

PL/09/20

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 2nd November 2020 at 7.00pm online via Zoom.

Present:

Cllr. M. Cole JP	(Vice Chairman)
Cllr. G. Collins	Town Mayor
Cllr. J. Harvey	
Cllr. P. Hirons	
Cllr. A. Mahi	
Cllr. Mrs. L. O'Donoghue	(Chairman)
Cllr. A. Ralph	
Cllr. R. Stuchbury	
Cllr. M. Try	(from minute 761/20)

Also present:

Mrs. C. Cumming	(co-opted member)
Mrs. N. Stockill	(Committee Clerk)
Mrs. K. McElligott	
Mr P. Hodson	(Town Clerk)
Cllr. T. Mills	Buckinghamshire Council

PUBLIC SESSION

20/03387/AP (14 Glynswood Road)

A members of the public attended the public session to present their objections to the above application. They drew Councillors attention to concerns with regard to:

- Inaccurate depiction on the fence line and ground floor plans for #14 and #15 Glynswood Road.
- In the paperwork there is a denial of clay as a possible substrate issue: it is, and research would have shown that some properties in Glynswood Rd have previously required underpinning.
- Incorrect representation of #15 Glynswood Road's side extension in relation to its distance from #14.
- The application does not reference the 15-foot Spruce tree in #15's garden which, if it were to fall, could pose a hazard to the proposed extension.
- It is misleading that the easement path is not marked on any of the plans and inadequate representation of the steep steps that will be needed from the easement path to the new front door of #14.
- There is insufficient space on Glynswood Road to allow delivery lorries to manoeuvre and there is no consideration as to where additional vehicles would park.
- The original convention, for Glynswood Rd, was that properties only had side windows on the sidewall nearest to Buckingham town centre. The extension proposes a window in the gable end of #14 that faces across to the bathroom of #15.

The application was discussed further in Agenda point 7.

758/20 Apologies for Absence

Members received and accepted apologies from Buckinghamshire Councillors W. Whyte and C. Clare.

759/20 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.

760/20 Minutes

Members received the minutes of the Planning Committee Meeting held on Monday 12th October 2020 to be put before the Full Council meeting to be held on 23rd November 2020.

718.1/20 (Buckinghamshire Council Members) – Members **AGREED** to amend the fifth sentence to read: “Cllr. Stuchbury reported that there would be a response to his *motion* to *Cabinet* about the large number of undetermined planning applications by the next day. Cllr. Stuchbury also reported that he had submitted a question to the Buckinghamshire Council 20th October meeting regarding the Government White Paper *Planning For the Future*; the Cabinet would address their own consultation response regarding the White Paper on the 13th October.

Public Session – Members **AGREED** for The Town Clerk, Chairman and Cllr. Mahi to liaise on further amendments to the minutes. A draft of the minutes of the Planning Committee Meeting held on Monday 12th October 2020 to be put before the Full Council meeting to be held on 23rd November 2020.

761/20 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan

761.1/20 Members received and discussed the implications for VALP and the Neighbourhood Plan of a press release arising from the Buckinghamshire Council meeting held on 21st October 2020. The Town Plan Officer reported that the Inspector had published an update note on the Examination. Buckinghamshire Council will also be publishing Further Proposed Main Modifications which will be consulted upon by the Council shortly. The Buckinghamshire Council will be running a consultation with Town and Parishes in due course. Cllr. Stuchbury proposed writing to Buckinghamshire Council to clarify what the modification would be, highlighting the opportunity to amend their affordable housing figures

Cllr Try joined the meeting at this point in the agenda.

761.2/20 Members received and noted a verbal report from the Town Plan Officer on a Humanities Research Institute seminar held at the University on 22nd October entitled The Triumph of Beauty? Britain’s cities and the contemporary revolution in urban design.

762/20 Action Reports

762.1/20 Members received the action reports.

Tingewick Road Signage – Cllr. Cole reported the directional signs have been replaced but there were still no warning signs to indicate that the lane markings have changed. Members **AGREED** for the Town Clerk to asked Highways to redact the directional sign to the new cemetery. **ACTION TOWN CLERK**

Summer House Hill – Mrs Cumming reported the landscaping at the entrance to Summerhouse Hill was much improved, but there was an unsightly plethora of estate agent signs attached to the road sign on the entrance to the estate. Members **AGREED** for the Planning Clerk to liaise with Kathy Robbins and investigate further. **ACTION PLANNING CLERK**

Surgery applications – Cllr. Stuchbury asked if the Town Clerk had progressed on whether

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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.

the North End and Verney Close surgeries could be designated Community Assets. The Town Clerk **AGREED** to report back at the next meeting of Planning Committee.

ACTION TOWN CLERK

762.2/2 (724.1) Members received and noted a report from Cllr. Cole on the Town & Parish Liaison meeting held on 13th October 2020. The Chair thanked Cllr. Cole for attending on behalf of the Council.

762.3/20 (724.2) Members received a copy of the agreed HGV routes for East West Rail works, noting the Community Board's request for HS2 vehicle routes.

763/20 Planning Applications

The following applications were considered together:

TJ's, 4 Market Square

20/03092/APP

OPPOSE

Change of use of ground floor A1 unit to A3 and installation of an extract flue to the rear of the ground floor unit

20/03439/AAD

OPPOSE

Erection of a fascia sign

An ALB application is awaited.

Members supported the Heritage Officer's comments, especially with reference to the proposed flue – which could well be sited on the rear of the building, which is cluttered already. This would make the flue shorter, it would not have to cross the whole width of the restaurant, and make access for maintenance easier. A darker finish would not be so obtrusive.

Members would like the wide single door retained as well.

The proposed layout is not wheelchair-friendly – tables block access to the toilet.

The Conclusion to the Planning Statement appears to refer to another application entirely, unless a canopy is proposed but not shown on the drawings; and shelves on the pavement are inappropriate – and out of the question in this location.

The HO's comments on the signage and strip lighting were also noted.

20/03287/ALB

NO OBJECTIONS

The Old Brewery House, 4 Castle Street

Installation of cast iron vents to improve damp levels in gable wall

20/03387/APP

OPPOSE

14 Glynswood Road

Two storey front extension

The main part of the extension's roof does not appear to be clearly subsidiary to the existing roof ridge.

Members noted that the only access to No15 Glynswood Road was via the frontage of No14, not shown on the drawings, and that any obstruction would seriously inconvenience the owner; this included the remodelled steps, parking of construction vehicles, storage of materials, and additional parking requirements for the extended house. Access (suitable for a mobility scooter) must be maintained. Glynswood Road itself is restricted in width due to on-street parking, and lack of manoeuvring space can require vehicles to reverse the length of the street to the access from Brackley Road.

The diagrammatic nature of the layout and site plans gives an erroneous impression of the shape and proximity of the two houses, and the property boundary; No15 has a side

extension some 3m deep on its eastern side, and a curtilage to match (NB: the planning website only gives a reference to 76/00369/AV when clicking on the map, which is an application in Bufflers Holt, so the precise details cannot be verified).

Due to the proximity of the two houses, a condition that the lower part of the new window in the side elevation not be openable was requested.

20/03392/APP

NO OBJECTIONS

8 Moreton Road

Garage conversion and erection of side conservatory

20/03412/APP

NO OBJECTIONS

15 Chandos Road

Single storey rear oak framed garden room extension

Members regretted the lantern on the proposed extension obscured the shape of the window behind it, but agreed that it was not in public view.

20/03417/APP

NO OBJECTIONS BUT SEE COMMENT

40 Kingfisher Road

Enlargement of existing roof over existing double garage with dormers and conversion of ½ the garage into a playroom

Members had no objections to the principle, but noted that the proposed dormers did not reflect the shallower style of those commonly found in this estate.

20/03453/APP

NO OBJECTIONS

8 Moreton Drive

Two storey front extension and rear dormer window

20/03467/APP

NO OBJECTIONS

1 Hilltop Avenue

Single storey rear extension, bricking up of existing porch and lower section of front window with additional window to side

20/03494/APP

OPPOSE

71 Overn Crescent

Two storey side extension with ground floor rear extension to create additional habitable and ancillary areas

There was inadequate parking for a four-bedroom house, and Members felt the proposed extension was overbearing in the street scene, closing the corner gap, and could well be moved back into the large site, which would also leave space for additional parking within the curtilage.

20/03588/APP

NO OBJECTIONS

14 Gilbert Scott Road

Change of use from amenity land to residential curtilage, new 2m high fence and driveway with a new 4.6m pavement crossover with dropped kerbs

20/03602/APP

OPPOSE

The Royal Latin School, Chandos Road

Variation of condition 13 on application 17/02939/APP relating to hours of operation

Members noted that, though the School had been closed for much of the year, a resident had commented that the acoustic fence was not adequate, and asked that Enforcement

and Environmental Health look into whether it was correctly installed as approved.
It was felt that mere deletion of the holiday use clause was inadequate, as it left the wording capable of interpretation that eventual use of the area in the summer holidays to 10pm would be possible, to the detriment of the amenity of nearby residents; sound carries well in the evening. The extension in winter months would mean more use of the floodlights which is disruptive to the routine of nocturnal creatures.
It was hoped that the statutory notices would be placed so as to alert all nearby residents, including those on Mount Pleasant, and give them an opportunity to comment.

20/03606/APP

NO OBJECTIONS BUT NOTE COMMENT

6 Stowe Avenue

Erection of two storey rear extension

Members asked that the parking area on the front garden be conditioned to be of permeable construction

20/03640/APP

NO OBJECTIONS

7 Hillcrest Way

Removal of condition 2 (all goods removed once Mr & Mrs Stone cease trading as Spektacle Solutions) relating to application 11/01539/APP

20/03650/APP

NO OBJECTIONS

11 Treefields

Single storey rear extension

Amended Plans

20/0886/ADP

DEFERRED PENDING ADEQUATE INFORMATION

Land at Tingewick Road [St. Rumbolds Fields]

Variation of condition 10 of planning permission 17/04668/ADP as amended by 17/A4668/NON - To vary drawing references within condition 10 to allow amended distribution, and amendment, of proposed homes and give effect for 10 additional homes to the layout of homes south of Tingewick Road.

Members declined to comment as the new drawings were superimposed on the street layout as originally designed and no new Site Layout to match had been available at the time of the meeting, so a reasoned assessment of the effect of the insertion of 10 new houses into the site could not be made.

Criticism of the lack of a revision table on some drawings for this application was also made.

The following **Minor Amendments** had been received, for information only:

Not in our parish

16/00151/AOP

NO ADDITIONAL COMMENTS

Land off Walnut Drive and Foscoote Road, Maids Moreton

Outline application with all matters reserved except access for up to 170 dwellings, public open space and associated infrastructure

Consultation circulated by email as response required by 27th October.

Not for consultation

20/03545/HPDE

NO OBJECTIONS

23 Overn Avenue

The erection of a single storey rear extension, which would extend beyond the rear wall of

the house by 3.50[m] for which the maximum height would be 3.50m, and for which the height of the eaves would be 2.50m

Cllr. T. Mills left the meeting at this point in the agenda.

Tree Applications

The following application was approved on 22nd October.

20/03306/ATP

Buckingham Primary School, Foscott Way

We are currently applying to work on 2 trees in our grounds. One tree (T53) [*sycamore*] is overhanging a childrens play area posing a substantial risk The other tree T(38) [*Ash*] is overhanging a property and poses a risk.

The following application was approved on 23rd October.

20/03367/ATP

NO OBJECTIONS

3 Pine Close, Maids Moreton

T1 Beech Height - 20m Crown spread - 9m. Work required - 1.5m partial reduction, to 2011 reduction points, on northern crown

T2 Sycamore Height - 16m Crown spread - 9m. Work required - 2m partial reduction, to 2011 reduction points, on northern crown.

T3 English Oak Height - 26m Crown spread - 7m. Work required - 7m reduction to suitable reduction, as detailed in tree survey (FEB/2016) Reason : see Tree Survey (FEB/2016).

20/03373/ATP

NO OBJECTIONS

Open Space opposite 1-6 Watchcroft Drive [*adjacent to*] The Bungalow Buckingham Primary School, Foscott Way

T1 Sycamore. Fell to ground. Dying and diseased, large limbs already dead, possible suffering from Sooty Bark disease. Bordering school so it is a high risk.

20/03375/ATP

NO OBJECTIONS

[*Maids Moreton Avenue - land to the rear of*] Avenue Lodge, Stratford Road

T1 Prunus. Remove 2 stems in photo and wildlife hedge-lay the remaining stems to form a hedge. Overhanging greenhouse and and been progressively leaning over further in the last few years. Works to abate possible future damage and to form a hedge for wildlife. Remove regrowth from previous fells on stumps within red area on map and fell dead trees in same area

20/03495/ATP

NO OBJECTIONS

20 Waglands Garden

G1 - Thuja hedge - Re-reduce group to previous points. Approx. 1m off the top and trim the sides.

764/20 Planning Decisions

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

BTC response

Approved

18/01098/APP 23,23A,23B Moreton Road

Erection 6 s/c flats and boundary wall

Oppose

19/04428/ALB 2 White House Cottages, Bourton Road

Internal refurb. & repair timber frame; replace windows

Support

20/02798/APP 70 Moreton Rd. Alterations to garage wall & roof

No objections

20/02981/APP 100 Pillow Way Single storey rear extension

No objections

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Ratified

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Initial.....

Withdrawn

20/02161/APP 14 Gilbert Scott Rd. New driveway and crossover No objections
20/02589/APP 4 Hillcrest Rise Partial ch/use from B1 to B1/D1 No objections
manufacture of lenses and eyesight testing

Not Consulted on:

Approved

20/02626/ACL 11 Linen La. Loft conversion n/a
20/03367/ATP 3 Pine Close Reductions of Beech, Sycamore & Oak

765/20 Planning Inspectorate

Members noted that an appeal has been launched against the Refusal of **19/04481/PIP**; erection of 9 dwellings on land adjacent to Tesco, London Road.. Members noted the Appellant's Statement of Case.

766/20 Buckinghamshire Council Members

766.1/20 Members recorded their thanks to Cllr. Stuchbury for his motion to *Cabinet* about the large number of Buckingham's undetermined planning applications and his written question to the Buckinghamshire Council 20th October meeting regarding the Government White Paper *Planning For the Future*.

766.2/20 Members discussed applications to be called-in, as decided above, and the following Buckinghamshire Councillors were nominated:

TJ Market Square: Proposed by Cllr. Cole, seconded by Cllr. Ralph and unanimously **AGREED** to nominate Cllr. Clare.

14 Glynswood Road: Proposed by Cllr. Stuchbury, seconded by Cllr. Harvey and unanimously **AGREED** to nominate Cllr. Whyte.

71 Overn Crescent: Proposed by Cllr. Stuchbury, seconded by Cllr. Cole and unanimously **AGREED** to nominate Cllr. Mordue.

The Royal Latin School: Proposed by Cllr. Stuchbury, seconded by Cllr. Harvey and unanimously **AGREED** to nominate Cllr. Clare.

766.3/20 An updated list of undecided OPPOSE & ATTEND applications and call-ins was received and noted.

767/20 Buckinghamshire Council Committee meetings

767.1/20 N. Bucks Area Planning Committee (28th October 2020) *No Buckingham applications*

767.2/20 Strategic Sites Committee (29th October 2020) *Cancelled*

768/20 Government Consultations

768.1/20 Members noted that the White Paper responses have been sent to DCLG and NALC, and acknowledged by the latter.

768.2/20 To receive for information Milton Keynes press release on their response to the White Paper (via NBBPC) – Due to time constraints Members **AGREED** to move this agenda item to the next meeting on the 29th November 2020.

768.3/20 To receive a response from Mr. Greg Smith MP
Due to time constraints Members **AGREED** to move this agenda item to the next meeting on the 29th November 2020.

769/20 (postponed from last meeting) Draft Milton Keynes Planning Obligations SPD)

“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.” <https://www.milton-keynes.gov.uk/planning-and-building/planning-policy/draft-planning-obligations-supplementary-planning-document-spd>
Due to time constraints Members **AGREED** to move this agenda item to the next meeting on the 29th November 2020.

770/20 Enforcement

There were no breaches reported.

771/20 Trees

Members receive the requested list of applications for tree felling received (1st January 2016 – 27th October 2020).

Due to time constraints Members **AGREED** to move this agenda item to the next meeting on the 29th November 2020.

772/20 Matters to report

A413 Bourton Road – the road surface between the roundabout and the bridge has failed.

773/20 Chairman’s items for information

Members **AGREED** for the Planning Clerk to draft a press release on Members concerns regarding the amended plans for the Tingewick Road development.

774/20 Date of the next meeting: Monday 30th November 2020 at 7pm.

Meeting closed at 21.58pm.

Chair

Date