

Minutes of the **PLANNING Working Group** meeting held on Monday 28th June 2021 following an Interim meeting of Full Council at Lace Hill Sports and Community Centre MK18 7RP

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

Also present: Mr. R. Newall (co-opted member)
Mrs. N. Stockill (Committee Clerk)
Mrs. K. McElligott (Planning Clerk)
Mr P. Hodson (Town Clerk)
Cllr. Whyte Until after the 186/21
Cllr. Osibogun Until after the 186/21
Cllr. C. Cornell Buckinghamshire Councillor (until 186/21)

Cllr. Cole apologised to Cllr. Whyte for technical difficulties experienced during a Zoom call on the 8th June 2021 which resulted in Cllr. Cole being unable to Chair the Public Session effectively.

Public Session

Cllr. Whyte sought to refute comments in the public session on the 8th June 2021.

A Member of the public attended the Public Session to raise concerns over 18/04626/APP Garage site 456999g Overn Crescent. Cllr. Cole noted that an appeal on the grounds of non-determination has been lodged by VAHT and explained that the application would be discussed within agenda item 7.2.

185/21 Apologies for Absence

There were no apologies received.

186/21 Declarations of Interest

Cllr. Stuchbury said as a Member of Buckinghamshire N. Bucks Area Planning Committee he would abstain from voting on all planning applications.

Cllrs. Osibogun, Whyte and Cornell left the meeting at this point in the agenda.

187/21 Minutes

Members received and **AGREED** the minutes of the Planning Working Group Meeting held on Tuesday 8th June 2021 to be put before the Full Council meeting to be held on 12th July 2021.

188/21 Action Reports

Members received the updated Action Report and the following items were discussed:

Street lighting Tingewick Road (1165/20) – Cllr. Harvey asked to accelerate the installation of lighting between St Rumbolds Fields and Westfields

Members **AGREED** for the Planning Clerk to investigate the possibility of speed reduction measures on the Tingewick Road **ACTION PLANNING CLERK**

189/21 Planning Applications

Member's noted the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on Wednesdays 21st July and 11th August 2021 at 2.30pm; Strategic Sites Committee meetings are on Thursdays 1st and 29th July at 2pm.

21/02085/APP

OPPOSE

28 Candleford Court

Conversion of gym to residential comprising two 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 had noted the reasons for refusal of a similar application for the retail unit at the other end of the block (19/03056) and felt that the same reasons applied to this unit. There was no evidence supporting the estate agents' statement of lack of interest, or of a reasonable rental, and it was pointed out that the gym might well have thrived had it not been for lockdown. The assumption that the 6 parking spaces associated with the unit had deterred clients ignored the existence of a 300-space car park at Cornwalls Meadow, less than 150m walk away.

Floor-to-ceiling windows beside a busy street are not suitable for domestic accommodation, and the tenants would have to live behind blinds with little natural light. Moreover the windows and canopy are not well-sealed against rain, and the applicant says that they would not stand up to pressure from floodwater.

If the applicant truly believes that the unit will flood to a depth of 90cm, why is it proposed to be changed to residential use? The most appropriate tenant for a ground floor flat is someone with mobility or health problems, which do not lend themselves to speedy evacuation. However, what sense can be extracted from ¶2.7 of the Flood Risk Assessment (and this is at odds with ¶2.10) shows that the three years quoted all fall before this building was constructed and the land was used as a car park for the White Hart Hotel, more or less at the level of the river bank, and the level of the development's basement car park. The ground floor of all three blocks is therefore at first floor, or street, level, as would be obvious if the applicant was familiar with the site.

If the use class needs to be changed in order to let it, it was suggested that this would make a pleasant office, if made fully waterproof.

21/02113/APP

NO COMMENT

11 Market Square

Removal of the existing individual lettering and projecting Barclay's Signage and night safe, existing stone and brickwork to be made good on completion.

Existing ATM to be removed, new glazing to be installed to match existing on completion.

Members made no comment, as the branch closed on Friday 25th June, and all the proposed work had already been carried out.

21/02337/APP

OPPOSE & CALL-IN

37 Badgers Way

A part garage conversion and a first floor side extension above the existing garage
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 opposed on the grounds that

- The first floor extension extended to the boundary of the plot, contrary to the Council's Design Guidelines for Residential Extensions
- The loss of the garage left one within-curtilage parking space for a 4-bedroom house, which could lead to on-street parking in the cul-de-sac at the rear, to the detriment of the amenity of neighbouring properties

The following two applications were considered together:

21/02325/APP & 21/02326/ALB

OPPOSE (subject to Heritage Officer's

satisfaction)

Twisted Chimney House, Church Street

Detached garage

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.

Concern was expressed at the damage to the fabric of the wall to be caused by making a gap for the side door, and the upward extension to support the roof. Members might be minded to withdraw the objection if assured that the Heritage Officer was satisfied that the new build would have no detrimental effect on the Listed fabric.

Not for consultation

21/02421/ATC

1 Bone Hill, MK18 1DP

Ash (T1 on Site Plan) - Fell The tree works are proposed to stop the influence of the tree(s) on the soil below building foundation level and provide long term stability.

Members were unanimously opposed to the felling of this ash.

There was no proof in the survey that the ash had any roots on the cottage side of the retaining wall, and is at a considerably lower level than the Bone Hill houses;

The pathway and the substation platform showed no signs of disturbance; nor the gable end wall of the house - there would be cracks along the roof edge if the wall was sinking;

The soil may well be drying out naturally due to erratic rainfall and the concrete apron around the cottage preventing absorption;

The terrace is about 200 years old, so is not likely to have good foundations; also probably built of either soft brick or rubblestone, so the cracking may well be due to delamination due to age not subsidence - a report by the Heritage Officer was requested;

There has not been long enough to judge whether removing the elder (20/00479/ATC) has had any effect;

The tree is probably in County land (a highway verge); we assume County support the Government's Green Towns policy in addition to their own biodiversity/ecology policies; we

need more trees, not fewer, to combat climate change;
A mature tree is important in the street scene.

190/21 Planning Decisions

190.1/21 Councillors received for information details of planning decisions made by Buckinghamshire Council.

Approved

Application	Site address	Proposal	BTC response
19/03849/APP	Esso Petrol Station	S/st. side & rear ext ⁿ (part retrospective)	No objections *
20/00483/APP	Land rear of 2 Market Hill	Block of 7 flats	No objections *
20/02537/APP	44 Nelson Street	Conv. & Alteration of house to 5 s/c student flats (retrospective)	No objections
20/04026/APP	Land. Adj. Tesco	Drive-through MacDonalds	No objections
20/04031/AAD		Booth signage for the above	No objections
20/04032/AAD		Site signage for the above	No objections
21/00784/APP	45 Overn Avenue	Side extension & alterations	Oppose
21/01472/APP	25 Hilltop Avenue	Side ext ⁿ /garage conv, additional paved parking and dropped kerb **	No objections
21/01681/APP	2 Wren Close	Erection of fence (retrospective)	Oppose
21/01736/APP	9 Westfields	1 st floor rear ext ⁿ , s/st front & side ext ⁿ .	No objections

* Changed from Oppose on receipt of additional and amended plans

** paving is conditioned to be permeable

Withdrawn

Application	Site address	Proposal	BTC response
20/03439/AAD	4 Market Sq. [TJs]	Erection of a fascia sign	Oppose & call-in

Not for consultation

Approved

Application	Site address	Proposal	BTC response
21/01227/ACL	24 Moreton Dr.	Proposed rear extension	No comment
21/01660/ATP	Rear of Fishers Field	Crown lift 3 willows and 1 chestnut over path	No objections

190.2/21 Planning Inspectorate

An appeal on the grounds of non-determination has been lodged by VAHT for 18/04626/APP: Erection of 4 houses and associated parking at the garage site at Overn Crescent.

Members **AGREED** for comments from the Public Session to be incorporated into the Planning Clerk's response to be sent to the Inspectorate.

Planning Minutes (01.07.2021)

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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.....

191/21 Buckinghamshire Council Committee meetings

191.1/21 N. Bucks Area Planning Committee (23rd June 2021) *Cancelled*

191.2/21 Strategic Sites Committee (10th & 15th June 2021) *Cancelled*

192/21 Enforcement

Cheyne Close – Planning Clerk to investigate permitted development rights

193/21 Matters to report

Nothing to report

194/21 Chairman's items for information

195/21 Date of the next meeting: Monday 19th July 2021 at 7pm online

Meeting closed at 20.51pm.

Chair

Date

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