

PL/12/19

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 24<sup>th</sup> February 2020 following an Interim Meeting of Full Council in the small committee room, Lace Hill, Buckingham MK18 7PH

**Present:** Cllr. M. Cole                      Town Mayor  
 Cllr. J. Harvey  
 Cllr. P. Hirons                              (Vice Chairman)  
 Cllr. A. Mahi  
 Cllr. Mrs. L. O'Donoghue      (Chair)  
 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)

**PUBLIC SESSION**

Two members of the public attended the Public Session to speak in support of planning application [19/04046/APP](#) 11 Brackley Road, MK18 1JD. The following key points were highlighted:

Bookkeepers in Buckingham Ltd is a family run business covering Buckinghamshire, Bedfordshire Oxfordshire and the Milton Keynes areas. Julie Austen, the founding Director has been working within the bookkeeping field for over 30 years.

Over the past 3 years BiB has grown extensively, and in November 2014 they were the proud winners of their first Luca Award for the Best Large Practice. The Luca awards are awarded by ICB Global (the world's largest bookkeeping organisation) and, to date, BiB's are the proud recipients of 6 Luca awards – more than any other practice globally.

The Town Council had previously raised concern over disabled access in the cabin and were assured that employees with access issues were satisfactorily accommodated within the office/cabin.

Access to a staff toilet is within the house, on the ground floor, accessible via one step from the garden.

Members recognised the success of the business but raised concern over the levels of traffic and parking on Brackley Road. It was explained that clients were not encouraged to visit the premises and visitors/staff were asked to park at Western Avenue car park and walk to the site.

Members noted that when the property is sold the cabin/summerhouse would automatically revert back to domestic use and therefore not require another change of use application.

**798/19 Apologies for Absence**

There were no apologies received.

**799/19 Declarations of Interest**

There were no declarations of interest.

*Members AGREED to bring forward application [19/04046/APP](#) for the benefit of the members of the public present.*

**800/19 [19/04046/APP](#) 11 Brackley Road, MK18 1JD**

Change of use of ancillary garden building to office for book keeping business (retrospective)  
*Austen*

Proposed by Cllr. Stuchbury, seconded by Cllr. Mahi and unanimously **AGREED** to change the response from **OPPOSE** to **NO OBJECTIONS** as Members' concerns had been satisfactorily answered.

*Members of the public left the chamber at this point in the agenda.*

Planning Minutes (24.02.2020)

DRAFT

page 1 of 6

*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.....

### 801/19 Minutes

Members received the minutes of the Planning Committee Meeting held on Monday 3rd February 2020 to be put before the Full Council meeting to be held on Monday 16<sup>th</sup> March 2020.

725.2/19 - Members **AGREED** to investigate who had seconded Cllr. Hiron's proposal and discuss again at the next meeting of Planning Committee

**ACTION COMMITTEE CLERK**

*Clerk's note: both the Meeting Clerk and the Planning Officer had noted Cllr. Cole as seconding the proposal.*

### 802/19 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan

There were no updates.

### 803/19 Action Reports

803.1/19 Members received the action reports.

West End Care Homes – Members **AGREED** for the Planning Clerk to write to Cllr. Bill Chapple asking for an update on the archaeological remains at West End Farm.

**ACTION PLANNING CLERK**

803.2/19

Members had previously discussed the number of undecided Buckingham planning applications, and the frequency of cancelled AVDC Committee. Noting that the 2015 application for the new Cemetery was not decided until January 2020, they asked for statistics to be compiled. The Planning Clerk reported that:

Of the 13 Strategic Development meetings held since last May, 4 have been cancelled and 7 of the remainder dealt with a single application.

Of the 13 Development Management meetings held since last May, 3 have been cancelled, and of the remainder 3 dealt with a single application.

Two more of each Committee type will be held in March.

At the end of February Buckingham had 55 applications undecided, plus 3 on which the Town Council was consulted because the site was close to its boundary, dating from 2016 to 2020. These include the sites at

- Station House on the Tingewick Road, for 11 houses
- West End Farm, Brackley Road, 72 care home flats - seeking to change the approved application for traditional build and design to prefabricated units
- Land at Osier Way, for 420 dwellings
- Overn Crescent garage area, for 4 houses
- Land behind Wheeldon House, Market Hill, for 17 flats
- Land adjacent to 73 Moreton Road, details of 13 houses already approved in outline
- Over and behind M&Co in Market Hill, 32 flats

Councillors expressed concern that the Aylesbury Vale District Council will cease to exist on 1<sup>st</sup> April when the Unitary Authority takes over, and that the changeover process may result in further delays to an already underperforming service.

Members discussed and **AGREED** to issue a press release across social media channels and within the local newspapers.

**ACTION PLANNING CLERK**

### 804/19 Planning Applications

For Member's information the next scheduled Development Management Committee meetings are on Friday 13<sup>th</sup> March and Thursday 26<sup>th</sup> March, and the SDMC meetings are on Wednesday 11<sup>th</sup> March and Wednesday 25<sup>th</sup> March 2020.

To consider planning applications received from AVDC and other applications

The following was taken out of agenda order for the convenience of the members of the public present:

The following was taken next for the convenience of the members of the public present:

**OFFICER REQUEST TO AMEND RESPONSE**

[19/04046/APP](#)

**NO OBJECTIONS (change from Oppose & Attend)**

11 Brackley Road

Change of use of ancillary garden building to office for book keeping business (retrospective)  
The request was circulated with the agenda.

[20/00302/APP](#)

**NO OBJECTIONS**

3 Burleigh Piece

Single storey front extension and replacing flat roof element, garage conversion and two storey rear extension.

*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.*

[20/00306/APP](#)

**NO OBJECTIONS**

2 Manor Gardens, Maids Moreton  
Single storey rear extension

[20/00337/APP](#)

**DEFERRED FOR FURTHER INFORMATION**

33 Bourton Road

Change of use of land to residential curtilage and the retention and completion of boundary wall (part retrospective)

*Members felt the wall at the front was too high and stark in the street scene without the former shrubs. They would also like the opinion of BCC Highways on the vision splay.*

[20/00398/APP](#)

**NO OBJECTIONS providing the RoW Officer's recommendations were followed**

24 Twickenham Road

Single storey rear extension and alterations

*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.*

[20/00483/APP](#)

**OPPOSE & ATTEND**

Land to the rear of 2 Market Hill [Coffee#1]

Proposed new detached building comprising 7 apartment dwellings, and associated external works, bi/cycle store and alterations to access

*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 concerns about*

- the narrow passage between the proposed block and the existing building could become damp and unpleasant, and also affect the venting from the drycleaners. It would certainly mean blocking sunlight from the basement flat's courtyard all year round, and to the flats over the coffee shop in winter;
- the adequacy of the bin store for 14 bins and the distance from the front door and the collection point; and the arrangements for the refuse from the coffee shop which currently has 4 skip bins in the access from Verney Close;
- the health of the three yew trees which would require continual pruning to keep them away from the building (**a TPO for all three was requested**)

Otherwise Members felt the new design was an improvement on the previous one, and left more daylight for Burwood Mews, but should not be detrimental to the residents and businesses in the existing building.

**20/00506/APP**

**OPPOSE & ATTEND**

Blue Shutters, 12A Stowe Avenue

Two storey front extension and single storey rear extensions

Members felt the proposal was an overdevelopment of the plot, and regretted the loss of a smaller dwelling to the housing stock.

**20/00590/APP**

**NO OBJECTIONS**

11 Woodlands Crescent

Two storey rear extension and pitched roof over existing flat roof

**AMENDED PLANS**

**19/02627/AAD & 19/03624/ALB**

**NO OBJECTIONS subject to the HBO's satisfaction**

The Old Town Hall, Market Square

Installation of fascia signage 1№ Non illuminated sign above

reception door, 1№ Non illuminated sign above shop window and 1№ Non illuminated sign on brick pillar of Old Town Hall (retrospective)

*Drawings have been amended with dimensions etc.*

**NOT IN THIS PARISH (THORNBOROUGH)**

**19/04387/APP**

**NO OBJECTIONS**

Land south of Bourton Road

Change of use from redundant farm shelter to holiday studio

Members agreed that the new document satisfied their concerns

**NOT FOR CONSULTATION**

**20/00380/ACL**

**NO COMMENT**

17 Western Avenue

Conversion of garage into shower wet room with safe room. Internal alterations and provision of window and door [to the] front elevation and window to rear elevation of existing garage

**20/00339/ATC**

**NO COMMENT**

Chandos Park, Chandos Road

Works to trees:

CHS0245	Lime	Reduce crown(s) by 40%	Major crown reduction
CHS0246	Lime	Reduce crown(s) by 40%	Major crown reduction
CHS0247	Lime	Reduce crown(s) by 40%	Major crown reduction
CHS0248	Lime	Reduce crown(s) by 40%	Major crown reduction
CHS0249	Lime	Reduce crown(s) by 40%	Major crown reduction
CHS0250	Lime	Reduce crown(s) by 40%	Major crown reduction

CHS0251	Lime	Reduce crown(s) by 40%	Major crown reduction
CHS0252	White Poplar	Fell remaining stem to ground level	
CHS0253	Weeping Willow	Remove Minor dead wood	
CHS0254	Prunus sp.	Remove Minor dead wood	
CHS0271	Sycamore	Prune from buildings/structure/tree by 3.0m	
		Remove Minor dead wood	Prune back all limbs overhanging property back to main stem
CHS0272	Sycamore	Prune from buildings/structure/tree by 3.0m	
		Remove Minor dead wood	Prune back all limbs overhanging property back to main stem.

*Buckingham Town Council*

The following **Additional information** has been received, for information only:

**19/03398/APP**

Oddfellows Hall, 48 Well Street

Conversion of former meeting place (Class D1) to form 9No student apartments (Class C3) with associated communal facilities

*Minor amendments: detailed survey of surface water drainage requested by BCC SuDS officer.*

*Members noted that this application was on the agenda for 20<sup>th</sup> February 2020 Development Management Committee (see below for report).*

*The document only dealt with on-site drainage arrangements (some of which were judged to require repair). Members noted there was no response from Anglian Water on the mains capacity.*

**805/19 Planning Decisions**

To receive for information details of planning decisions made by AVDC as per 'Bulletin' and other decisions.

<b>Approved</b>		<b>BTC response</b>	<b>Officer recomm<sup>n</sup></b>
18/02959/APP	} Drive-thru restaurant, move Click&Collect } Land Adj. Installation 7 No building fascia signs } Tesco Store Installation of directional signage } Various other signage	} Oppose & Attend	} No objections
18/02970/AAD			
18/02972/AAD			
18/04235/AAD			
19/01326/APP	} The Old Latin House Alterations to windows etc	} No objections	} No objections
19/01327/ALB			
19/03973/APP	23 Hilltop Avenue	S/st side & rear extension	No objections
19/03981/APP	Ring Road garage	Var.cond 2 18/03101/APP (bungalow)	No objections
19/04239/APP	Superchips, Homestall	S/st. garage/workshop extension	No objections
19/04384/APP	1 Waglands Garden	Front porch & lobby extension	No objections
19/04450/APP	2 Wren Close	S/st.rear&porch extensions,side link	No objections
20/00064/APP	5 Twickenham Road	S/st. rear extension	No objections

**806/19 Development Management Committee**

806.1/19 Strategic Development Management (19<sup>th</sup> February 2020) *No Buckingham applications*

806.2/19 Development Management (20<sup>th</sup> February 2020)

19/03398/APP Oddfellows Hall, Well Street - Conversion of meeting hall to 9 student apartments

Cllr. Cole reported on his attendance at the Development Management Committee (DMC) of the 20<sup>th</sup> February 2020. The Committee appeared to take the same view as Buckingham Town Council in that there had been no consultation with the University

of Buckingham or reference to the Neighbourhood Development Plan, and decided to make a Site Visit and report back.

**807/19 Enforcement**

Cllr. Stuchbury reported that the tarmacked repair at the entrance to Fleece Yard would be restored to brick paving.

The following breaches were identified and passed to the Planning Clerk for further investigation:

- 15 Page Hill Ave was identified as converting a garage into habitable rooms.
- The Laura Ashley Tea Room sign on the external wall of Villiers Hotel (in the CA).

**808/19 Matters to report**

Cllr. Hirons reported a redundant Dog Show sign at the end of the Chris Nicholls walk.

**808/19 Chairman's items for information**

None

**809/19 Date of the next meeting:** Monday 23<sup>rd</sup> March 2020 at 7pm.

Meeting closed at 21.53pm.

Chair..... Date.....

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