

PL/11/20

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 21st December 2020 following an Interim meeting of Full Council, online via Zoom.

Present:

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

Also present: Mrs. C. Cumming (co-opted member)
 Mrs. N. Stockill (Committee Clerk)
 Mrs. K. McElligott (Planning Clerk)
 Mr P. Hodson (Town Clerk)

There were no members of the public present.

918/20 Apologies for Absence

Members received and accepted apologies from the Deputy Town Mayor, Cllr. Try.

919/20 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.

920/20 Minutes

Members received and **AGREED** the minutes of the Planning Committee Meeting held on Monday 30th November 2020 to be put before the Full Council meeting to be held on 25th January 2021.

921/20 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan

921.1/20 (847/20) The Town Clerk **AGREED** to report back to the next meeting on the reasons why Buckinghamshire Council have withdrawn from the 'Knowledge Arc'. **ACTION TOWN CLERK**

921.2/20 Members noted that the consultation on Main Modifications started on 15th December and runs until 9th February 2021, and will be considered fully at the January meeting. The link is <https://aylesburyvaledc.oc2.uk/document/9>

Members **AGREED** for the Town Clerk to write to the Head of Strategic Development at Buckinghamshire Council requesting a copy of any modifications related to Buckingham. The Town Clerk said that the Office would review the document and further encouraged Members to evaluate the report and forward any concerns for further investigation by the Town Planning Officer.

ACTION ALL PLANNING COMMITTEE COUNCILLORS

922/20 Action Report

Members received the action report and the following questions were raised:

922.1 (762.1/20: Tingewick Road Roundabout Signage) Cllr. Cole reported that Bucks Highways Department had taped over 'Cemetery' on the roundabout sign.

922.2 (761.2/20: Surgery Applications) The Town Clerk updated Members that he had not yet received a response on the submission to list North End and Verney Close surgeries as Community Assets.

922.3/20 (821/20: FOI request on 16/00151/AOP – Land at Walnut Drive) Cllr. Harvey explained that the FOI request was submitted 12 days ago and no response had been received as yet. Cllr. Harvey **AGREED** to report back to the next meeting with any updates.

ACTION CLLR

HARVEY

923/20 Planning Applications

The next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on Wednesday, 13th January 2021 and 10th February 2021 at 2.30pm. Strategic Sites Committee meetings are the following day at 2pm.

Members received and discussed an information report from the Planning Clerk, recording their thanks to the Planning Clerk for a helpful and detailed report.

The following three applications were considered together:

Land adjacent to Tesco Store, London Road [*McDonalds Restaurant*]

20/04026/APP

NO OBJECTIONS, BUT SEE COMMENTS

Variation of Condition 2, 3, 4, 5, 6, 9, 10, 11, 12 and 13 of planning permission 18/02959/APP - Alteration to building design, reduction in scope of scheme to reduce building from two to one storey and minor associated alterations to site layout.

20/04031/AAD

Installation of 6 no. fascia signs, 3 No. booth lettering signs and 1 No. 15" digital booth screen (amendment to 18/02970/AAD)

20/04032/AAD

Installation of various site signage including 4no. freestanding signs, 2no. banner units, 4no. dot signs, 1no. digital booth screen and 1no. play land sign (amendment to 18/04235/AAD)

Concern was expressed that the quality of the materials had been downgraded from the original specifications.

The proposed 1.2m post and rail fence would not deter short-cutting from the controlled crossing on the bypass, and could lead to the formation of a desire line before the planting is established. Either a true barrier is needed, forcing pedestrians to use the existing footway link from London Road, or acceptance of the inevitable and a pathway and safe crossing of the access road installed.

As so many trees are to be removed from the car parking area, Members asked whether it would be possible to carefully remove them with their rootball and replant them elsewhere. They would be happy to co-operate in finding alternative sites.

20/04044/APP

OPPOSE

Site Of The Former 61 Moreton Road

Condition to be added to approval 19/00735/APP following amended plan

Members had no objections to the proposed amendments to the architecture of the proposed dwelling.

However the problem of the parking has not been resolved, and the traffic volume from new developments on Moreton Road is ever increasing, including the proposal of

reinstating an hourly bus service as part of the s106 for 16/00151/AOP. It was suggested that a turntable be incorporated into the scheme so that vehicles could be rotated and emerge forwards on to a busy road even though vision was still restricted by the fence at №59.

It was also pointed out that the previous building on the site had been demolished before the 2019 application was decided, and therefore work had already started, contrary to the indication in Section 4 of the application form.

20/04055/APP

17 Westfields

Application for a Lawful Development Certificate for the proposed single storey rear extension

NO OBJECTIONS

20/04110/ALB

8 Market Square [*occupied by Apple Estate agents*]

Roof re-tiling with like for like tiles

NO OBJECTIONS

20/04127/APP

10 Hilltop Avenue

Erection of a 1.8m close board fence (retrospective) and the erection of a timber shed
Members noted that this proposal had been refused twice as being contrary to AVDLP Policy GP35 and emerging policy BE2 of VALP, and the movement of the side fence back and the planting of a hedge along the boundary made little difference to this judgement. The front fence remained a dominant structure in the street scene and an obstruction to clear vision to the right for vehicles emerging from Catherine Court.

OPPOSE

20/04195/ALB

32 Nelson Street

Internal alterations including the demolition of four partitions

NO OBJECTIONS

The following two applications were withdrawn before the meeting:

20/04229/APP & 20/04230/ALB

15 Market Square

Alterations to ground floor front elevation and internal work including removal of existing stairs and replace on first floor; Alteration to existing ground floor shop front (Construction matching – style, material and appearance of existing) to incorporate a doorway forming independent access to residential (C3) first and second floors.

20/04249/APP

2 Chandos Close

Erection of fence to boundary (retrospective)

Members felt the closeboard fence was unsightly in the street scene, affected the setting of the Conservation Area, and was too high at 2.2m along the Chandos Road boundary, and was contrary to AVDLP Policy GP35 and emerging policy BE2 of VALP.

OPPOSE

Amended Plans

20/02511/APP

Garage Site, Pightle Crescent

Demolition of the existing 20 garages and the erection of 8 x 2-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,

OPPOSE (NO CHANGE)

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 Co-ordinator.

Members noted the responses to their earlier comments and those of the CPDA, but expressed disappointment that the serious matters of the proximity of the trees, the likelihood of flooding from the brook, and the security of residents especially those using the rear walkway had not been addressed.

It was also pointed out that though the cycle stores would be in the same ownership, access by children could depend on an adult being available to move a car parked in front of it – which might not be possible at, for example, school times.

The reduction of existing parking bays from 16 to 12 left the ratio of parking bays to existing flats as 1:3, which was unacceptable.

Not for consultation

20/04214/ATC

NO OBJECTIONS

Bourtonhold House, 51 Well Street

One Weeping Willow. To structural pollard the tree to circa 10-11m.

924/20 Planning Decisions

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

Approved

Application	Site address	Proposal	BTC response
20/01719/APP	25 Moreton Rd.	Change of use of ground floor to clinic	No objections
20/02488/APP	Home Appliances	Partial ch/use B1→B8, B1 & A1	No objections
20/02904/APP	2 Edge Hill Court	2-st & s/st side extensions	No objections
20/03392/APP	8 Moreton Rd.	Garage conversion	No objections
20/03453/APP	8 Moreton Drive	2-st front ext'n & rear dormer window	No objections
20/03467/APP	1 Hilltop Ave	S/st rear ext'n, alts to porch & window	No objections
20/803588/APP	14 Gilbert Scott Rd	New fence and parking area	No objections
20/03606/APP	6 Stowe Avenue	Two storey rear extension	No objections
20/03650/APP	11 Treefields	Single storey rear extension	No objections
20/03784/APP	32 Bradfield Ave.	Front & rear extensions, move front door	No objections

Refused

Application	Site address	Proposal	BTC response
20/03417/APP	40 Kingfisher	Enlarge garage roof area + dormers	No objections

Planning Minutes (21.12.2020)

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.....

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Not Consulted on:

Approved

Application	Site address	Proposal	BTC response
20/03689/ATC	Univ. car park Hunter St.	Works to 4 decayed willow trees	No objections
20/03738/ATP	6 Manor Gardens	Crown reductions, 2 No Common Ash	No objections
20/03742/ATP	Sandmartin Close	Crown reduction, 12 No Field Maples	No objections
20/03831/ATP	15 Moreton Drive	Crown reduction, Beech	No objections
20/03738/ATP	6 Manor Gardens	Crown reductions, 2 No Common Ash	No objections

924.1/20 Planning Inspectorate

Members noted that an appeal on the grounds of non-determination has been lodged ref. 19/01476/APP Station House, Tingewick Road – erection of 9 dwellings (originally 11 dwellings). Members responses would be sent to the Inspectorate with the other documents. It was agreed that comments on the appellant’s Statement of Case would be sent to the Inspectorate.

ACTION PLANNING CLERK

925/20 Buckinghamshire Council

925.1/20 Members received notes of a meeting held on 2nd December 2020 with officers of Buckinghamshire Council.

925.2/20 Members received the following report from Cllr. Cole of a meeting held on Tuesday 15th December at 5pm called by BMKALC to discuss planning matters with Cllr. Whyte and the Buckinghamshire planning team.

“I attended the Buckinghamshire Council Parishes Liaison meeting on December 15th, along with Lisa and Katharine. It was originally scheduled to be one hour, but with 104 attendees, many of them wanting to raise issues, it ran to almost two hours.

We were introduced to the officers now running planning and enforcement across the county, and their functions, which was useful for the future.

But what I felt that the meeting highlighted was the divide between North and South Bucks, with our very differing needs from Planning and Enforcement; North Bucks has always been more proactive on commenting on planning applications than the south, and this is something which I hope that BC (which inherited a large backlog of undermined applications in the Vale of Aylesbury) will recognise, rather than dismiss our views.

I made a statement to the meeting so that other towns and parishes could hear our concerns about the new authority’s planning process, challenging the new constitution as outlined in my motion to the Nov 25th Planning Committee:

Planning Minutes (21.12.2020)

Ratified

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Initial.....

MC: Buckingham Town Council still has grave reservations about the new Planning process, and the erosion of our role as town and parish councils to oppose an application without it being vetted as to whether or not it should go before the relevant committee. We are challenging this decision.

Response: Noted. Cllr Warren Whyte has already stated that the information in the constitution will be reviewed, however this is not a quick process as the constitution is a legal document. More information about this will be shared when it is available but please do continue to send your comments through.

The majority of questions at the meeting – which filled 11 pages of notes - were about planning and the tight response deadlines which parishes are given; and stricter enforcement, some asking that more criminal proceedings be taken where appropriate.” Proposed by Cllr. Stuchbury, seconded by Cllr. O’Donoghue and unanimously **AGREED** for the Town Clerk to write to the Buckinghamshire Planning Team requesting an update on timeframes for the consultation
ACTION TOWN CLERK

925.3/20 To receive news of Buckinghamshire Council new documents and other information from Council Members present.

Cllr. Stuchbury reported on a motion to Buckinghamshire Council on the 9th December 2020 regarding Buckinghamshire Council becoming a Social Housing Provider. An amendment was agreed to commission a report detailing both current and future possible affordable housing delivery models, including local authority owned social housing, which will maximise the provision of the best range of good quality affordable housing appropriate to the needs of residents.

925.4/20 Members discussed applications to be called-in, and the following Councillors were nominated:

- 10 Hilltop Ave (02013) – Cllr. Mordue
- 2 Chandos Close (04249) – Cllr. Mordue
- Pightle Crescent (02511) – Cllr. Clare
- Land by Old Police Station (03950) – already called in by Cllr. Stuchbury

The Clerk reported that Cllr. Whyte had called in 20/03840 – 5 The Villas.

925.5/20 Members noted an updated list of undecided OPPOSE & ATTEND applications and call-ins.

926/20 Buckinghamshire Council Committee meetings

926.1/20 N. Bucks. Area Planning Committee (16th December 2020) *Cancelled*

926.2/20 Strategic Sites Committee (17th December 2020) *No Buckingham applications*

927/20 Consultation

Members received and noted a notice of a consultation (response date 28th January 2021) to be considered fully at the next meeting with a summary to be provided by the Planning Clerk.
ACTION PLANNING CLERK

928/20 S106 quarterly update

Members noted Mr. Rowley’s report:

I have been advised by a colleague that the Care Home development rear of Grand Junction PH has commenced so I will be raising an invoice this week for the two S106 Contributions due to AVDC.

929/20 Tree felling applications

Members noted the report.

930/20 Enforcement

Advertising vehicle on A421 roundabout - Members recalled previous attempts to have the vehicle removed. Cllr. Stuchbury asked for any correspondence to be forwarded on for further investigation.

931/20 Matters to report

Cllr. Cole reported the following:

A421 traffic light advisory signs – signage is now redundant as the traffic lights have been in place for years.

Nightingale Rise – The developer's directional signs need removing.

Well Street – The temporary bollards have not been replaced despite having being reported on the Feb. 20th 2020.

A413 Bourton Road – the road surface between the roundabout and the bridge has now failed on both sides of the road.

Stratford Road – The flashing school patrol sign has now been fixed.

932/20 Chairman's items for information

The Chair thanked all of the Council staff for their hard work and dedication and wished everyone a Happy Christmas.

933/20 Date of the next meeting: Monday 18th January 2021 at 7pm.

Meeting closed at 21.45pm.

Chair

Date