

PL/10/21

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 24th January 2022 at 7.00 PM in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

Present: Cllr. M. Cole JP (Chairman)
 Cllr. Gateley (Town Mayor)
 Cllr. A. Mahi
 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)

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

597/21 Apologies for Absence

Members received and accepted apologies from Cllr. Davies and Cllr. O'Donoghue.

598/21 Declarations of Interest

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

599/21 Minutes

599.1/21 Members received and **AGREED** the minutes of the Planning Committee Meeting held on Monday 29th November 2021 put before the Full Council meeting held on Monday 7th February 2022.

Copy previously circulated

599.2/21 Members noted the responses submitted to planning applications, with the agreement of the Mayor, Chairman and Vice-Chairman of the Planning Committee after the cancellation of the 20th December 2021 meeting.

600/21 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan

No current updates. Members **AGREED** to include the Buckinghamshire Plan under this agenda item at future meetings.

601/21 Action Reports

601.1/21 Oddfellows Hall and Streetlighting (298.2/ 21) Cllr. Stuchbury has received the information requested and will follow up.

601.2/21 After discussion, Cllr. Stuchbury proposed and Cllr. Ralph seconded that the footbridge usage survey should be referred back to Full Council. The survey should include partner organisations such as Access4all and Buckingham Society and establish the usage of the site and bridge by pedestrians to request improvements to the signage.

Cllr. Gateley proposed an amendment to include or introduce mitigations to reduce the risk of accidents at the site. The amendment was accepted by Cllr. Stuchbury and the motion moved forward as follows:

Footbridge usage survey to be referred back to Full Council. The survey should include partner organisations such as Access4all and Buckingham Society and establish the usage of the site and bridge by pedestrians to request improvements to the signage or introduce mitigations to reduce the risk of accidents at the site.

Members **AGREED** unanimously.

ACTION: COMMITTEE CLERK

602/21 Planning Applications

For Member's information, the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on Wednesdays 9th February and 9th March 2022 at 2.30 pm. Strategic Sites Committee meetings are on 24th February and 24th March 2022 at 2 pm.

21/04298/APP

OPPOSE

7 Boswell Court

Change of use of amenity land to residential garden land and enclosed by 2.1m timber close board fence

Members were unsure if the amenity land had been purchased by the applicant, and if so, whether any covenants or restrictions applied to it which would conflict with the proposed enclosure.

In any case, it was felt that 2.1m was too high – the common height for both brick walls and fences was 1.8m – and the substitution of a closeboard fence for the brick boundary wall was not in keeping with the estate's overall design; plot boundaries which were not brick walls were hit-and-miss horizontal planking. Root runs of the larger trees would undoubtedly be affected by the foundation works for either form of the new boundary. An inaccuracy in the sketch plan had been queried by the clerk, but no response had been received at the date of the meeting.

Cllr. Stuchbury proposed and members **AGREED** to write to Buckinghamshire Council about their current policy on the sale of public land and how much has been sold.

ACTION: TOWN CLERK

21/04801/APP

NO OBJECTIONS

20 Bushey Close

Householder application for single storey rear extension

21/04805/APP

NO OBJECTIONS

89 Western Avenue

Householder application for proposed garage and loft conversion with associated internal and external works

21/04875/APP

NO OBJECTIONS

5 Bushey Close

Householder application for demolition of garage, porch and conservatory. Erection of two storey side and single storey rear extensions and side porch.

Members suggested that the opportunity be taken to install a car charging point.

21/04886/APP

OPPOSE

The Workshop, Land Off Tingewick Road [*previously known as Land adjacent to Cobblers Cottage*]

Erection of fence and shed (Retrospective)

Members' response was agreed before the site notice had been posted; 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.

No comments from the Environment Agency were available on the website; Members would have appreciated their expert views on the older (2019) fence around the southern part of the site as well as its new continuation to the corner of the shed; this appeared from the public domain to be flush with the ground and therefore inimical to the drainage of floodwaters over the site. Works to the riverbank also appear to have been carried out though the majority of the site levels on the drawings supplied remain below the December 2020 flood level.

The Flood Risk Assessment was an unrevised duplicate of that submitted with the 2019 change of use application for the existing building on the site, contained no historical flood data, and included the following statements which Members dispute

-
(¶6.1, p7) The site is not in a flood storage area or functional floodplain

(¶6.1b, p7) Property is at the furthest extent of the flood extent

- as the river waters in both 2007 and 2020 extended as far as the Nelson Street junction and along Nelson Street for some distance, and completely covered the parking areas of the flats to the north to a considerable depth.

The document also states:

(¶6.3, p7) There will be no increase in impermeable areas on the site or footprint

- which was true for the 2019 application but is manifestly not so for this application.

Members also felt the building and new fence along the roadside wall were not appropriate in the Conservation Area and diminished the visual asset of the matching bridge approaches each side of this part of Tingewick Road, and of the adjacent Listed Buildings.

It was noted that the Ward Member had already called this application in, and the Town Council would want to be represented should this application come before the Committee.

21/04920/APP

2 Keyes Way

Householder application for first floor side extension. Entrance canopy.

NO OBJECTIONS

22/00071/APP

10 Aris Way

Householder application for single storey side 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.

OPPOSE

Members felt that the flat roof proposed did not fit harmoniously with the complex roofscape of the front elevation. They might be minded to withdraw their objection if a pitched tiled roof of a matching angle was offered.

Not for consultation (circulated separately due to response time)

This application had been ruled as 'not requiring prior permission' on 21/1/22

21/04827/HPDE

19 Osprey Walk

The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6.55m for which the maximum height would be 3m and for which the height of the eaves would be 3m.

22/00070/ATP

NO OBJECTION

20 Waglands Garden

G1 – Thuja hedge. Re-reduce group to previous points. Approx. 1m off the top and trim the sides

No opposing views had been expressed by the Tree Consultees.

603/21 Planning Decisions

Members received for their information details of planning decisions made by Buckinghamshire Council.

Approved

Application	Site address	Proposal	BTC response
21/00270/APP	73 Moreton Road [Roxwell]	Demolition of existing dwelling and erection of new dwelling	No objections
21/02085/APP	28 Candleford Ct.	Conv. Gym to residential: two flats	Oppose
21/02448/APP	Royal; Latin School	Heat pump installation & enclosure	No objections
21/03681/APP	40 March Edge	Replacement s/st rear conservatory	No objections
21/04165/APP	24 Plover Close	First floor side & s/st rear extensions	No objections

Members noted that Candleford Court conversion 21/02085/APP had been approved for reasons the Town Council had felt were negative, including acid affect film at height of 1 meter and planters in front of bedroom windows. A further summary will be provided by the Planning Officer for the next meeting.

ACTION: PLANNING OFFICER

Refused

Application	Site address	Proposal	BTC response
21/00583/APP	19 Bridge Street	Ch/use of ground floor of dwelling (C3) to hot food takeaway (A5/sui generis) and drycleaners (A1/E) and other alterations	Oppose (Cllr. Stuchbury called it in)
21/03714/APP	2 Mallard Drive	Enclosure of public open space with 1.8m timber fence to extend residential garden	Oppose

Members discussed the rejection of the 19 Bridge Street change of use, 21/00583/APP, particularly the Highways response which was overruled by the Buckinghamshire Planning Officer.

Members **AGREED** to write to the Buckinghamshire Council Cabinet Member and Director of Service to ask about how Highways arrived at their recommendations, both in this specific case and in general terms. The letter should also include how whether an application meets the required number of parking places is assessed and what information the Town Council could give Highways in the future to help them gather appropriate local information, relevant to each application.

ACTION: PLANNING OFFICER

Withdrawn

Application	Site address	Proposal	BTC response
21/04725/APP	15 Bernardines Way	Loft conversion with dormers and rooflights	Oppose ¹

¹ Actually withdrawn the Friday before last meeting, but not advised until the following Tuesday.

Not for consultation

Approved (Deemed approval as time-expired)

Application	Site address	Proposal	BTC response
20/03994/ATC	Rear of 22 Nelson St. [The Workshop, Tingewick Road]	Fell 2 Scots Pine and part of conifer hedge to facilitate new access	No Objections ²
21/00730/ATC	Land at Verney Close [new flats]	Remove 4 trees to allow development; Prune 2 Yews away from site entrance and new building	Oppose

² as the application the access was to facilitate (19/00391/APP) had been approved though BTC had opposed it. See also 6.5 (21/04886/APP) above.

Approved

Application	Site address	Proposal	BTC response
21/04076/ACL	31 Bourtonville	Two storey rear extension	Oppose
21/04198/ATC	Land at Verney Close [new flats]	Reduce Yew away from site entrance	Oppose & TPO requested
21/04709/ATC	Ondaatje Hall, Church Street	Crown reduction and removal of deadwood 1 Cedar, and 1 Acacia	No objections
21/04321/ATP	2 The Siding	Prune Yew away from driveway; crown lift Sycamore to clear public footpath & parking bays.	No objections

604/21 Buckinghamshire Council Members

604.1/21 Cllr. Stuchbury gave an update on the town centre lights near M&Co, the parts have now been ordered and we can anticipate the work being completed. Cllr. Stuchbury mentioned several areas they were following up including the current legal position of the new health centre, S106, lighting and the desired 30MPH speed limit on Tingewick Road.

604.2/21 Members discussed the Cabinet Member for Planning and Regeneration, Councillor Gareth William's, response to a Written Question about staffing levels. A summary was **AGREED** to be included in the minutes, as follows:

We currently have the following vacancies in Planning & Environment.

<u>Team</u>	<u>Number of vacancies</u>
Planning Policy	7
Climate Change & Environment	8 (mainly urban design and ecology)
Development Management	22
Breakdown:	
1 highways development management	
6 building control	
4 technical services	
2 graduates	
3 planning officers	
4 senior planning officers	
2 principal planning officer	

The Planning & Environment Service employ a total of 270 staff (216 full time and 54 part-time). Whilst 37 vacancies may seem high in isolation, as a proportion of the total staffing establishment, this represents 13.7%. In addition, this vacancy rate is reduced further to 10.7% as the Council continues to use agency staffing support to provide short term cover for some of our key vacant posts.

604.3/21 Members felt that the response from Highways about the failed road at Top Angel was unsatisfactory and **AGREED** to circulate a press release highlighting the argument used by Highways to justify the failure to repair the road, namely that it would be too disruptive to close the bypass. As Top Angel is the alternative access to the industrial estate the longer the failed road is not repaired the greater the damage by heavy good vehicles will be. The addition of the Osier Way housing estate, which has now been approved by Buckinghamshire Council, will compound the problem.

ACTION: PLANNING OFFICER

604.4/21 Members noted the updated list.

605/21 Buckinghamshire Council Committee meetings

605.1/21 North Bucks Area Planning Committee (15th December 2021) *No Buckingham applications* (12th January 2022) *No Buckingham applications*

605.2/21 Strategic Sites Committee (16th December 2021; 19/00148/AOP Osier Way; 420 dwellings etc.) (20th January 2022) *Cancelled*.

Cllr. Cole gave a verbal report on the approval by Buckinghamshire Council of the Osier Way development. Expressing disappointment that VALP (Vale of Aylesbury Local Plan) had overridden the Buckingham Neighbourhood Development Plan, Cllr Cole noted that the Town Council had worked with the developer Wates, and secured 35% of the site as affordable housing, higher than VALP's 25%, with 15% being accessible and had asked for bungalows to be included.

Cllr. Cole raised several issues with the use of the site with the Strategic Sites Committee, including the estate being on the other side of the bypass to the town: no shops, leisure facilities, meeting place or communal assets other than open-air play areas, and the loss of possible extension to the industrial park.

The nearest designated employment areas are Silverstone and Westcott which are not accessible by public transport. Within Buckingham, access from the site to local shops, schools and employment areas can only be made by car due to lack of suitable walking or cycling routes. Cllr. Cole asked for the Buckingham Transport Plan to be reinstated by Buckinghamshire Council, that a Buckingham Education Strategy be formulated to cope with the number of additional students expected, and that Buckingham Town

Council and Gawcott with Lenborough Parish Council be consulted on the terms of the s106 agreement and Design Code, from initial draft to delivery.

There will be further opportunity to comment on the application when the detailed application comes back to Buckinghamshire Council.

A summary of s106 terms for 19/00148/AOP Osier Way, 420 houses etc (from the Officer's report to the Strategic Sites Committee 16/12/21), is as follows:

The recommendation is that the application be deferred and delegated to the Director of Planning and Environment for APPROVAL subject to the satisfactory completion of an S106 agreement to secure the matters set out below, with conditions as considered appropriate by Officers, or if these are not achieved for the application to be refused:-

- Provision of a minimum of 35% on-site affordable housing (and related controls – tenure mix, pepper potting, timing of delivery etc)
- Provision of custom / self-build (5% to be negotiated depending on evidence of demand)
- Provision of on-site public open space and its future maintenance/ management
- Provision and future maintenance/management of off-site biodiversity enhancement
- Maintenance/management scheme for SuDS in perpetuity,
- Provision of various off-site highway works and sustainable access improvements
- Financial contributions towards off-site highway works (TRO) and monitoring of Travel Plan
- financial contribution towards the provision of new and/or enhanced bus infrastructure and services or community transport to serve the site
- financial contribution towards primary, secondary and special needs education provision
- financial contribution towards off-site sport & leisure facilities as necessary in accordance with the SPD and accompanying Ready Reckoner

606/21 Consultation – Winslow Neighbourhood Plan

Members felt the inclusion of environmental measures including solar panels in the Winslow Neighbourhood Plan was positive and **AGREED** that the Planning Officer should write to Winslow Town Council and thank them for sharing their progress. Town Plan Officer to be asked to review the plan for suitable items to include in the revised Buckingham Neighbourhood Development Plan.

ACTION: PLANNING OFFICER/TOWN PLAN OFFICER

607/21 Enforcement

Cllr. Harvey reported a new shop frontage and change of use on Castle Street.

ACTION: PLANNING OFFICER

Cllr. Stuchbury requested that the new team at Enforcement be asked about plans for a parish consultation and that they would be requesting an update on the archaeology at the Brackley Road care home site.

608/21 Applications to fell trees

Members noted the updated list.

609/21 Matters to report

There were no matters to report.

610/21 Chairman's items for information

Cllr. Cole mentioned two recent application decisions to be included on the next agenda, one for a hairdresser, to which the heritage officer added a reminder to the decision that no internal illumination can be included. The M&Co flats have also been refused, for four reasons, two of which refer to the BNDP.

Cllr. Cole also confirmed that the licensing application for the new premises at The Garage would not go to Full Council unless requested by the Council.

611/21 Date of the next meeting:

Monday 14th February 2022 at 7 pm.

Meeting closed at 8:56 pm.

Chair

Date

DRAFT