park to be added to a future agenda for discussion; Cllr. Hirons noted that access to the Industrial Park units was hindered by the queue for the tip.

ACTION: OCTOBER AGENDA

20/02690/APP

NO OBJECTIONS

4 Foscott Way

Single storey rear extension

20/02752/APP

OPPOSE

12 – 13 Market Hill [M & Co]

Alterations to the ground floor retail unit and change of use of the upper storeys to 9 flats

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 loss of the lift, which would have made access to the residential floors possible for the disabled, and those carrying their cycle/shopping/pram upstairs and refuse downstairs.

Cycle parking was not indicated for all the flats, and the arrangement of the bank of three stands in the second floor landing cupboard would make removing the innermost cycle extremely difficult.

Details of refuse collection were not supplied; the bin store did not seem adequate for 9 flats, nor were there details of whether two communal bins or 18 individual bins were envisaged, and how emptying was to be arranged. Bin collection day in Buckingham is Tuesday, Market Day, and the stationing of bins on the pavement, both awaiting collection and then until residents returned and took them in again, would be very inconvenient.

It was reported to the meeting that London used a minimum size of dwelling of 37m² for a one-person dwelling, and Flat 5 was considerably less than this (32.28 m²) and Flat 6 only just over (37.57 m²).

The comment was also made that the presentation of the submission was no advertisement for the digital methods advocated in the White Paper, the D&A Statement text being especially difficult to read.

20/02798/APP

NO OBJECTIONS

70 Moreton Road
Proposed garage wall and roof alterations

20/02904/APP

NO OBJECTIONS (but see comments)

2 Edge Hill Court

Two storey and single storey side extensions

Members noted the combined extensions were large in proportion to the original dwelling, but did not overwhelm the corner plot; and that this was the last of the four houses left in its original form.

Should the Authority be minded to approve this application, and with recent approvals of two applications for the felling of trees for allegedly causing damage to properties not far from this site, Members advocated the installation of Root Barriers at the time of building to prevent the trees in Maids Moreton Avenue causing similar problems.

It was also noted that the driveway was steep, and heavy rain would run off rather than seep into the porous paving proposed, into the roadway in the absence of the existing plant bed; therefore a channel drain should be installed to prevent water coursing down the Court and into Foscott Way, as now happens from Waglands Garden into Royal Court.

20/02981/APP

NO OBJECTIONS

100 Pillow Way

Single storey rear extension

Not for consultation

20/02626/ACL

11 Linen Lane

Application for a Certificate of Lawfulness for a proposed Loft Conversion

The Clerk was asked to inform the Case Officer of the information circulated in her report re the Planning Conditions appertaining to this phase of Lace Hill, as follows:

Although this is not for consultation, I will just point out that the area ADP for this part of Lace Hill (13/02997ADP) contained the following condition, which I construe as rendering an ACL application inappropriate as a bridlepath is a highway:

- 9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), no enlargement of any dwelling nor the erection of any garage shall be carried out within the curtilage of any dwelling the subject of this permission, no windows, dormer windows, no fences, gates or walls shall be erected within the curtilage of any dwellinghouse forward of any wall of that dwelling which fronts onto a highway, no buildings, structures or means of enclosure shall be erected on the site which is the subject of this permission, no hard surface shall be provided on the land the subject of this permission, other than those expressly authorised by this permission.

Reason: In order to safeguard the amenities of the area by enabling the Local Planning Authority to consider whether planning permission should be granted for development having regard for the particular layout and design of the development and to accord with policies GP8 and GP35 of the Aylesbury Vale District Local Plan and the National Planning Policy Framework.

The job description on the drawings is actually

Proposed Loft conversion With Roof Lights and two side windows to flank walls

354/20 Planning Decisions

Members received and noted information details of planning decisions made by Buckinghamshire Council.

Approve

		BTC response
20/00780/APP 6 Villiers Close	Single storey rear extension	No objections
20/01018/APP 7 Krohn Close	S/st side & 2-st rear extensions	Oppose
20/01505/APP 1A Highlands Rd.	S/st rear extension & front porch	No objections
20/01532/APP Royal Latin School	Two storey sports building	No objections
20/01910/APP 2 Chandos Close	Rebuild extension	No objections
20/02003/APP 9 Fleet Close	Single storey rear extension	No objections
20/02258/APP 3 Burleigh Piece	S/st side & 2-st rear ext'ns & garage conversion	No objections

20/01018/APP (7 Krohn Close) - Members **AGREED** Cllr. Cole's suggestion to seek an apology from Buckinghamshire's Planning Department for ignoring the Town Council's comments and request the planning decision be revisited with the Council's comments taken in to consideration. **ACTION PLANNING CLERK**

Not Consulted on:

Approved

20/02216/ACL 64 Bourton Road	Single storey rear extension	No objections
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355/20 Buckinghamshire Council Members

355.1/20 Members received and noted news of Buckinghamshire Council new documents and other information from Council Members present.

355.1.1/20 Members noted the Guide to changes to the Use Classes Order in England.

355.1.2/20 Members noted a briefing note on the changes to Use Classes.

355.2/20 Members discussed and **AGREED** for Cllr. Tim Mills to call in planning application **20/02752/APP** (12-13 Market Hill) and Cllr. Simon Cole to call in planning application **20/02511/APP** (Garage Site, Pightle Crescent, Western Avenue).

355.3/20 Members received and noted an updated list of undecided OPPOSE & ATTEND applications and call-ins.

356/20 Consultations

356.1/20 The Planning Clerk explained that last month the government issued three new planning consultations; NALC have asked for Committee's comments by the indicated dates (*in italics*) so they can formulate their own response (the respective dates for a direct response to the Government site are 1st October, 29th October and 30th October)

356.1.1/20 Changes to the Current Planning System (*respond by 17 September*)
Members noted the Clerk's Question summary sheet 1 and **AGREED** to forward on responses by the agreed deadline.

356.1.2/20 White Paper: Planning for the Future (*respond by 15 October*)
Members noted the Clerk's Question summary sheet 2 and **AGREED** to forward on responses by the agreed deadline.

356.1.3/20 Transparency and Competition: A call for evidence on data on land control (*respond by 16 October*). Members noted the Clerk's Question summary sheet 3 and **AGREED** to forward on responses by the agreed deadline.

ACTION ALL COUNCILLORS

356.2/20 Members received details and meeting notes of a Buckinghamshire Council Freight Group meeting called on Tuesday 1st September 2020 and considered suggestions for removing HGV traffic from the town centre; and discussed the means of stopping HGV vehicles using Well Street while leaving access for emergency and refuse collection vehicles.

357/20 Community Board

Members received and discussed a written report from the Town Clerk on the introduction of the new Local Infrastructure fund. It was noted that the Fund is being managed through the Community Boards and for the Buckingham and Villages Community Board there is £139,374 available in this financial year. The formal application process was not yet opened and the Town Clerk reported that if information is available in time, the next meeting of the Planning Committee will be advised of the details and any possible options.

358/20 Buckinghamshire Council Committee meetings

- 358.1/20 N. Bucks Area Planning Committee (2nd September 2020) *Cancelled*
- 358.2/20 Strategic Sites (3rd September 2020) *No Buckingham applications*

359/20 Enforcement

6 Cornwall's Meadow – retrospective change of use from business class F2 to E.

ACTION PLANNING CLERK

Clerk's note: A Change of Use application (20/03139/COUC) was received subsequent to the meeting and placed on the 12th October agenda

360/20 Matters to report

The following matters were reported for investigation by the Planning Clerk:

- 360.1 St Rumbold's Field – Planning Clerk to write to developers raising concern over the apparent lack of dropped kerbs and requesting that the estate's highways are built to an adoptable standard.
- 360.2 Stratford Road – School patrol sign continually flashing.

ACTION PLANNING CLERK

361/20 Chairman's items for information

The Planning Clerk updated Members on a resident's request for support after being told they must submit an additional change of use planning application to install a dropped kerb near their property. Cllr. Stuchbury suggested the resident write to Cabinet Member John Chilvers.

ACTION PLANNING CLERK

362/20 Date of the next meeting: Monday 12th October 2020 at 7pm.

Meeting closed at 21.45pm.

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