

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 12<sup>th</sup> October 2020 at 7.00pm online via Zoom.

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

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

## **PUBLIC SESSION**

Councillor Andy Mahi addressed the committee regarding funding for the Buckingham Church's Holiday Club. Councillor Mahi expressed concern that despite the Council's decision to provide a grant to the club this year, messages had been placed on Facebook after the meeting inviting residents to disagree with the decision. This had caused the Holiday Club to decline the funding due to the controversy, which meant the Council's decision was undermined and not implemented.

### **711/20 Apologies for Absence**

Members received apologies from Buckinghamshire Councillor, Cllr T. Mills.

### **712/20 Declarations of Interest**

Cllr. Stuchbury declared an interest as a member of the Buckinghamshire Fire Authority and Member of Buckinghamshire Council North Bucks Area Planning Committee.

### **713/20 Minutes**

Members received the minutes of the Planning Committee meeting held on Monday 14<sup>th</sup> September 2020 ratified at the Full Council meeting held on 5<sup>th</sup> October 2020.

### **714/20 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan**

Members received a report from the Neighbourhood Plan Group which met on 29<sup>th</sup> September 2020. Members requested the following amendments to the minutes: Cllr. Stuchbury's apologies given to the meeting were added, Cllr. Hirons to be removed from the attendees list.

Members **AGREED** the report recommendations.

**ACTION: TOWN CLERK**

**715/20 Action Reports**

715.1 (242.7/20) Cllr. Harvey proposed, Cllr. Try seconded, that a Tree Sub-Group be set up to look into our responses to future applications for tree felling from insurance companies. This should review the evidence from other areas, and create a case to persuade Buckinghamshire Council into a new planning related Tree Policy. Members **AGREED**, and asked that Mr. R. Newall be asked to join the group on behalf of the Buckingham Society.

**ACTION: TOWN CLERK, PLANNING OFFICER**

Cllr. O'Donoghue proposed, Cllr. Stuchbury seconded, that the Planning Officer create a list of trees that have been felled in Buckingham. Members **AGREED**. Any Members that were able to help regarding trees without Tree Protection Orders or not in the Conservation Area were asked to contact the Planning Officer.

**ACTION: PLANNING OFFICER, ALL MEMBERS**

Cllr. Mordue highlighted that trees do not live forever, and that Buckinghamshire Council followed the relevant advice from professionals with regard to the Maple trees in Page Hill, in order to avoid substantial payments to householders for damage to properties caused by tree roots.

Cllr. Stuchbury proposed, Cllr. Cole seconded, that the Town Clerk consult with the Beaconsfield Society, to create additional data about whether tree protection order (TPO) trees are being felled across Buckinghamshire, or whether it was a problem specifically in Buckingham.

**ACTION: TOWN CLERK**

715.2 (244.3) Cllr. Stuchbury reported that he had submitted a motion to Buckinghamshire Council with regard to the call-in system and that a response may be available after the 21<sup>st</sup> October.

**716/20 Planning Applications**

Cllr. Stuchbury reminded Members that as a Member of Buckinghamshire Council North Bucks Area Planning Committee he would refrain from voting on any of the planning applications.

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on Wednesday 28<sup>th</sup> October and 18<sup>th</sup> November at 2.30pm. Strategic Sites Committee meetings are the following day at 2pm.

*The following two applications were considered together*

**20/02991/APP & 20/02992/ALB**

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

Moriah Cottage, Moreton Road

Replacement gate

*Members considered the applicant's reasons for the alteration acceptable, but noted the Heritage Officer's concerns.*

**20/03066/APP**

**NO OBJECTIONS**

2 Jacob, [Moreton Road Phase I]

Single storey front extension

*Members discussed whether the proposal materially altered the street scene as none of the other three originally identical properties had a porch, but noting the effect of the dormer windows on the premises, voted by a majority not to oppose.*

**20/03139/COUC**

**NO OBJECTIONS**

6 Cornwalls Centre [6 Cornwall Place]

Determination under Class C of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 as to whether prior approval is required in respect of noise impacts, odour impacts, impacts of storage and handling of waste, impacts of hours of opening, transport and highways impacts, impact of the change of use, and the siting, design or external appearance of the facilities to be provided, for the change of use of the premises to licensed coffee shop

*Members noted that*

- *The premises were close to three other café/restaurants with outdoor seating, and a restaurant with takeaway service, all in Cornwall Place, with others rather further away;*
- *The premises are in a pedestrian precinct and close to the main car park;*
- *The nearest residential property is some distance away in Meadow Row;*
- *The hours of opening as described were acceptable;*
- *There have been no problems with the existing waste arrangements for the area.*

*Members considered the GPDO conditions satisfied, but as the premises are in the Conservation Area a signage application would be expected.*

**20/03256/APP**

**NO OBJECTIONS**

29 Plover Close MK18 7ES

Extending existing rear conservatory

**Not for consultation**

**20/03021/ATP**

1 Bostock Court, West Street

1 x Common Beech – reduce canopy over all to create minimum 3m clearance from building line and to balance opposite side;

1 x Copper Beech – reduce overextended branches to improve form;

4 x Lawson Cypress – fell to ground level

1 x Willow – re-pollard

*Members were advised that this application had already been approved (1/10/20)*

*The following application has been redesignated as ATP and postponed to the next agenda as supporting information was posted too late to canvass comments from the Tree Wardens for this meeting.*

**20/03306/ATC**

Buckingham Primary School, Foscott Way

Works to trees:

First tree T53 - Sycamore - Mature age class. High priority Tag 1880. Large dead limb over play area. Lower easterly limb is twin stemmed and naturally fused. This will also help manage the tree into decline by presenting a smaller target to wind forces. This limb and crown apex previously reduced to a good standard but appears tree is still struggling to respond. Further deadwood through crown further indicates decline. Excellent habitat value due to



Cllr. Harvey questioned whether it was appropriate for Buckinghamshire Councillors to have the ability to refuse to call in an application. Cllr. Mordue stated that Buckinghamshire Councillors could only call in applications that had a material planning issue, but that the process should be clarified in the amended Constitution. Cllr. Stuchbury announced that he was raising the matter in a motion at Buckinghamshire Council

#### **718/20 Buckinghamshire Council Members**

718.1/20 Members received news of Buckinghamshire Council new documents and other information from Council Members present.

Cllr. Mordue reported that he had written to the Chair and Director of the Planning Committee at Buckinghamshire Council to follow up the Planning Officer's complaint about the lack of notifications received when current planning applicants submitted a change of plans during the process.

Buckinghamshire Council officers are planning to offer training on the changes to the planning classification system. Members asked for information when available in order to attend.

Cllr. Stuchbury reported that there would be a response to his *motion to Cabinet* about the large number of undetermined planning applications by the next day. Cllr. Stuchbury also reported that he had submitted a question to the Buckinghamshire Council 20th October meeting regarding the Government White Paper *Planning For the Future*; the Cabinet would address their own consultation response regarding the White Paper on the 13<sup>th</sup> October.

718.2/20 There were no call in requests arising from the agenda.

718.3/20 Members received and noted an updated list of undecided OPPOSE & ATTEND applications and call-ins.

Members **AGREED** to request Cllr. S. Cole be asked to call in planning application **20/02511/APP** (Garage Site, Pightle Crescent, Western Avenue), (min 355/20), with Cllr. T. Mills as a second. **ACTION: PLANNING CLERK**

#### **719/20 Government Consultations**

719.1/20 Members received Buckinghamshire Council's response to *Changes to the Planning System* and covering letter. Members noted that any response to the letters sent regarding this issue would be circulated to Members once they were received. Buckinghamshire's draft response to *Planning for the Future* had been circulated by email since the agenda had been published.

719.2/20 Members thanked the Planning Officer for her very thorough and incredible hard work in summarising Member's comments as a response to the White Paper. Cllr. Cole proposed and Members **AGREED** to make the draft the formal response.

**ACTION: PLANNING OFFICER**

Cllr. Stuchbury proposed and Members **AGREED** to publish the Committee's formal Paper response as a press release. **ACTION: PLANNING OFFICER**

719.3/20 Members recorded their thanks to the Planning Officer for submitting the Committee's response to the *Changes to the Planning System* consultation to NALC, and to DCLG, within the respective deadlines.

#### **720/20 Buckinghamshire Council Committee meetings**

720.1/20 N.Bucks Area Planning Committee (30<sup>th</sup> September 2020) *Cancelled*

720.2/20 Strategic Sites Committee (1<sup>st</sup> October 2020) *No Buckingham applications*

For (diary) information, Maids Moreton PC have indicated that 16/00151/AOP – Land at Walnut Drive – may be on the agenda for the Strategic Sites Committee meeting on 19<sup>th</sup> November 2020. It is unlikely that the published agenda will be available before the next meeting of this Committee (2<sup>nd</sup> November).

Members noted that North Bucks Planning Committee has only met once since 1<sup>st</sup> April 2020, with every other meeting being cancelled.

#### **721/20 Enforcement**

721.1/20 Members noted that following local enforcement cases.

Encroachment on public land beside 16 Hilltop Avenue (20/00482/CONB)

Installation of a uPVC door on 1 Manor Street (Listed Building) (20/00124/CON3)

Building work without approval Bourton Mill (Listed Building) (20/00404/CONA)

721.2/20 There were no new breaches reported.

#### **722/20 (298.3) Draft Milton Keynes Planning Obligations SPD (postponed from August)**

Members **AGREED** to bring the item back to the next agenda.

**ACTION: PLANNING OFFICER**

Members requested an update on the Buckinghamshire Town and Parish Council Charter. The Town Clerk reported that there had been some consultation in specific areas, including the focus group which Cllr. Newell had volunteered to attend. The Town Clerk agreed to circulate any public draft of the Charter when it was available, and to offer the space on the focus group to other Members if Cllr. Newell was ever unable to attend.

**ACTION: TOWN CLERK**

#### **723/20 Matters to report**

The following matters were reported for investigation by the Planning Clerk:

723.1 Nightingale Place – SOLD sign at number 3 in place for three weeks.

723.2 Stratford Road – School patrol sign continually flashing (previously reported)

723.3 Tingewick Road roundabout has no warning signs to indicate that the lane markings have changed, the directional sign had not yet been replaced, however the kerbing had been repaired and the cemetery sign removed.

723.4 Members discussed the level of rubbish along the bypass and particularly at the lay by. Members asked for pictures to be circulated. **ACTION: TOWN CLERK**

Members **AGREED** to publicise the problem and ask residents to help clear the rubbish from the area on their personal social media pages.

**ACTION: ALL MEMBERS**

#### **724/20 Chairman's items for information**

724.1 Cllr. Cole asked Members to contact him with any town and parish council issues they would like him to raise at the next meeting of the Town and Parish Liaison Committee, held jointly between BMKALC and Buckinghamshire Council, to be held 14<sup>th</sup> October 2020.

724.2 Cllr. Hirons gave a verbal report on the HS2 and East/West Railway Community Board Meeting. The maps of agreed HGV routes were considered extremely useful and Members asked for copies to be circulated if they were available. Traffic build up at access points was likely to start in the first quarter of 2021. Questions to the construction companies should be submitted in writing to receive a response.

Members **AGREED** for this item to be added to the next agenda.

**ACTION: PLANNING OFFICER**

**725/20**      **Date of the next meeting:** Monday 2<sup>nd</sup> November 2020 following the Interim Council meeting.

Meeting closed at 20:45pm

Chair

Date