

PL/12/21

Minutes of the Planning Committee meeting held on Monday, 7th March 2022 at 8:23pm following the Interim Council meeting in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

Present:

Cllr. F. Davies via Zoom
 Cllr. M. Gateley Town Mayor
 Cllr. J. Harvey
 Cllr. A. Mahi
 Cllr. L. O'Donoghue
 Cllr. A. Ralph Vice Chair
 Cllr. R. Stuchbury
 Cllr. M. Try

Also present:

Mrs. C. Cumming Co-opted member
 Mr. P. Hodson Town Clerk
 Ms. P. Cahill Committee Clerk
 Mrs. K. McElligott Planning Clerk
 Cllr. W. Whyte

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

Cllr. Ralph took the chair in the absence of Cllr. Cole.

716/21 Apologies for Absence

Members received and accepted apologies from Cllr. Cole.

717/21 Declarations of Interest

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

718/21 Minutes

Members received the minutes of the Planning Committee Meeting held on Monday 14th February 2022, to be put before the Full Council meeting to be held on 28th March 2022.

**719/21 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan/
Buckinghamshire Local Plan**

719.1/21 To receive and discuss the Notes from the Neighbourhood Plan Group meeting held on Friday 25th February 2022.

Recommendation: that the Planning Committee agree that the Town Clerk may hold informal discussions with Buckinghamshire Council officers to clarify options for working together in developing the Neighbourhood Plan and Buckingham Design Code alongside the upcoming Buckinghamshire Plan and Buckinghamshire Design Code.

Cllr. Whyte stressed the importance of considering sewerage capacity alongside water infrastructure (point 4 of notes). He also noted that he had raised concerns about Design Codes last year and that no real changes have been made; the Design Codes are still restrictive.

Cllr. Stuchbury referred to the Berryfields s106 and the need to understand the ramifications of the development.

719.2/21 To receive a verbal report from the Chairman on the article in the *Financial Times* of 26th February that the Oxford-Cambridge Arc is no longer considered a priority.

Cllr. Ralph read the report in Cllr. Cole's absence.

The report raised concerns regarding the dropping of government plans for the Oxford-Cambridge Arc. Following Michael Gove's announcement, the planned housing in North Bucks has been abandoned in favour of more housing in the north of England. Buckinghamshire Council pulled out of the Arc consortium last August, citing responsibility for its own economic and housing development. The East-West Railway remains under construction, with an expected 2030 completion, although two parts (east to Cambridge and South to Aylesbury) have no funding. Bridge height issues mean that the completed line will use diesel locomotives, not electric.

Cllr. Stuchbury raised the concern that this may not have been announced in the House of Commons and care should therefore be heeded when considering media reports.

Cllr. Whyte commented that he had covered this recently on social media and referred to the White Paper with the Levelling Up Agenda which is completely silent on the Oxford-Cambridge Arc. This has led to a general acceptance that it has been abandoned. Cllr. Whyte raised the point that this is positive as it means that the agenda of growth for Buckinghamshire is back in our hands. With reference to the diesel locomotives, operators have gone for old stock as a temporary solution, although this could be for ten years.

Cllr. Ralph thanked Cllr. Cole for bringing awareness to the Committee and thanked members for the debate.

Cllr. Whyte left the meeting at 20:44.

720/21 Action Reports

Members received the action report.

Cllr. Stuchbury noted a need to revisit the speed limit on Tingewick Road.

Cllr. Gateley noted that the generators outside McDonalds have been removed.

721/21 Planning Applications

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on Wednesdays 9th March

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and 6th April 2022 at 2.30pm. Strategic Sites Committee meetings are 24th March and 21st April 2022 at 2pm.

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

22/00220/APP

OPPOSE & CALL IN

9 St. Rumbolds Lane

Infill extension and alteration to form 7N^o self-contained student flats

Members noted that the majority of the work had been done already and considered that the existence of 7 bell-pushes by the front door constituted pre-emption of planning approval. The HMO Licence (16/00017/HMOA) had expired in September 2021 and the details showed that it was licensed for a maximum of 3 persons – 7 bedsits shown with double beds could well have 14 occupants. They felt that cramming 7 bedsits into the building – the largest less than half the recommended 37m² and most of the rest only a third of the recommended size – constituted overdevelopment; concern was also expressed at the lack of any fire escape apart from the front door; flats 6 & 7 were especially dangerous as they were accessed from the first floor landing despite being at ground floor level and could well have been designed with an access to the courtyard. Only Flat 1 had a level entry and no internal steps. The sliding door on some bathrooms was criticised especially in those bedsits where it was very close to the kitchen area, though Members are aware that the LPA have no policy on this (but hope that it is considered in the new Design Guide).

The amenity of the new and existing residents was felt to be compromised by the proposal, contrary to VALP Policy BE3 - Protection of the amenity of residents. Students are as entitled to decent living conditions as any other persons, and there was no evidence submitted that the University was short of accommodation currently, so the units could well be taken by long-term residents. The untidy state of the archway and yard was a disgrace, and the neighbour comments submitted showed that this was not a temporary situation, and also that noise nuisance had been a problem with previous tenants.

The Committee agreed that a call-in request should be made.

22/00310/APP

OPPOSE

71 Moreton Road

Householder application for two storey rear extension with loft conversion

Members considered that the description 'loft conversion' was a misnomer; it was more accurately 'addition of an additional storey' with its own roof. The small extension to the previous rear extension was not criticised, but the new floor was overbearing in its bulk, and even when rendered to match the existing building would be dominant in the street scene, and in views from Overn Crescent and the proposed development to the north (19/00902/APP, no decision yet).

22/00358/APP

NO OBJECTIONS

10 Foxglove Close

Householder application for single storey rear extension

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Members suggested the opportunity be taken to install grey water recycling and solar panels.

22/00481/COUOR

NO OBJECTIONS

Chewar House, Market Hill

Application to determine if prior approval is required for a proposed change of use from commercial business and service use (use Class E) or betting office or pay day loan shop to mixed use including up to 2 flats (Use class C3)

22/00494/APP

NO OBJECTIONS

48 Lime Avenue

Householder application for first floor side extension above existing garage/utility

Members suggested the opportunity be taken to install grey water recycling and solar panels.

22/00523/APP

NO OBJECTIONS

6 Kestrel Way

Householder application for single storey side extension

Members noted that it was a large extension on a relatively small plot and placed so close to the fence at one corner that access into the rear garden would be impossible from the double gates. No side opening in the fence was included in the application.

22/00581/APP

OPPOSE

9 Addington Road

Householder application for new boundary wall, railings and gates to front elevation, front porch and existing front door replaced with window (Part Retrospective)

This wall was begun in October 2021, not December as the application form states, and Members were provided with photographs supplied to Enforcement on 16/10/21 when the unapproved wall was reported and the render was incomplete so that the standard of brickwork was visible (21/000569/CONB). They expressed concerns that the combination of a single brick thickness wall in English bond with no foundations and regrettable build quality was a potential hazard to passers-by on the footpath and the road below. The finish of the side walls could also lead to damp problems, and showed little consideration for the view presented to the neighbours. The photo sheet would be included with this response for the Case Officer's information, as the bricks were now obscured by the render. The steep slope of the hill gave the wall more prominence than might have been the case in a more level area, and the loss of the hedge was also deplored as most of the neighbouring houses have front gardens; the green aspect of the street scene was consequently damaged.

Members also asked that the response be circulated to the three East Ward Councillors.

Not for consultation (circulated separately due to date restrictions)

22/00348/ATC

NO OBJECTIONS

Lido Romeo, 12 Bridge Street

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G1- Self set Sycamore & Cherry Group. Previously coppiced, self-set trees growing from rubble, close to road. 3 trees over 12.5cm DBH. Remove trees to tidy area and allow removal of rubble/waste.

Members noted that the application seemed to be retrospective, and the notification was therefore redundant.

22/00463/ATP

NO OBJECTIONS

Land at Waglands Garden

T1 - Walnut - Overall crown reduction by 2-3m to manage canopy weight and alleviate stress on cavities and stem decay.

T2 - Holly - Crown lift canopy by 2m and remove epicormic regeneration around the base.

T3/T4 - Remove two dying/dead Lawsons Cypress.

All works are from a health and safety POV.

722/21 Planning Decisions

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

Approved

Application	Site address	Proposal	BTC response
21/04369/APP	8 Busby Close	Single storey rear extension	No Objections 1
21/04377/APP	8 Needlepin Way	S/st rear extn & garage conversion	No Objections
21/04801/APP	20 Bushey Close	Single storey rear extension	No Objections
21/04920/APP	2 Keyes Way	1 st floor side extension & porch	No Objections

¹ Members noted in their response that the height of the proposed flue for the woodburning stove might be a nuisance for the neighbours to the rear due to the slope of the hill; the stove and flue were removed from Amended Plans submitted on 2nd February (not sent out for consultation) and these revised plans are listed on the decision sheet.

Refused

Application	Site address	Proposal	BTC response
20/03840/APP	5 The Villas	Single storey side extension	Oppose
21/04298/APP	7 Boswell Court	Ch/use amenity land to residential garden; enclose with 2.1m fence	Oppose

723/21 Buckinghamshire Council Matters

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

Cllr. Stuchbury

Attended a meeting with the developers of Osier Way. Notes of the meeting will be presented at a future meeting. **ACTION APRIL AGENDA**

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Followed up issues on The Railway Walk. He is still awaiting a response which should arrive this week.

In the next cabinet meeting he is going to ask the Cabinet Member to support the cycle way and bring this forward.

Has attended a meeting with Enforcement.

724/21 Buckinghamshire Council Committee meetings

724.1/21 N. Bucks Area Planning Committee (9th February 2022) *Cancelled*)

724.2/21 Strategic Sites Committee (24th February 2022) *No Buckingham applications*

725/21 Enforcement

No new breaches were reported.

726/21 Applications to fell trees - postponed to April stand-alone meeting ACTION APRIL AGENDA

(Min.618 refers) "Year of the tree 2022" - *postponed to April stand-alone meeting*
ACTION APRIL AGENDA

727/21 S106 Quarterly update - postponed to April stand-alone meeting ACTION APRIL AGENDA

728/21 Planning stats 2021

Cllr. Ralph thanked the Planning Clerk for her hard work and detailed report. Members received the statistics for 2021.

JH asked for clarity of the 10 year comparison percentages, querying why the percentages were going down. The Planning Clerk explained that the figures are not a true comparison, that they can be deceptive due to withdrawals, duplicate applications, and redrawn/resubmitted plans.

729/21 Matters to report

Cllr. Gateley informed members that she had removed a Food Fair notice from outside the Chamber today and raised the point of other missed council notices.

Cllr. Gateley informed members that some bus stops have also got Christmas Parade diversion notices on them.

Cllr. Harvey raised concerns about the mud, mess, and dangerous vehicles in and around the car park from the new care home.

Cllr. Mahi raised concerns that the developers were blocking car park spaces with cones and that recycling and charity bins were also taking car parking spaces.

Cllr. Davies declared an interest as an employee of Crown Care and offered information (note that she was not speaking on behalf of her employer): she recognised that the area is in a mess but that they are expecting residents at the end of the month so it should be cleared by then.

Cllr. Harvey referred to the dangers of crossing the road and the Highway Code changes that puts pedestrians and cyclists ahead of car users.

Members agreed that once construction has been completed a review will take place and action taken as appropriate. **ACTION PLANNING CLERK**

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730/21 Chairman's items for information

There were none.

731/21 Date of the next meeting: Monday 4th April 2022 at 7pm.

Meeting closed at 21:40

Chair

Date

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