

**PL/15/20**

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 22<sup>nd</sup> March 2021 at 7.00pm 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:** Mrs. C. Cumming (co-opted member)  
 Mrs. K. McElligott (Planning Officer)  
 Mr P. Hodson (Town Clerk)  
 Mrs L. Stubbs (Communications Clerk)

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

**1162/20 Apologies for Absence**

There were no apologies for absence.

**1163/20 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 and refrained from voting on planning applications.

**1164/20 Minutes**

Members received and **AGREED** the minutes of the Planning Committee Meeting held on Monday 22<sup>nd</sup> February 2021 to be put before the Full Council meeting to be held on 17<sup>th</sup> May 2021.

**1165/20 Motion from Cllr. Harvey**

Members **AGREED** the motion proposed by Cllr. Harvey, seconded by Cllr. Mahi, with amendment proposed by Cllr. Stuchbury to “seek to accelerate the installation of extra street lighting on the Tingewick Rd (which is understood to be part of the s106/s278 agreement attached to this development), and to seek all opportunities to deliver these lights on the Tingewick Road, in partnership with Buckinghamshire Council, by looking carefully through the section 106 agreements”

**ACTION: TOWN CLERK**

**1166/20 Buckingham Neighbourhood Plan (BNDP)/Vale of Aylesbury Plan (VALP)**

1166.1/20 Members discussed the spatial framework policy for the Oxford Cambridge Arc. The timetable to provide feedback on the policy is given in schedule 4.3. Members **AGREED** the motion proposed by Cllr. Cole, seconded by Cllr. Hirons that "Buckingham Town Council should indicate their interest in being involved with the Oxford Cambridge Arc."

**ACTION: TOWN CLERK**

*Clerk's note: An amendment by Cllr. Stuchbury "that we write to the MP and seek to work with the offices of the Houses of Parliament to do this, we work with Buckinghamshire Council and we respond to the consultation when it is available." was voted on. The result was: For: 4 Against: 4. However, the amendment was mistakenly rejected due to a miscount. If it had not been miscounted the amendment would have stood. As it was not specifically agreed not to carry out the actions recommended in the amendment, these options remain open to the Town Clerk when carrying out this action.*

1166.2/20 An update was given by the Town Clerk about the most recent meeting of the Neighbourhood Plan Working Group which looked at the Buckingham Survey. The Town Plan Officer's draft of questions for the survey will be circulated to members for further comments.

**ACTION: TOWN PLAN OFFICER**

1166.3/20 Members **AGREED** that the design guide should be recommended to Full Council for adoption. Cllr. Harvey noted the hard work of Mr. Newall in drafting the design guide and asked that thanks for his efforts be recorded.

**ACTION: COMMITTEE CLERK**

1166.4/20 Members **AGREED** that Cllr. Cole would attend the VALP examination on the 15<sup>th</sup> April, and that the Buckingham Society would be informed of the outcome of the 25<sup>th</sup> March 2021 meeting via Mrs. Cumming.

**ACTION: CLLR. COLE**

1166.5/20 Members **AGREED** that any comments about the Winslow Neighbourhood Plan be emailed to the Planning Officer to collate and send a response.

**ACTION: ALL MEMBERS/PLANNING OFFICER**

**1167/20 Action Reports**

The Planning Officer confirmed that the enforcement report (Page Hill) had since been actioned.

**1168/20 Planning Applications**

Members noted the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on Wednesdays 7<sup>th</sup> April and 5<sup>th</sup> May 2021 at 2.30pm. Strategic Sites Committee meetings are the following day at 2pm.

**21/00270/APP**

**NO OBJECTIONS**

73 Moreton Road [Roxwell]

Demolition of existing dwelling and erection of new dwelling

**21/00449/APP**

**NO OBJECTIONS**

25 Willow Drive

Single storey extension and part garage conversion to dwellinghouse

**21/00583/APP**

**OPPOSE**

19 Bridge Street

Change of use of a dwellinghouse (ground floor only) (Class C3) to hot food takeaway unit (Class A5/sui generis) and drycleaners unit (Class A1/E) including the installation of one (1) oven air extract, terminating via a chimney flue at the side northern elevation of the building and a number of other external alterations

*Judging from the rubble now heaped on what was the front garden, work has already started on adapting the building. Members also reported that the premises are occupied, despite the statement in the documentation.*

*Members were surprised to see that the pedestrian-controlled crossing immediately outside the premises was not referred to in the response from Highways, nor was the restricted vision to the south of the access, or the proximity of a difficult five-way junction. The crossing is much used by schoolchildren of one primary and two secondary schools, and the elderly residents of Chandos Court and Coopers Wharf, as the footway on the western side ceases to exist just to the north of the crossing point, leaving the only way into the town centre on the eastern side of Bridge Street.*

*The calculated 66 additional traffic movements were felt to be an underestimate, given the nature of the two proposed businesses and the related trade deliveries, and the required vision splay distance included the side wall of 1 Bourton Road which abuts the public domain. Most vehicles emerging would of necessity block the footway in order to get a clear view.*

*The building is surrounded on three sides by the Conservation Area and has Listed Buildings to the west and south, and residential properties on all sides, though those to the east are slightly separated from it by allotments. More details of the chemical and food smells and noise to be expected from the proposed uses are therefore essential, and Members echoed the concerns of Environmental Health in this respect, but regretted that the amended drawing the applicant had submitted to address some of their comments was not available on the website.*

*The building is also within the urban area with adequate street-lighting, and the downlighters on the new fencing were considered superfluous.*

*Members opposed on the grounds of detriment to the amenity of existing residents contrary to AVDLP Policy GP8, in particular those at 20 Bridge Street and 1-5 Bourton Road; and road safety, due to the lack of clear vision to the south and blocking the footway immediately adjacent to a pedestrian-controlled crossing.*

**21/00630/APP**

**NO OBJECTIONS**

59 Burleigh Piece

Single storey rear extension

**21/00637/APP**

**NO OBJECTIONS**

Pringle House, Brackley Road

Single storey rear extension, rooflights and internal alterations

None of the following new applications had a site notice posted; the usual caveat would be included in the response:

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Ratified

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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.....

**21/00693/APP****OPPOSE**

8 Sandhurst Drive

Proposed two storey side extension

*It was not apparent from the drawings that the ridge of the proposed extension was clearly subsidiary to that of the existing dwelling, and the proposal – whose footprint is 60% of the original house floorplan – appeared bulky and almost filled the gap between the house and its neighbour.*

*Members might be minded to change their response to ‘No Objections’ if the size and height of the proposed extension were reduced.*

**21/00704/APP****NO OBJECTIONS**

Pightle Cottage, Western Avenue

Demolition of existing outbuilding and construction of a single storey annexe in the rear garden

**21/00784/APP****OPPOSE**

45 Overn Avenue

Proposed two storey side extension, single storey rear extension, alterations to front and rear elevations and removal of one chimney

*It was not clear from the drawings whether the garage was to be retained, and if there was sufficient parking according to guidelines for a 4-bedroom house on the driveway.*

*The loss of the chimney was felt to be detrimental to the repeating pattern in the street scene, and Members suggested a dummy chimney in the same position, of lightweight materials if the chimney breast was to be removed.*

*Members might be minded to change their response to ‘No Objections’ if the above points were addressed to their satisfaction.*

**21/00824/APP****NO OBJECTIONS**

11 Boswell Court

Single storey front extension

*Members noted the similarity to the neighbour, №9, and discussed the addition of rooflights in the extension, but agreed that the loss of the glass porch on a north-facing wall and reduction in size of the adjacent window would call for additional natural light.*

**21/00827/APP****OPPOSE**

31 Bourtonville

Part single part two storey rear extension. Reposition and resize first floor rear window openings

*Members noted that the limited space at the end of the cul-de-sac provided already inadequate resident and visitor parking for the four houses in the group, and that enlarging the dwelling to four bedrooms would lead to pressure for on-street parking to the detriment of the amenity of the neighbours, and thus this was overdevelopment of the plot.*

**Amended Plans****20/00510/APP****OPPOSE (no change)**

Land west of Moreton Road and Castlemilk

Erection of 130 dwellings, associated access and parking, landscaping and amenity space and the change of land from agriculture to use as sports pitches/recreational open space and informal open space

*Members noted that if the Examiner decided against inclusion of this site in VALP, the Secretary of State's refusal decision on 14/02601/AOP – that it was located beyond the settlement boundary identified in the Buckingham Neighbourhood Plan, and therefore a policy conflict to which he applied very substantial negative weight - would hold.*

*The additional traffic generated by the proposed development – in the absence of any evidence from Phases I & II of the value of 'trip crediting' on calculated vehicle movements – taken together with other developments adding to the pressure on the Old Gaol junction would cause considerable delays throughout the town centre. The Travel Plan had not had its errors corrected, particularly in respect of bus services which no longer exist, or no longer serve the Moreton Road. The statement "Route 151 also provides direct access to Buckingham Town Centre, and presents opportunities to interchange with a number of other bus services" is risible when the 151 makes one journey c.9am. There is no recognition that the hill from the town centre is steep, so residents will drive, whether to the town centre or through it to the supermarkets on the bypass, rather than walk back carrying shopping, and the Moreton Road is single carriageway width in part and does not (and cannot) have a footway both sides, so a safe cycleway is unfeasible, meaning that mode transfer from personal vehicles is less likely.*

*The Recommendations in 4.11 still take no account of the position of the town as resource centre for the surrounding settlements, few of which have any medical services, shops, regular public transport or other infrastructure, and would lead to the commercial death of the town centre.*

*This Council is not in favour of Shared Surface streets.*

*No Tracking diagram is provided for the refuse wagon or other large/long vehicles such as removal vans, and the bin store for the maisonettes should accommodate 6 general and 6 recycling bins – and the cycle storage assumes that only one resident from each maisonette owns a cycle.*

*For these reasons and previous comments which have not been addressed Members saw no reason to change their OPPOSE response.*

*The Town Plan Officer left the meeting after this item.*

## **1169/20 Planning Decisions**

1169.1/20 Members noted details of planning decisions made by Buckinghamshire Council.

### **Approved**

<b>Application</b>	<b>Site address</b>	<b>Proposal</b>	<b>BTC response</b>
20/00886/APP	St Rumbolds Fields	Variation of cond.10 of 17/04668/ADP to permit additional 9 houses and changes to house types	No objections

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Initial.....

20/03640/APP	7 Hillcrest Way	Continued use as opticians	No objections
20/04055/APP	17 Westfields	Single storey rear extension	No objections
20/04110/ALB	8 Market Square	Roof re-tiling with like-for-like tiles	No objections
21/00050/APP	25 London Road	Demolish shed; erect 2-st. rear ext'n	No objections
21/00306/APP	5 Turnside Street	Loft conversion with rooflights	No objections

### Not for consultation

### Approved

Application	Site address	Proposal	BTC response
20/00492/ATC	1 Bone Hill	Fell 1 elder	No objections
21/00477/ATC	20 Moreton Rd.	Fell 1 purple plum, 1 elder, 1 cherry	No objections

1169.2/20 Cllr. Cole noted the appeal against refusal for 19/04481/PIP (Land adj. Tesco Store, London Road). The appeal was dismissed by the Inspector who felt that the developer's answers to objections had not been met in a satisfactory manner. The judgement answers some questions about PIP (Permission in Principle) applications.

### 1170/20 Buckinghamshire Council Members

1170.1 An update was received from Cllr. Whyte who asked to be involved in future BNDP meetings. Cllr. Whyte also promised to follow up Members' concerns about the highways report for 21/00583/APP (19 Bridge Street).

Cllr. Stuchbury asked to be included on highways correspondence about 21/00583/APP (19 Bridge Street), and on questions that will be made to the Cabinet including on the Oxford-Cambridge Arc.

1170.1.1/20 Members noted the information about improvements of cycle and pedestrian routes using Government Emergency Active Travel funding.

1170.2/20 21/00583/APP (19 Bridge Street) and 20/00510/APP (Land west of Moreton Road and Castlemilk) will be called-in by Cllr. Stuchbury to Buckinghamshire Council, with the opportunity to call in 19 Bridge Street being offered to Cllr. Clare and Cllr. Mordue first.

1170.2.1/20 Cllr. Stuchbury reported that although he had submitted a previous call-in (The Pightle) by the correct day and time, it had not been accepted by Buckinghamshire Council as it had been received late. Cllr. Stuchbury to follow up.

**ACTION: CLLR. STUCHBURY**

1170.3 Members noted the list of undecided applications.

### 1171/20 Buckinghamshire Council Committee meetings

1171.1/20 N. Bucks Area Planning Committee (10<sup>th</sup> March 2021) *No Buckingham applications*

1171.2/20 Strategic Sites Committee (11<sup>th</sup> March 2021) *No Buckingham applications*

### 1172/20 Enforcement

1172.1/20 The following potential breaches were reported by members:

New signage at the dry cleaners in Cornwalls Meadow

Signage in the conservation area heading towards Summerhouse Hill for a chiropractor.

Cllr. O'Donoghue declared an interest as a client of the chiropractor.

**ACTION: PLANNING OFFICER**

The Town Clerk confirmed that the vehicle being used as advertising on the bypass must be treated as a vehicle, and cannot legally considered as signage for enforcement reasons.

1172.2/20 Enforcement case numbers for 21/00122/CONA 4 West Street and 21/00123/CONA 1 Bristle Hill were noted.

**1173/20 Consultation**

1173/20 Members AGREED to send their comments on the government consultation The Future of the New Homes Bonus to the Planning Officer to collate.

**ACTION: ALL MEMBERS/PLANNING OFFICER**

**1174/20 Applications to fell trees**

Members noted the report.

**1175/20 S106 Quarterly update**

Members noted the report.

**1176/20 Annual Statistics**

Members noted the report.

**1177/20 Matters to report**

Members reported the following local issues:

Anglian Water roadworks in Stratford Road for a collapsed drain cover had been in place for a long time. It was recommended that Members use photographs on Twitter to draw attention to issues of this kind.

**ACTION: ALL MEMBERS**

Potholes on the bypass were being filled with temporary fillings which were unlikely to last. The bridge section near Bourton Meadow school is particularly crumbly and needs resurfacing. Cllr. Whyte to follow up after being emailed details.

**ACTION: CLLR. STUCHBURY/CLLR. WHYTE**

**1178/20 Chairman's items for information**

Cllr. O'Donoghue reported that the planning permission to demolish the GP surgeries at North End Court and Verney Close has been appealed due to non-determination. The Planning Officer will circulate Members' original response and the Statements of Case. Members **AGREED** to contact the Planning Officer with any additional comments.

**ACTION: ALL MEMBERS/PLANNING OFFICER**

**1179/20 Date of the next meeting:**

Monday 19<sup>th</sup> 2021 following the Interim Council meeting

Meeting closed at 9:08 pm.

Chair

Date

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Ratified

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Initial.....

