

Minutes of the PLANNING COMMITTEE meeting held on Monday 14th February at 7.00pm in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

Present: Cllr. M. Cole JP Chair
Cllr. F. Davies
Cllr. Gateley Town Mayor
Cllr. J. Harvey
Cllr. A. Mahi
Cllr. Mrs. L. O'Donoghue
Cllr. A. Ralph Vice Chair
Cllr. R. Stuchbury
Cllr. M. Try

Also present: Mrs. C. Cumming Co-opted member
Mrs. N. Stockill Estates Administrator
Ms. P. Cahill Committee Clerk
Mrs. K. McElligott Planning Clerk

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

642/21 Apologies for Absence

There were none.

643/21 Declarations of Interest

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

644/21 Minutes

Members received and AGREED the minutes of the Planning Committee Meeting held on Monday 24th January 2022 to be put before the Full Council meeting to be held on 28th March 2022.

[Copy previously circulated](#)

**645/21 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan/
Buckinghamshire Local Plan**

The Planning Clerk will email members tomorrow advising the date of the next working group.

646/21 North Bucks Parishes Planning Consortium

Cllr. Ralph referred to his report with nothing further to add.
Cllr. Stuchbury asked for any further comments arising from the housing numbers.
Cllr. Ralph explained that one parish council had responded and that he will report any future developments to the planning committee.

Appendix A

647/21 Action Reports

Cllr. Cole referred to the second item in his report: Street lighting, Tingewick Road. He reminded members of the meeting tomorrow at 2:30pm (Town Clerk invitations were sent) and informed members that the speed limit will also be discussed at the meeting.

Cllr. Cole noted that the bypass bridge pothole has finally been filled.

Cllr. Cole asked Cllr. Stuchbury for an update on the skeletons at West End Farm in the light of the publicity surrounding the Roman skeletons recently found at Fleet Marston. Cllr. Stuchbury reported that he has received correspondence from Buckinghamshire Council but that there was no indication as to what is going to happen, and he will continue to raise this.

Mrs. Cumming referred to the S106 on the development in Maids Moreton. She received an email, forwarded by Cllr. Whyte, from Christine Urry stating that they are in a position to proceed. Mrs. Cumming expressed concern that the S106 is about to be completed without any recourse to the points raised by Buckingham Town Council and Maids Moreton Action Group. The Planning Clerk has sent a request to the Case Officer but no response has been received.

Appendix B

648/21 Planning Applications

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on Wednesdays 9th March 2022 and 6th April at 2.30pm. Strategic Sites Committee meetings are on 24th February and 24th March at 2pm.

Members responded to planning applications received from Buckinghamshire Council. Additional information was provided by the Clerk.

PL/100/21

22/00188/ALB

NO OBJECTIONS

Lloyds Bank, 19 Market Square, MK18 1NP
Listed Building application for replacement external ATM

Cllr. Whyte has written in support to Buckinghamshire Planning.
Cllr. Cole noted that a replacement was a good sign taking into consideration further bank closures recently announced by Lloyds.

22/00254/AAD

NO OBJECTIONS

25 Moreton Road, MK18 1JZ
Display of wall-mounted sign
Dunmail [Aceso Chiropractors Ltd]

22/00256/APP

NO OBJECTIONS

18 Bodenham Close, MK18 7HR
Householder application for two storey side extension above existing garage for proposed ancillary annexe accommodation. Conversion of garage into living annexe accommodation.
Greenway

22/00275/APP**OPPOSE**

31 Highlands Road, MK18 1PN

Householder application for conversion of loft space to create new first floor, single storey rear extension and improvements to insulation

Sanders

Cllr. Cole noted that by becoming a two-storey dwelling, it will break the 'street scene' of bungalows, and regretted the loss of a bungalow. Cllr. Harvey commented that it seems like urban development and Cllr. O'Donoghue agreed. Mrs. Cumming said that the Buckingham Society supported the application. Cllr. Gateley commented that the conversion looks out of keeping and that it will have a visual impact on the neighbouring two bungalows. Cllr. Davies proposed opposing the application. Cllr. O'Donoghue seconded.

A vote was taken and the results were:

In favour: 8

Against: 0

Abstentions: 1

22/00330/AAD**OPPOSE**

Costcutter, 40-41 Nelson Street, MK18 1DA

22/00328/ALB

Display of fascia sign, projected sign and 2 board signs (hoarding) below bay window (retrospective)

Arora

Mrs Cumming reported that the Buckingham Society opposed the signage. Cllr. Cole noted that there was no local competition. Members agreed that there is too much signage in the conservation area on a listed building (lower panels below the bay windows).

Amended plans**21/03030/APP****NO OBJECTION**

University Of Buckingham Campus Station Road

Installation of a log building to provide a multi-faith prayer room, together with associated drainage works.

University of Buckingham

Cllr. Cole informed members that, following the Town Council's strong opposition, Buckingham University have amended the plan to include sixteen car parking spaces. One of these spaces is a disabled space, but he suggested that there should be a minimum of two disabled spaces. Cllr. Harvey suggested that the Town Council should also ask the University of Buckingham to consider adding solar panels to the roof and grey water.

There was no objection to the revised plan subject to the addition of one more disabled parking space and the consideration of solar panels and recycled water. However, members were concerned that a letter from the Vice-Chancellor posted

on the Planning Portal suggested that the LPA and Buckingham Town Council were responsible for delays. It was agreed to write to him to point out that it was the University's agents who had originally submitted incorrect plans that had been the cause of delays. **ACTION TOWN CLERK**

Not for consultation (Circulated separately due to response time) All responses were 'No objections'

22/00274/ATC

Stowe Avenue [*between the Corinthian Arch and Chackmore*]

Mixed broadleaf Avenue – 10-year management approval to limb up both lines of avenue trees to 2.5m and remove epicormic growth as required to maintain access along footpaths and present the avenue as a historic setting

Goode [National Trust]

22/00287/ATC

West House, 20 West Street, MK18 1HE

Holly tree – fell as causing damage to building as too close. Apple tree – smothered in ivy which needs removing and thin pruning to improve health of the tree

Gunthorpe

22/00315/ATP

6 Villiers Close, MK18 1JH

T1 Beech tree – Overall crown reduction by 2-3m. Crown lift the lower canopy

T2 Horse Chestnut – Overall crown reduction by 2-3m. Crown lift the lower canopy

T3 smaller horse Chestnut – Overall crown reduction by 2-3m. Crown lift the lower canopy

T4 Oak tree – Overall crown reduction by 2-3m. Crown lift the lower canopy

All works are to increase light in the garden

Calloway

Cllr. Stuchbury questioned whether it would be appropriate for the Planning Committee to consider how best to make recommendations to protect Buckingham's trees and to let the community know that the Town Council are monitoring them. Cllr. Cole noted that this was not on the agenda and proposed that '2022 the year of the tree' would be an agenda item at the next meeting.

A vote was taken and the results were:

In favour: 8

Against: 0

Abstentions: 1

ACTION PLANNING CLERK

649/21 Planning Decisions

Members received details of planning decisions made by Buckinghamshire Council.

Approved

Application	Site address	Proposal	BTC response
21/03330/APP	15 Newcombe	Single storey rear extension	No objections

	Crescent		
21/03419/APP	12-13 Market Hill	Part rear extension to provide storage area Concern raised regarding a fire escape. This has been approved and fire regulations met.	Oppose
21/03524/AAD	22 Market Hill	Shop name fascia sign (retrospective)	No objections (subj.HBO)
21/04409/AAD	First floor, 11 Market Hill [over Barclays]	2 fascia signs and 1 hanging sign	No objections
21/04583/APP	48 Western Avenue	2-storey side & part 2/part single storey rear extension	No objections
21/04633/CPE	Corner House, 16A West St.	External stonework repairs	No objections subj.HBO

Refused

Application	Site address	Proposal	BTC response
19/00513/AOP	Gawcott Hill Farm	Outline application for erection of dwelling and garage Now been refused	Deferred for further information ¹
20/02752/APP	12-13 Market Hill [M & Co]	Alterations to ground floor and ch/use upper storeys to 9 flats Refused as it didn't comply with the Buckingham Neighbourhood Plan	Oppose&Call-in (not activated)

¹ Refused because of insufficient information

Not for consultation

Approved

Application	Site address	Proposal	BTC response
21/04503/ATP	Maids Moreton Avenue	Fell 1 Lime, 1 Beech (both leaning over path) and 1 Horse Chestnut (in decline)	No objections
21/04504/ACL	28 Moorhen Way	Single storey rear extension	No objections
21/04827/HPDE	19 Osprey Walk	S/storey rear extension within permitted measurements	Prior approval not required ²

² Decision made before 24th January meeting

650/21 Buckinghamshire Council Matters

650.1/21 There was no news to receive of Buckinghamshire Council new documents and other information from Buckinghamshire Council Members present.

650.2/21 Cllr. Cole reported from BMKALC towns and parishes meeting: Buckingham Town Council, alongside Winslow Town Council raised concerns regarding a lack of consultation regarding S106 contributions. The Councils were

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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.....

informed that S106 agreements will remain in place until the current Government Planning White Paper becomes enacted, at which time CIL and s106 are likely to be replaced by a nationwide Infrastructure Levy. Aylesbury Vale's Local Planning Authority has requested no developer contributions towards health provisions in recent years; this includes Buckingham and Maids Moreton developments, culminating in potentially 5,250 new patients for The Swan Practice. Cllr. Cole noted an introduction to the new Neighbourhood Planning Coordinator, Rachael Riach with whom the Town Council look forward to working as the Buckingham Neighbourhood Plan is revised.

Cllr. Stuchbury informed members of correspondence regarding Tingewick Road footpath. There is overall agreement but not with the timing of construction. Cllr. Stuchbury asked if the Town Council needed to raise an enforcement case as the developers may be in breach of s106 conditions. Cllr. Cole noted the concerns and referred to 623/21. **Appendix C**

650.3/21 An updated list of undecided **OPPOSE & ATTEND/CALL-IN** applications was noted. **Appendix D**

651/21 Buckinghamshire Council Committee meeting

651.1/21 N. Bucks Area Planning Committee (9th February 2022) *Cancelled*

651.2/21 Strategic Sites Committee (20th January 2022) *Cancelled*.

Cllr. Try asked whether cancellations were a regular occurrence. Cllr. Stuchbury asked the question as to how cancellations in the North Bucks Area compared to other area planning committees within the county. The Clerk agreed to add these figures to the Annual Statistics to be provided for the next meeting.

ACTION, MARCH AGENDA

652/21 Destination for unused s106 monies

PL/101/21

The s106 Officer had asked the Committee to consider uses for the unspent £18,000 of Lace Hill s106 funding left over from the extension of the Stratford Fields Car Park; Members proposed the addition of 3 electric charging spaces. Cllr. Stuchbury proposed a rider that if this was not agreed then the money could be used to correct the orientation of the sign in the road verge so that it could be seen by oncoming motorists. **ACTION PLANNING CLERK**

653/21 Enforcement

653.1/21 The following breaches were reported:

Cllr. Cole noted that the gravel path connecting St. Rumbold's Field to The Railway Walk should have been completed. Members were in agreement that the s106 has been breached in relation to footpaths and that there is now a significant safety issue for young people. Members **AGREED** that these concerns should be raised in writing to Cabinet Members for Education, Highways and Planning. **ACTION TOWN CLERK**

Cllr. Harvey reported large air conditioning units outside of the veterinary practice which breach planning regulations. The Planning Clerk is following this up.

Cllr. Cole reported two large diesel generators in Tesco car park outside McDonalds. These were not on the plans. Enquires to be made as this is an enforcement matter. **ACTION PLANNING CLERK**

653.2/21 New case:

NC/22/00034/COU

13 Castle Street

Unauthorised change of use and signage

(Listed Building)

The Planning Clerk explained that the premises was recently a hairdressing salon but there had been a change of use and signage. The lady who is running the charity is addressing the community board at its next meeting. It is a charity aiming to teach people to cook.

654/21 Applications to fell trees

Appendix E

An updated list was noted.

655/21 Matters to report

Cllr. Cole noted that the A421 Bletchley Road horse crossing sign still reads 'new crossing' after five years.

656/21 Chairman's items for information

There were none.

657/21 Date of the next meeting:

Monday 7th March 2022 following the Interim Council meeting.

Meeting closed at 20:31

Chair

Date