

PL/09/21

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 29th November 2021 at 7.00pm in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

Present: Cllr. M. Cole JP (Chairman)
 Cllr. F. Davies
 Cllr. M. Gateley (Town Mayor)
 Cllr. A. Mahi
 Cllr. L. O'Donoghue
 Cllr. A. Ralph (Vice Chairman)
 Cllr. R. Stuchbury
 Cllr. M. Try
 Cllr. Harvey was present online via Zoom, Members **AGREED** to suspend Standing Orders to allow Cllr. Harvey to speak.

Also present: Mrs. C. Cumming (Co-opted member)
 Mrs. K. McElligott (Planning Officer)
 Mr P. Hodson (Town Clerk)
 Mrs L. Stubbs (Communications Clerk)
 Ms. S. McMurtrie (Town Plan Officer)

PUBLIC SESSION

A member of the public spoke about the development currently in progress at Oddfellows Hall, and a failure to abide by planning conditions, including:

1. Lowered roof lights, submitted 07/02/21 still awaiting decision. Condition states 'non reflective glass' these have been installed at the low height and are definitely clear glazed
2. Foul water drainage. Submitted 10/08/20 still awaiting decision. Condition states, 'no work shall commence until scheme approved in writing by local planning authority'. It is completed.
3. Historic buildings report has been approved, but the report is not available, possibly until it has to be at the completion of build.
4. Windows to the East and West of the building have been plaster boarded and insulated against cracked spandrel panels, the approved condition was for obscured glazing.
5. Due to the basement's 1.8m height, the plan to dig out the floor level undermined the footings, this cannot be used as a communal kitchen and laundry. Cooking facilities etc will now be fitted into each flat, creating 9 self-contained flats.
6. A rear extension that included a listed garden wall, has now been demolished. Wall has not been reinstated and no response from Buckinghamshire Heritage.
7. Condition for a waste / recycling plan, none is shown as submitted, but now listed as 11 bin sites on Council website.
8. New water mains required to be fitted for retrofitted sprinkler system, pavement has been dug up and water mains exposed to the elements with no barriers to protect pedestrians.

The resident wished to know if a new planning application was required in consequence of point 5.

Members were disturbed at the continual breaches of planning conditions by the developers. Repeated requests for an update from enforcement from the Town Council have not had a response. Cllr. Stuchbury asked that he and the Planning Officer be copied into the resident's future emails to Planning and Enforcement in order to try and progress the matter.

518/21 Apologies for Absence

There were no apologies.

519/21 Declarations of Interest

Cllr. Stuchbury abstained from voting on all planning applications as a Member of Buckinghamshire Council's North Bucks Area Planning Committee.

520/21 Minutes

Members received and **AGREED** the minutes of the Planning Committee Meeting held on Monday 1st November 2021 put before the Full Council meeting held on Monday 22nd November 2021.

*Members **AGREED** to delay item 4 on the Agenda until the Town Plan Officer was able to attend.*

521/21 North Bucks Parishes Planning Consortium

Members **AGREED** that Cllr. Ralph would write to the NBPPC to host a meeting between the 40+ North Buckinghamshire parishes impacted by the Oxford-Cambridge Arc development with the aim to create a common idea of how to proceed and a combined, magnified, voice for the area impacted.

ACTION: CLLR. RALPH

522/21 Action Reports

Members received the action report. A number of verbal updates were given, including a future meeting between Cllr. Whyte and Transport for Buckinghamshire (1177/20) Bypass Bridge, failing road surface at the bridge joins. It was requested that any response was circulated to members.

ACTION: PLANNING OFFICER

Members requested that a query be raised with Buckinghamshire Council about the length of time expected for a repair to take place once it is listed as 'Work In Progress' on Fix My street.

ACTION: PLANNING OFFICER

*The Town Plan Officer joined the meeting at this point of the agenda, and Members **AGREED** to discuss item 4.*

523/21 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan

Cllr. Davies proposed, and Cllr. O'Donoghue seconded that Members **AGREED** the recommendations of the Town Plan Officer's report. Members felt it was important that the secondary retail area was included as it was part of the overall charm and offer of the town centre. Town Plan Officer clarified that normal applications for

visual changes within the conservation area, for example windows, were not included in the Article 4 report.

ACTION: TOWN PLAN OFFICER

The Town Plan Officer left the meeting.

524/21 Planning Applications

For Members' information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on Wednesdays 15th December 2021 and 12th January 2022 at 2.30pm. Strategic Sites Committee meetings are on 16th December 2021 and 20th January 2022.

21/03524/AAD NO OBJECTIONS subject to the Heritage Officer's satisfaction

22 Market Hill
Shop name fascia sign (retrospective)

21/04185/APP NO OBJECTIONS

9 Mayflower Street
Householder application for single storey side extension and part conversion of garage

21/04241/APP OPPOSE & CALL-IN

60 Moreton Road
Householder application for part two storey front extension and attached garage. Cladding and render to the external walls.
Members opposed on the grounds of overdevelopment of the plot, and the incongruity of the proposed concrete cladding in a development of all-brick elevations; weatherboarding is not a typical design feature in Buckingham (see Buckingham Design Guidelines SPG). The loss of the distinctive angled ground-floor window was also regretted.

21/04369/APP NO OBJECTIONS

8 Busby Close
Householder application for single storey rear extension
Members noted that the site notice had only been posted that day and their response was agreed before the neighbours had had an opportunity to comment. If the neighbours do make comment and raise valid planning reasons not obvious to Members viewing from the public domain, they reserve the right to amend their response.
Members noted the incongruity of having a charging point for an electric vehicle, and the proposal for a woodburning stove, and that the height difference to the houses to the rear might mean a smoke nuisance to the residents of Edmonds Close.

21/04377/APP NO OBJECTIONS

8 Needlepin Way
Householder application for garage conversion and single 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. Members noted that the marked parking bay for №8 was parallel to the side fence of №10's garden, not as the drawing which showed three bays at right angles to the fence. A vehicle parked in such a way would protrude into the manoeuvring space of the other residents with parking bays in the court.

21/04409/AAD

NO OBJECTIONS

First floor, 11 Market Square
Display of 2 fascia signs and 1 hanging sign

21/04475/APP

NO OBJECTIONS

Wipac Group, London Road
Proposed extension to link existing factory and storage facility and proposed storage/warehouse unit service yard
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.

21/04489/APP

NO OBJECTIONS

17 Westfields, MK18 1DZ
Householder application for single storey rear extension (amendment to approval 20/04055/APP)

Amended Plans

The following two applications were reviewed together:

15 Market Square

21/03699/AAD

NO OBJECTIONS

Display of fascia sign fronting Market Square with exterior lighting (retrospective)

21/03701/ALB

NO OBJECTIONS

Listed Building application for display of fascia sign fronting Market Square with exterior lighting (retrospective)

[formerly described as "Display of fascia sign fronting Market Square (retrospective)"]

Not for consultation

21/04504/ACL

NO OBJECTIONS

28 Moorhen Way

Application for a Lawful Development Certificate for the proposed single storey rear extension

Members had no objection to this proposal – apart from regretting the loss of the distinctive semicircular rear projection – but asked why this was an ACL rather than the standard APP application.

ACTION: PLANNING CLERK

Tree applications not for consultation (circulated separately to consultees and responses collated and sent)

21/4198/ATC

OPPOSE

Land At Southern End of Verney Close *[actually adjacent to the site access opposite the Library]*

T1 - Reduce Yew tree away from the entrance to the site by 3m.

21/04228/ATC**NO OBJECTIONS**

6 Bourton Road

There are 2 large ash trees in my garden at 6 Bourton Road which is in a conservation area. I am writing to give notice of crown reduction for both trees following the advice of an arborist and in response to complaints from adjoining properties on McKenzie Close. Back to previous points. 2-3 meters. The branches are overhanging the neighbouring car-park and also the single storey extension on our own property due to recent growth over the last few years. The work will be carried out by a qualified arborist Mr Robert Barnard.

21/04321/ATP**NO OBJECTIONS**2 The Siding [*off Station Terrace, Lenborough Road*]

Yew (G2) - trim group of Yew's in particular the overhanging branches which cover the driveway of number 6 The Siding. The health and shape of the tree's in general would benefit from being trimmed following the works done to the tree's by a property developer prior to the properties being completed and residents moving in. Sycamore (T7) - trim overhanging branches which are beginning to impede the car parking spaces at the end of Station Terrace.

Members discussed these two applications together and agreed the indicated responses:

21/04300/ATP**OPPOSE**

2 London Road

The tree with the TPO is a White Fir (T1). We have several other trees in our garden which is 2m below the path bordering London Road so do not feel that replacing the White Fir is appropriate or necessary. If the tree was allowed to die completely we are concerned that any branches falling from the tree could cause a potential hazard to pedestrians and cars in London Road and also to the generator at the rear of the Sainsbury supermarket. We are also aware that more insurance companies are refusing to insure properties with large trees close to the property. If planning position is granted we intend to appoint Robert Knott of Horizon Treecare who is one of your nominated contractors to fell the tree. He has looked at the tree and confirmed that it is 'In decline' and should be felled before it dies completely.

Members felt that this was a healthy tree of good form and prominent in the streetscape and with a little maintenance could well go on contributing to the amenity and ecology of the surrounding area for many years.

21/04413/ATP**NO OBJECTIONS**

2 London Road

Overhanging tree at the rear of store that could cause a fire risk. Cut back Pine Tree by 2m to allow clearance

Members agreed that this was sensible maintenance, though the tree itself was not growing in the Sainsbury's site.

525/21 Planning Decisions

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

Approved

Application	Site address	Proposal	BTC response
21/02965/APP	17 Gifford Place	Front extension & garage conversion	No objections
21/03356APP	3 Waine Close	Home gym and relocation of shed	No objections
21/03630/APP	20 Greenway Walk	Side porch	No objections

Not for consultation

Approved

Application	Site address	Proposal	BTC response
21/03670/ATP	144 Moreton Rd.	Pruning Oak and Sycamore over road	No objections
21/03871/ATC	Stowe Avenue	Crown lift Beech away from house	No objections

526/21 Buckinghamshire Council Members

526.1/21 Cllr. Stuchbury reported on his attendance at various Buckinghamshire Council meetings. The Buckinghamshire Council Licensing Committee agreed the removal of the Terminal Hours Licensing Policy, and Buckinghamshire Council agreed they would no longer fund 20 MPH limit areas, despite the opposition of the Town Council.

Cllr. Harvey asked for clarity on the 20 MPH funding policy. Cllr. O'Donoghue proposed and Cllr. Davies seconded that a letter be written to the Thames Valley Police Chief Constable, asking for their advice on the benefits of 20 MPH limits and zones, and the evidence for that view. Members **AGREED** the proposal.

ACTION: TOWN CLERK

Cllr. Stuchbury produced a written response to a question asked at Buckinghamshire Council about staffing in their planning department. This response is to be included in the next agenda.

ACTION: PLANNING OFFICER

526.2/21 No change in the list of **OPPOSE & ATTEND/CALL-IN** applications was noted.

527/21 Buckinghamshire Council Committee meetings

527.1/21 N. Bucks Area Planning Committee (11th November 2021) *Cancelled*

527.2/21 Strategic Sites Committee (18th November 2021 and 25th November 2021)
No Buckingham applications at either

528/21 Enforcement

528.1/21 The comments from Public Session about Oddfellows Hall were noted.

528.2/21 Members discussed ongoing issues with the Lace Hill auxiliary attenuation pond.

528.3/21 Case numbers allocated to recent reports were noted.

529/21 Applications to fell trees

Members noted the updated list. Cllr. Stuchbury to bring a motion on further actions to encourage residents to take ownership of local trees to the next meeting.

ACTION: CLLR. STUCHBURY

530/21 Matters to report

Members reported the following issues:

- A number of turned road signs. To be reported as appropriate.
- Leaning post on A422 bypass at Bourton Road/Manor Farm roundabout.

ACTION: PLANNING OFFICER

531/21 Chairman's items for information

532/21 Date of the next meeting:

Monday December 20th 2021 following the Interim Council meeting

Meeting closed at 8:37pm.

Chair

Date