

PL/04/21

Minutes of the **PLANNING WORKING GROUP** meeting held on Monday 19<sup>th</sup> July 2021 at 7.01pm via Zoom.

**Present:** Cllr. M. Cole JP (Chairman)  
 Cllr. F. Davies  
 Cllr. J. Harvey  
 Cllr. A. Mahi from 251/21  
 Cllr. A. Ralph (Vice Chairman)  
 Cllr. R. Stuchbury  
 Cllr. M. Try from 249/21

**Also present:** Mrs. C. Cumming (co-opted member)  
 Mrs. K. McElligott (Planning Officer)  
 Mr P. Hodson (Town Clerk)  
 Mrs L. Stubbs (Communications Clerk)

**PUBLIC SESSION**

A member of the public attended the Public Session to raise concerns over several matters of public safety, including the 50mph speed limit and lack of street lighting along the Tingewick Road. The resident was also concerned about the lack of safe bypass crossing places at Osier Way particularly for residents with disabilities. Cllr. Cole explained that the Council had written twice to Buckinghamshire Council about Tingewick Road and that these issues would be addressed within agenda item 5. He also explained that the Council had objected to the proposed Osier Way development as it was outside the Buckingham Neighbourhood Development Plan area, and also noted the residents comments about access for those with disabilities.

*Cllr. Try joined the meeting during the following item.*

**249/21 Apologies for Absence**

Members received and accepted apologies from Cllrs. Gateley and O'Donoghue, and from Cllr. Mahi for lateness.

**250/21 Declarations of Interest**

Per Min. 255/20, Cllr. Stuchbury abstained from voting on all planning applications as a Member of Buckinghamshire N. Bucks Area Planning Committee.

*Cllr. Mahi joined the meeting during the following item.*

**251/21 Minutes**

Members received the minutes of the Planning Working Group Meeting held on Monday 28<sup>th</sup> June 2021 put before the Full Council meeting held on Monday 12<sup>th</sup> July 2021. The following amendment was proposed by Cllr. Harvey, seconded by Cllr. Stuchbury and unanimously **AGREED:**

Page 1 (Public Session) "Cllr. Whyte sought to refute comments in the public session."

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

**ACTION: COMMUNICATIONS CLERK**

**252/21 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan**

The Town Clerk reported that a Working Group meeting date will be arranged as soon as possible.

Cllr. Cole reported that a letter had been sent to Cllr. Tett, leader of Buckinghamshire Council by a consortium of parishes and organisations: the Buckingham Society, Ludlow Ridge, Maids Moreton Foscott Ascot Group, Winslow Residents Association, Risborough Residents Association, Hamden Fields Action Group and Bourne End Green, raising issues about planning in Buckinghamshire many related to the Vale of Aylesbury Plan and asking for towns and parishes to be given more recognition in the planning process. A copy of the letter will be circulated.

**253/21 Action Reports**

Members discussed street lighting, Tingewick Road (1165/20 and 85/21) and speed reduction Tingewick Road (188/21), and noted that there had been no response to letters. Cllr. Stuchbury to raise the lack of response with Buckinghamshire Council.

**ACTION: PLANNING OFFICER/CLLR. STUCHBURY**

Cllr. Stuchbury reported that a response had been received about the bypass bridge (1177/20) from Transport for Buckinghamshire, however this was unsatisfactory as it suggested the road was not in unusually poor condition. A press release was suggested.

Members asked to follow up the enforcement case for 2 Mallard Date at the next meeting.

**254/21 Walnut Drive – “final” s106 document**

Cllr. Ralph raised a letter sent by the North Bucks Planning Consortium to Cllr. Bowles about having more involvement in s106 agreements. Cllr. Stuchbury asked for a copy of the letter so that it could be sent to Cllr. Williams.

**ACTION: CLLR. RALPH/CLLR. STUCHBURY**

Members **AGREED** to ask Buckinghamshire Council for the document to be revised. Planning Officer to compile the list of corrections and additions into a letter to be sent to Planning.

**ACTION: PLANNING OFFICER**

**255/21 Planning Applications**

Member's noted the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on Wednesdays 11th August 2021 and 1<sup>st</sup> September 2021 at 2.30pm; Strategic Sites Committee meetings are on Thursdays 29th July 2021 and 26<sup>th</sup> August 2021.

**21/02448/APP**

**NO OBJECTIONS**

The Royal Latin School, Chandos Road

Install new heating system to the Brookfield building, replacing existing gas boilers with 2 No. air source heat pumps located externally to the building within a fenced enclosure.

Members requested that the school be contacted with a request for any efficiency data from the installation, for future reference.

**21/02451/APP**

38 Kingfisher Road

Single storey rear and side extensions

**NO OBJECTIONS**

**21/02518/APP**

Home Appliances, The Old Telephone Exchange, Market Hill

Part change of use of ground floor from mixed B8 (storage), E(g) (i) (workshop) and E(a) (retail) to 3 no. flats and the extension and alterations to building to provide 7 no. flats.

**OPPOSE & CALL IN**

Cllr. Ralph proposed and Cllr. Try seconded that the application be opposed and called in. A vote was held, and the results were as follows:

For - 5

Against – 0

Abstained - 2

*Members felt the documents submitted were insufficiently detailed and in places carelessly compiled, and would like:*

- 1. Survey evidence that a single-skin single-storey brick building built in 1939 would be able to support two additional floors;*
- 2. That its water supply and sewage disposal arrangements were adequate for 10 flats (Anglian Water's drawing shows no convenient asset);*
- 3. That the applicant is aware that the main internet cabling for the north of the town runs through the site, and may affect the positioning of any trenches for installation of utilities to the flats;*
- 4. More detail of the rainwater harvesting system, in particular the storage area – and if this is the roof, whether the weight of water has been included in (1);*
- 5. Confirmation that the Royal Mail have agreed to access 24/7 through the Market Hill gate (which is currently locked outside working hours);*
- 6. Confirmation that the proposed aluminium cladding is fireproof;*
- 7. To see a substantial increase in the bin storage space, which will currently accommodate either two blue-lid bins and two green bins, or five green bins – not at all adequate for 10 flats – and the arrangements for emptying if the gate will not allow entry of the refuse wagon into the yard and space to turn and emerge forwards;*
- 8. Reassurance from the CPDA consultee that the terraces are satisfactory, in particular those for flats 1 & 2 whose open end faces a chainlink fence bordering the (new) Telephone Exchange yard and is hidden from general view; there is no indication of the perimeter treatment (material/height) of the ground floor terraces, both external and where they abut the internal courtyard;*
- 9. To have Environmental Health's opinion on the Noise Assessment document.*

*They also note that steps at the entrance are a barrier to disabled access, and awkward to take a cycle up; that the bin store door is barely wider than a recycling bin; that surface water can only flow away if the receiving area is not flooded, and Cornwall's Meadow car park floods readily – and the manholes 7901, 8001, 8002, 8003 and 8004 on the AW asset map are all underwater when it does; that the pavement on Market Hill is exceptionally busy due to the lack of alternative provision, and that an emerging driver has very little vision to the right; that the*

*amenity value of a terrace barely 2m square with walls on three sides (and in Flat 4's case, a roof as well) is minimal; that the applicant seems confused about the extents of Market Hill, Market Square and High Street, and the siting of the old and new Post Offices (see ¶3.1.28, Heritage Statement), which damages confidence in the rest of the submission; and none of the drawings have a North arrow.*

*Members suggest, as they have on previous occasions, that the applicant negotiate a secure pedestrian access from the Cornwalls Meadow delivery yard so that visitors and delivery drivers (for whom there is no parking allowance on the site) can gain entry without a long walk. A ramp would be necessary to overcome the difference in height.*

**21/02535/APP**

**OPPOSE**

9 Addington Road

Two storey rear extension and alterations to front elevation

*Members pointed out that*

- 1. This is a large extension to a semi-detached house, and is taken right up to the common boundary, where the neighbour has a hedge (species and height unspecified);*
- 2. This plot also has a 2m high leylandii hedge against its boundary with Nø7, which is shown as running beside the extension on the side path, and effectively blocking access to the rear garden;*
- 3. The extension also overlaps with the canopy indication of the cherry tree, and thus its likely root run;*
- 4. The application form, Section 6, notes the presence of trees and hedges, but has marked 'No' against the need for felling or pruning; Members dispute this – and the roots of both hedges and the tree will cause problems with foundations and probably result in the death of the trees;*
- 5. There is only kerbside parking on Addington Road, at most for one vehicle per house, and that the steepness of the road and the verges lining it each side did not allow of any additional provision. There is no convenient public car parking nearer than Stratford Fields, and that is limited, especially at weekends.*

*Members opposed the proposal on the grounds of overdevelopment of the plot, and the lack of adequate parking space for a 4-bedroom house in contravention of Buckinghamshire Council's parking standards*

**21/02710/APP**

**OPPOSE & CALL IN**

Site of the former 61 Moreton Road

Variation of approved drawings of planning permission 19/00375/APP (Demolition of existing bungalow and erection of a 4-bed dwelling) –

To change external material arrangement, internal space to bedroom by removing the approved balcony, part roof changed and front and rear windows changed

*Members felt that the proposed changes resulted in a solid brick building too large for its plot, and certainly too close to Nø59. The deletion of the timber cladding and distinctive window shapes removed any interest the approved design contributed to the motley styles in the area, and did not enhance the nearby Conservation Area at all. The simplification of the approved roof design, of which the officer for 19/00735/APP noted (Officer's Report to committee ¶9.42) "that the dwelling has been designed so that the northern flank would have a single storey element thus creating a partial catslide roof. This, together with ground floor high-level windows,*

*creates an interesting elevation opposed to an alternative stark appearance” results in a standard gable and a much bulkier appearance, and loses the ‘step-down’ value of the lowered central section.*

*The Highways Officer was mistaken when stating (¶7.2) “The highway authority is satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway... in this instance, the proposed layout is not materially different from the existing layout” as the officer noted - (¶9.29) “it is noted that a partial dropped kerb currently exists, as the site previously benefited from a single access point. It appears that previously, vehicles would have reversed onto the site from Moreton Road in order to egress again in a forward gear”. There was enough room between the front of the original bungalow and its substantial front hedge to park a vehicle and enough space at the side, in line with the dropped kerb, to enable a three-point turn. This is not analogous to three vehicles parked side by side on the frontage as shown in the drawings. (The bungalow was demolished well before the previous application was approved, and possibly before the Case Officer and Highways Officer had the opportunity to visit the site.)*

*Members were aware that the principle of development of this site had been established, and they were merely being consulted about design details, but felt that the proposals made such a substantial difference that a new design altogether was preferable, possibly with the building set back into the plot to allow for a better parking arrangement.*

**Not for consultation**

**21/02539/ATP**

**NO OBJECTIONS**

Holloway, to rear of no. 25 Pitchford Avenue

Oak tree - Remove tagged limb and clean wound, deadwood and sever ivy.

**256/21 Planning Decisions**

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

**Approved**

<b>Application</b>	<b>Site address</b>	<b>Proposal</b>	<b>BTC response</b>
20/03677/APP	32 Bradfield Ave.	Erection of dwelling	Oppose
21/01828/APP	100 Pillow Way	S/st rear extension (amend <sup>d</sup> 20/02981)	No objections

Cllr. Cole noted that 32 Bradfield Avenue only has one car parking space, but the Planning Officer’s report said that parking spaces were a maximum standard, and that a SUDS report was not necessary at this stage.

**Not for consultation**

**Approved**

<b>Application</b>	<b>Site address</b>	<b>Proposal</b>	<b>BTC response</b>
21/00155/ACL	15 Market Square	Ch/use to from hairdresser to medical consulting rooms	No objections
21/0140/ATP	Corner House, West Street	Crown reduction to 2013 pruning points, Acacias and Yews	No objections

**257/21 Buckinghamshire Council Members**

257.1/21 Cllr. Stuchbury reported that a motion was being taken to Cabinet about the withdrawal of Buckinghamshire Council from the Oxford-Cambridge Arc, and that a response had been received from Cllr. Williams about enforcement with a new officer appointed. The response will be circulated.

257.2/21 This agenda item to be dropped from future agendas.

257.3/21 Planning Officer will submit the oppose and attend call-ins from this agenda.

**ACTION: PLANNING OFFICER**

**258/21 Buckinghamshire Council Committee meetings**

258.1/21 Members noted that the North Bucks Area Planning Committee, 21<sup>st</sup> July 2021, was cancelled.

258.2/21 Members noted that the Strategic Sites Committee, 1<sup>st</sup> July 2021, was cancelled.

**259/21 Enforcement**

The following new breaches were reported:

- Whether more changes can be made to the scaffolding outside the old BHF shop to allow buggies and wheelchairs past. Planning Officer to circulate Cllr. Stuchbury's correspondence with Highways and Planning to members.

**ACTION: PLANNING OFFICER**

- The Buckingham Society are asking for parking in front of the Town Hall, inside the yellow lines and zig zags to be stopped. Members asked that the Town Centre & Events Working Group consider adding planters to the area to stop access for cars.

**ACTION: TOWN CLERK/COMMITTEE CLERK**

**260/21 Applications to fell trees**

Members noted the updated list of applications to fell trees.

**261/21 S106 Quarterly update**

Members asked the Clerk to find out what the Lace Hill s106 funding had been committed to.

**ACTION: PLANNING OFFICER**

**262/21 Streetnaming**

262.1/21 Members noted the revised streetnaming for 20/00885/APP +7 houses and 20/00886/APP +8 houses, and requested that copy of the layout of size of home and affordable housing be circulated. It was noted that the affordable housing was well spread and not clustered together.

**ACTION: PLANNING OFFICER**

262.2/21 Members noted the name of the care home and associated flats.

**263/21 Matters to report**

Members asked that the accessibility issues raised during the public session be noted including: the type of crossing used and the street light placement on the Osier Way crossing point, and the lack of dropped kerbs on Tingewick Road near the nursery.

Members reported that the school crossing lights on Stratford Road were continually flashing.

**ACTION: PLANNING OFFICER**

Members requested that any fly tipping around the town be reported directly to Buckinghamshire Council.

**264/21 Chairman's items for information**

Cllr. Cole informed Members that Hazrat Hussain, Parish Liaison Officer at Buckinghamshire Council has moved on to a different role. The working group recorded their formal thanks to Haz for the all the assistance and help he has given Buckingham Town Council over the years.

Cllr. Stuchbury asked that thanks also be given to another member of the Planning team at Buckinghamshire who was leaving. Details to be passed on to the Planning Officer.

**ACTION: CLLR. STUCHBURY/PLANNING OFFICER**

Cllr. Cole and Cllr. Osibogun are attending a parishes planning briefing tomorrow and will report back after the session, Cllr. Osibogun is part of the North Bucks Area Planning Area Committee representing Buckingham East.

**265/21 Date of the next meeting:**

Monday 16<sup>th</sup> August 2021 at 7pm.

Meeting closed at 8:35pm.

Chair

Date