

PL/01/21

Minutes of the **PLANNING WORKING GROUP** meeting held on Monday 24th May 2021 @ 7pm online via Zoom

Present:

Cllr. M. Cole JP
Cllr. J. Harvey
Cllr. Gateley (Town Mayor)
Cllr. Mrs. L. O'Donoghue
Cllr. A. Mahi
Cllr. A. Ralph
Cllr. R. Stuchbury
Cllr. M. Try

Also present:

Mrs. C. Cumming co-opted member
Mrs. N. Stockill Committee Clerk
Mrs. K. McElligott Planning Clerk
Mr P. Hodson Town Clerk
Cllr. S. Hetherington Town Councillor
Mrs. S. McMurtrie Town Plan Officer

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

41/21 Election of Chair

To elect a Chair of the Working Group for 2021-2022.

Proposed by Cllr. O'Donoghue, seconded by Cllr. Harvey and unanimously **AGREED** to elect Cllr. Cole as Chairman of Planning Working Group for 2021/22

Cllr. Cole recorded his thanks to Cllr. O'Donoghue for her time as Chair of Planning Committee from 2019-2021.

42/21 Election of Vice Chair

To elect a Vice Chair of the Working Group for 2021-2022.

Proposed by Cllr. O'Donoghue, seconded by Cllr. Stuchbury and unanimously **AGREED** to elect Cllr. Ralph as Vice-Chairman of the Planning Working Group for 2021/22.

43/21 Clarification of the Status of the Meeting

The Town Clerk reminded Members that all Council Committees and Sub-Committees will function as working groups until it is possible to safely use the Council Chamber, and to delegate authority to the Town Clerk to make decisions following advice provided by Working Groups held online via Zoom.

44/21 Apologies for Absence

None were received

45/21 Declarations of Interest

Cllr. Stuchbury said he would refrain from voting on planning applications as his committee membership on Buckinghamshire Council would not be confirmed until the 26th May 2021.

Cllr. Cole congratulated Cllr. Stuchbury on his re-election to Buckinghamshire Council.

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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.....

46/21 Minutes

Members received the minutes of the Planning Committee Meeting held on Monday 19th April 2021 put before the Full Council held on 17th May 2021.

The following amendment was proposed by Cllr. Cole, seconded by Cllr. O'Donoghue and unanimously **AGREED**:

Page 4 (1234.1/21) "Proposed by Cllr. Cole, seconded by Cllr. Stuchbury and unanimously **AGREED** for the Working Group to work with Maids Moreton and Foscott Parish Councils on a joint submission to Buckinghamshire Council insisting that the Section 106 *legal agreement* for Maids Moreton 006 Walnut Drive is not signed until issues with the transport strategy were resolved."

With the above amendment, the minutes were **AGREED**.

47/20 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan

Members received and noted a written report of the VALP FMM hearings on 15th and 16th April 2021.

The Town Clerk reported that the next meeting of the Neighbourhood Development Plan Working Group was to be postponed from Wednesday 26th May to an alternative date due to a clash with the first meeting of the new Buckinghamshire Council.

48/20 Action Reports

48.1/20 Members received and noted the updated action report.

Members **AGREED** to recommend 'Lace Hill Manor' as the new title for the care home under construction at Lace Hill.

48.2/20 (1242/20 refers) Members discussed nominations for a BTC representative for the NBPPC East-West Rail group (postponed from last meeting).

Proposed by Cllr. Harvey, seconded by Cllr. Stuchbury and unanimously **AGREED** to recommend the nomination of Cllr. S. Hetherington as the Town Council's representative for the NBPPC East-West Rail group. It was accepted that although Cllr. Hetherington was not a formal member of the Planning Working Group she would be able to report back to the Group with any relevant updates and would liaise with Planning Clerk for dates of future meetings.

49/20 Planning Applications

Members noted that the next Buckinghamshire Council North Buckinghamshire Planning Area Committee and Strategic Sites Committee meetings are provisionally scheduled on 23rd June and 15th June 2021 respectively.

Members noted a report by the Planning Clerk.

21/01472/APP

NO OBJECTIONS (but see comment)

25 Hilltop Avenue

Two storey side extension, part garage conversion, dropped kerb and crossover to new parking area (amendment to approval 20/01141/APP)

Members asked that the extended paving be permeable, and that a catchwater grille be installed so that excess water did not flow across the footway. Concern was also expressed that a dropped kerb of this length would restrict the amount of kerbside parking available to courteous neighbours and visitors.

21/01491/ALB

NO OBJECTIONS subject to the satisfaction of the Heritage Officer

32 Nelson Street

Internal works and external render and paintwork

21/01655/ADP

NO OBJECTIONS

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Initial.....

Land At Tingewick Road [St Rumbolds Fields]

Variation of condition 4 of planning permission 20/00886/ADP (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 9 additional homes to the layout of homes south of Tingewick Road) - condition to now acknowledge drawing reference P17/2106/16 rev O

Members pointed out that the site contours and the placing of the new red roofs meant that they would be visible on the horizon, but if there was limited availability of the approved colours there was little option.

21/01681/APP

RECOMMENDED TO OPPOSE

2 Wren Close

Erection of fence (retrospective)

The Landscape Detailing section of the Buckingham Design Guidelines SPG states (¶8, p4): "Closeboard fencing over 1.5m in height is out of place in a country town. Post and rail (reinforced with indigenous plants), hurdles, picket fencing, walls or native hedging are better alternatives and should be used where boundaries abut public areas." Members felt that the extra height and inserted concrete panels failed to enhance the street scene on a principal entrance to the estate. In addition, the VALP (General Policy 4.124) states that 'The appearance and treatment of the spaces between and around buildings is of equal importance to the design of the buildings themselves. Landscape considerations should therefore form an integral part of design and layout.'

21/01736/APP

NO OBJECTIONS

9 Westfields

First floor rear extension and ground floor front and side extension

21/01752/APP

NO OBJECTIONS

Wilmore, Stratford Road

Part single storey and part first floor rear extensions and replacement lean-to roof

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.

Amended Plans

21/00630/APP

NO OBJECTIONS (no change)

57 Burleigh Piece and 17 Pitchford Walk

Proposed joint single storey rear extension to both properties

[formerly described as 59 Burleigh Piece - Single storey rear extension]

Amendments: Address and description corrected

Vehicle outlines added to rear yard on site plan;

Flat part of roof on rear extension deleted and roof changed to single-pitch

Not for consultation

Chewar House, 1 The Chewar

21/01411/ACL

NOTED

Application for a Lawful Development Certificate for the proposed change of use from A2 to mixed use of A1 and new flat above (Part 3, Class G). Internal alterations only.

21/01412/ACL

NOTED

Application for a Lawful Development Certificate for a proposed change of use from A2 to mixed use of A1 at ground floor level with 1N flat above. Internal alterations to suit change of use.

Tree Applications (circulated separately, response agreed by consensus and submitted)

21/01523/ATC

NO OBJECTIONS

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Initial.....

11 Chandos Road

T1 Spruce. Remove tree due to potentially root damage to adjacent building. Tree has ivy and climber present and species does not lend itself to being reduced.

This application had already been approved at the date of the meeting

21/01533/ATP

NO OBJECTIONS

Land At Avenue Lodge, Stratford Rd.[Maid's Moreton Avenue]

Oak as marked on map, Remove branches as marked on map, one is split over TA centre, others to remove future problems, Crown thin by less than 20% to remove crossing and weak branches. Remove deadwood and ivy.

21/01555/ATP

NO OBJECTIONS

Open Space opposite 3 Bernardines Way

Oak as marked on map and photos. Crown lift to clear footpath by 3m

21/01660/ATP

NO OBJECTIONS

Open Space To Rear Of 2 To 79 Fishers Field

All trees marked on map. 3 Willows and 1 Chestnut crown lift to 3m. 1 Acer, remove epicormic growth

21/01706/ATP

OPPOSE

Open Space Adjacent To 11 Cromwell Court

T6 Maple - Fell T6 Maple was missed off original application on 20/01942/ATP

This application had already been approved at the date of the meeting

Corner House, 16A West Street, MK18 1HP

21/01939/ATC

NO OBJECTIONS

21/01940/ATP

NO OBJECTIONS

Maintenance works to trees

Pre-application request for comments

Highway verge at Gawcott Road roundabout A422

Proposed upgrade to base station

Members had no comments to make on the drawings provided.

50/20 Planning Decisions

Members received, for information, details of planning decisions made by Buckinghamshire Council.

Approved

Application	Site address	Proposal	BTC response
20/02991/APP 20/02992/ALB	Moriah Cottage, 14 Moreton Road	Replacement gate	No objections, subj. HBO
20/04249/APP	2 Chandos Close	Erection of fence to boundary (retrosp.)	Oppose
21/00637/APP	Pringle House, Brackley Road	S/st rear extension, rooflights and internal alterations	No objections
21/00824/APP	11 Boswell Court	Single storey front extension	No objections
21/01114/APP	26 Shetland	Single storey rear extension	No objections

Not for consultation

Approved

Application	Site address	Proposal	BTC response
21/01143/ATP	18 Waglands Gdn	Prune Horse Chestnut by 3/4m	No objections
21/01523/ATC	11 Chandos	Fell 1 spruce	No objections

	Road		
21/01706/ATP	Adj.11 Cromwell Court	Fell 1 Norway Maple (omitted from approved 20/01942/ATP)	Oppose

51/21 Buckinghamshire Council Members

51.1/21 To receive news of Buckinghamshire Council new documents and other information from Council Members present

Cllr. Stuchbury informed Members a new political grouping in Buckinghamshire, titled IMPACT Alliance. Initially formed from eight previous and new Independent Councillors, the group has joined with five other Councillors from the Green and Labour Parties to work together in Council and the various Committees to offer policy suggestions as a 'critical friend' and effectively scrutinise the work of the Conservative-led Council. Led by Cllr. Stuart Wilson, with Cllr. Stuchbury as the Deputy.

51.2/21 Members discussed applications to be called-in, there were none.

51.3/20 An updated list of undecided OPPOSE & ATTEND/CALL-IN applications was received and noted by Members. Members had expressed concern on call-ins made by ex-Councillors and the Planning Clerk confirmed all previous call-ins will be offered to all Ward Councillors. Cllr. Mills had left a written record of his reasons for calling in 18/04626 (Overn Crescent Garage site).

52/21 Buckinghamshire Council Committee meetings

52.1/21 N. Bucks Area Planning Committee (5th May 2021) *Cancelled*

52.2/21 Strategic Sites Committee (6th May 2021) *Cancelled*

53/21 Resumption of normal working

In light of the return to normal working practices Members were asked to discuss:

53.1/21 Whether the Planning Clerk should continue to produce the overview of applications report for each agenda. Members stressed that the reports were incredibly useful and informative to committee members and non-committee members. The Planning Clerk confirmed she was happy to continue producing the report for each planning agenda.

53.2/21 Whether the Monday afternoon briefing meeting should continue on-line for the time being or revert to an actual meeting (perhaps in the Chamber). Members **AGREED** to continue holding the afternoon briefing meeting online via Zoom.

54/21 Enforcement

The Planning Clerk informed Members that Buckinghamshire Council did not issue a 'Case Closed' notice for enforcement cases, which meant it was difficult to know which investigations were on-going. Cllr. Stuchbury said he would explore the issue with the relevant officers at Buckinghamshire Council.

55/21 Applications to fell trees

55.1/21 Members noted the updated list of trees felled in Buckingham.

55.2/21 Members considered a proposal put forward by Cllr. Ralph that, as applications for tree maintenance, including applications for the felling of trees, are a regular part of Planning agendas, that the Buckinghamshire Council's Parks and Planning Tree Officer, Neil Pasmore, be invited to give Councillors a talk about the scope, criteria and indeed the limitations of his office when considering such applications. Although primarily a matter for Members of the Planning Working Group, it could be argued that Members of the Environment Working Group could also be invited as they have an interest in Buckingham's trees and would gain from hearing what Mr. Pasmore might have to say.

ACTION PLANNING

CLERK

Cllr. Ralph suggested extending an invitation to the Buckingham Society. The Town Clerk confirmed that the meeting could be record for future, educational purposes.

Members **AGREED** to request the Buckingham Society to contact representatives of the Beaconsfield Society to see if tree felling as a result of insurance claims was becoming a county-wide issue.

ACTION BUCKINGHAM SOCIETY

Members **AGREED** for the Town Clerk and Planning Clerk to contact Neil Pasmore and arrange a suitable way forward.

56/21 Matters to report

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

Cllr. Harvey reported the numerous blocked storm drains following the flooding in December 2020. Members **AGREED** for the Planning Clerk to write to the Buckinghamshire Councillors with copy to Anglian Water. .

ACTION PLANNING CLERK

Cllr. Stuchbury reported redundant AVDC and BCC Highways signs but cautioned against removing any signs with historical significance.

Mrs Cummings reported the dilapidated condition of April Cottage at North End. Members **AGREED** with the support of the Buckingham Society to pursue the planning authority to serve an order on the owners of April Cottage.

ACTION PLANNING CLERK

Cllr. Ralph reported the damaged parking Sign for Cornwalls Meadows on the T-Junction opposite the Grand Junction.

ACTION PLANNING CLERK

Cllr. Ralph raised concern over parking in front of the Town Hall and suggested the Council redouble efforts to install planters or bollards. Additionally, the double yellow lines outside of the Post Office should be repainted and accompanied by a 'no parking' sign. Cllr. Stuchbury explained that a traffic order for the Town Hall was being sought by Cllr. Whyte. Members **AGREED** to contact Cllr. Whyte for any progress.

ACTION PLANNING CLERK

Cllr. Cole reported the small Bourton Road Roundabout three of the four signs are now removed and the bottom of Addington Road new bollard has been knocked over already.

57/21 Chairman's items for information

Cllr. Cole thanked the Town Mayor and Cllr. Hetherington for attending the Planning Working Group meeting.

58/21 Date of the next meeting

To decide whether to hold the next meeting on the planned date of Monday 7th June 2021 following the Interim Council meeting (this would be held in person at the Lace Hill Centre), or to hold the meeting via Zoom on Tuesday 8th June at 7pm.

Proposed by Cllr. O'Donoghue and seconded by Cllr. Stuchbury to host the next meeting via Zoom on Tuesday 8th June at 7pm. A vote was taken and the results were:

In favour: 4

Against 3

Abstentions 1

Motion carried

ACTION COMMITTEE CLERK

Meeting closed at 8.45pm.

Chairman

Date

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