

**PL/05/21**

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 16<sup>th</sup> August 2021 at 7.02pm via Zoom.

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

**Also present:** Mr. R. Newall (co-opted member)  
 Cllr. Sue Hetherington  
 Cllr. Howard Mordue

**For the Town Clerk:** Mrs. K. McElligott (Planning Officer)  
 Mrs L. Stubbs (Communications Clerk)

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

**294/21 Apologies for Absence**

Members received and accepted apologies from Cllr. M. Try and from Mrs. C. Cummings.

**295/21 Declarations of Interest**

Cllr. Stuchbury abstained from voting on all planning applications as a Member of Buckinghamshire N. Bucks Area Planning Committee.

Cllr. Davies declared an interest as a personal friend of the applicant **21/02978/APP** and that she would abstain from this item.

**296/21 Minutes**

Members received and **AGREED** the minutes of the Planning Working Group Meeting held on Monday 19<sup>th</sup> July 2021 to be put before the Full Council meeting to be held on 4<sup>th</sup> October 2021.

**297/21 Buckingham Neighbourhood Plan (BNDP)/Vale of Aylesbury Plan (VALP)**

297.1/21 The Town Plan Officer reported that the video recordings of the Main Modification hearings for VALP would soon be available on the Buckinghamshire Council website. Actions in progress to develop the new BNDP would continue, including a date for the working group and the questionnaire. The Town Plan Officer will attend an affordable housing webinar in September. Affordable housing can be calculated in various ways, usually a 20-25% discount on the market rate. The price of 3-bedroom housing has been rising rapidly, although there were some indications of a down trend this was not guaranteed. It may no longer only be middle income people who struggle to afford housing but also a wider income group. From the last

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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.....

statistics 40% of Buckingham residents could not afford the market rate for local housing, we should expect that to be higher, potentially much higher.

297.2/21 Mr. Newall of the Buckingham Society introduced his summary of changes to the National Planning Policy Framework highlighting the change of many businesses to class B, which could have a big impact on town centres and begins on 31<sup>st</sup> August. Members were advised to read the full document for further details. Councillors recorded their thanks to Mr. Newall.

## **298/21 Action Reports**

298.1/21 Bypass Bridge (min. 1177/20) Cllr. Stuchbury noted that there were now white markings for some pothole repairs.

Scaffolding (259/21) Members noted that the response from Buckinghamshire Council was made as the scaffolding had been removed before they reviewed the case. Planning Officer to ask Buckinghamshire Council to contact the relevant company to ensure it does not happen again.

**ACTION: PLANNING OFFICER**

298.2/21 Members considered the response from Buckinghamshire Council to (253/21) Tingewick Road street lights and speed limit. Members **AGREED** that Planning Officer, Cllr. Harvey and Cllr. Stuchbury would work together to raise the following issues: what the s106 funding should cover, what the letter referenced as 'blue shading' as there was no annex to explain this, why Tingewick Road can't be 30mph when other similar streets in Buckingham are, the placement and lighting of the pedestrian refuges.

**ACTION: CLLR. HARVEY, CLLR. STUCHBURY, PLANNING OFFICER**

298.3/21 Members received the response from Buckinghamshire Council to (261/21) Lace Hill flood alleviation and questioned whether the maintenance of the small balancing pond was included in the project outline towards the sum of £194,020.

**ACTION: PLANNING OFFICER**

298.4/21 Members noted the response to (262/21) St Rumbolds Fields Housing Distribution and that all groups of affordable housing were well within the maximum number of 18.

298.5/21 Members noted the response to (263/21) Osier Way crossing.

## **299/21 Planning Applications**

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are scheduled for Wednesdays 1<sup>st</sup> and 29<sup>th</sup> September 2021 at 2.30pm. Strategic Sites Committee meetings are scheduled for 26<sup>th</sup> August and 23<sup>rd</sup> September 2021 at 2pm.

**21/02882/APP**

**NO OBJECTIONS**

9 Botolph Mews, [St. Rumbolds Fields]  
Single storey rear extension

**21/02951/ATN**

**NO OBJECTIONS**

Base Station adjacent to Gawcott Road [on the bypass by Ring Road Garage]  
Upgrade of existing mobile phone base station, replacement of existing monopole and equipment cabinets

**21/02978/APP**

**NO OBJECTIONS**

1 Cheyne Close

Erection of a traditional timber garden shed 5120mm x 3630mm with UPVC doors and window (part retrospective)

**21/03028/ALB**

**NO OBJECTIONS subject to the Heritage Officer's satisfaction**

Monroe House [1 *The Chewar*], Market Hill,

Internal alterations to enable change of use including 2 new staircases and conversion of existing loft area to create a new mezzanine

**21/03030/APP**

**DEFERRED FOR FURTHER INFORMATION**

University of Buckingham campus, Station Road

Installation of a log building to provide a multi-faith prayer room, together with associated drainage works

*Members noted that the information in the documents differed from that on the drawings, and deferred response until the following was clarified:*

- 1. The proposed site of the building; the covering letter states 'within the existing car park' and 'loss of 5 parking spaces'; the location plan shows the site as being beyond the car park on the wooded railway embankment, and the drainage plan as being across the access to the yard at the rear of the Chandos Road Building. A Block Plan would have been useful.*
- 2. The steep slopes of the railway embankment render the Flood Risk Assessment irrelevant, and its narrow top is not wide enough to allow access to the doors of the building (the embankment carried a single track siding). If the building is to be sited here, it will involve the loss of a considerable number of trees which are probably maintaining the stability of the made land, and as the level is rather lower than the existing drain, render the proposed plumbing connection problematical.*
- 3. If the building is to occupy 5 of the 12 parking bays – presumably the row of 5 to the left of the car park access – that leaves 7, including a bay for the disabled. If the building is to be available for public use, how can the applicants be sure that all the users will walk to it? Particularly those with restricted mobility? Buckingham has no places of worship for faiths other than Christianity so it may well be favoured by members of the public who do not wish to travel to other towns. The 51 spaces at the Station Road car park are available to permit-holders only, and when the University starts building the approved residence block (17/00746/APP) those will become unavailable for the duration. Station Road is not suitable for overflow parking.*

*These matters had been raised already with the case officer, but no response had been received before the meeting.*

*Members also regretted that the size of the building's windows did not allow appreciation of the woodland setting above the river.*

**21/03080/APP**

**NO OBJECTIONS**

3 Wharf View, MK18 1XF

Timber framed garden room

*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.*

**Not for consultation:**

**21/02904/ATC**

5 Moreton Road

Conifer to be felled in front garden next to Moreton Road

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*This application had been approved (28/7/21).*

*Members regretted that the decision had been made before their comments had been submitted (Determination date was 14<sup>th</sup> August) and requested that a letter be sent to Cllr. Jordan (Environment) on the subject of the felling of Conservation Area trees.*

### 300/21 Planning Decisions

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

#### Approved

Application	Site address	Proposal	BTC response
20/04127/APP	10 Hilltop Avenue	Erection 1.8m fence (retrosp) and shed	Oppose/call-in
21/00471/APP 21/00472/ALB	15 Market Square	Replace 1 <sup>st</sup> & 2 <sup>nd</sup> floor windows and install demountable partitions on 1 <sup>st</sup> & 2 <sup>nd</sup> floor	No objections
21/00704/APP	Pightle Cottage Western Avenue	Demol. exist <sup>g</sup> outbuilding & construction of s/st. annexe in rear garden	No objections
21/002451/APP	38 Kingfisher Road	Single storey side and rear extensions	No objections

Members noted that application 20/04127/APP was approved after three years.

#### Withdrawn

Application	Site address	Proposal	BTC response
21/02325/APP 21/02326/ALB	Twisted Chimney House, Church Street	Detached garage	Oppose subj. HBO

#### Not for consultation

##### Approved

Application	Site address	Proposal	BTC response
21/02421/ATC	1 Bone Hill	Fell 1 ash	Oppose
21/02904/ATC	5 Moreton Road	Fell 1 conifer	No comment *

\* Decision made before comments submitted

21/02421/ATC was approved as it was multi stemmed and not of sufficiently good quality to be protected.

### 301/21 Parishes Planning Workshop

301.1/21 Members noted the summary of the 22<sup>nd</sup> July Planning Workshop.

301.2/21 Members discussed their great concern that public comments on planning applications would no longer be visible on the Buckinghamshire Council Planning Portal.

Cllr. Ralph proposed, Cllr. O'Donoghue seconded and members **AGREED** that Cllr. Ralph should create regular reports to the Planning Committee from North Bucks Planning Consortium on their work.

**ACTION: CLLR. RALPH**

Cllr. Ralph proposed, Cllr. O'Donoghue seconded and members **AGREED** that Cllr. Ralph should call an extraordinary meeting of the North Bucks Planning Consortium to discuss the change of policy regarding public comments and other matters.

**ACTION: CLLR.RALPH**

Members **AGREED** the report recommendation from Cllr. Ralph and seconded by Cllr. Davies that: "I propose this matter is brought formally to the attention of Full Council

and in doing so ask that a letter is sent to the relevant Cabinet Members of Buckinghamshire Council to ask if they will confirm that what Mr. Nicholson said is in fact correct and if so, request sight of the relevant GDPR documentation emanating from Central Government diluting the democratic process of transparency in planning applications in this way. At the discretion of Full Council a copy of any such letter might usefully be forwarded to Greg Smith MP.”

**ACTION: COMMITTEE CLERK/TOWN CLERK**

**302/21 Buckinghamshire Council Members**

302.1/21 Cllr. Stuchbury stated that he was hoping for a response from archaeology on the care home site on Brackley Road soon and was discussing a change to the constitution with democratic services around the use of PIPs which would enable Cllr. Stuchbury and Cllr. Mordue to address concerns over the Lace Hill GP timeline.

302.1.1/21 Members noted the Cabinet Member’s response to a Written Question from Cllr. Stuchbury on the subject of Enforcement.

302.2/21 Members noted the information and gave their thanks to the Planning Officer.

302.3/21 Members noted that many applications had still yet to be decided.

**303/21 Buckinghamshire Council Committee meetings**

Members noted the cancellation of dates for the Strategic Sites Committee and North Bucks Area Planning Committee.

**304/21 Enforcement**

Members reported new signage in the conservation area at the Little Buckingham Clinic and Essentials.

**305/21 Applications to fell trees**

Members noted the updated list.

**306/21 Matters to report**

Members reported the following matters: a sale sign without permission by the Browns Roundabout, poor quality curbs outside the King’s Head causing accidents to pedestrians.

**ACTION: PLANNING OFFICER**

Members were asked to direct any complainants of fly tipping to report these directly to Buckinghamshire Council.

**307/21 Chairman’s items for information**

Cllr. Cole proposed, Cllr. O’Donoghue seconded and members AGREED that a press release should be drafted on public comments not being posted online, and that members of the public should send copies of their comments to the Committee if they wished the Committee to see them. The wording should also include the Committee’s disappointment at the lack of transparency this will create. The press release will also be distributed on social media.

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

**308/21 Date of the next meeting:**

Monday 13<sup>th</sup> September 2021 following the Interim Council meeting

Meeting closed at 8:43pm.

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Chair

Date

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