

PL/14/21

Minutes of the **Planning Committee** meeting held on Monday 9th May at 7pm in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

Present:

Cllr. M. Cole JP	Chairman
Cllr. M. Gateley	Town Mayor
Cllr. J. Harvey	
Cllr. A. Mahi	
Cllr. L. O'Donoghue	
Cllr. A. Ralph	Vice-Chairman
Cllr. R. Stuchbury	
Cllr. M. Try	

Also present:

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

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

848/21 Apologies for absence

Members received and accepted apologies from Cllr. Davies.

849/21 Declarations of interest

Cllr. Stuchbury noted that he would not be voting on any of the applications, as a member of the Buckinghamshire Northern Area Planning Committee.

850/21 Minutes

Members received the minutes of the Planning Committee Meeting held on Monday 4th April 2022 to be put before the Full Council meeting to be held on 30th May 2022.

**851/21 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan/
Buckinghamshire Local Plan**

Members received updates:

The Town Clerk informed members that Ms. Sheena McMurtrie is returning to the office tomorrow.

Cllr. Cole said that short notice was received regarding the BMKALC planning meeting on Wednesday, but the Planning Clerk will be attending online and will report back to the Committee.

Cllr. Cole informed members that a major planning application has been put forward in Tring for 1,400 houses on greenbelt land, 45% of which will be affordable housing. Dacorum Borough Council's policy will also be 40% on brownfield sites.

ACTION NEIGHBOURHOOD PLAN WORKING GROUP

Cllr. Stuchbury informed members that there will be a discussion at Buckinghamshire Council tomorrow regarding affordable housing.

852/21 North Bucks Parishes Planning Consortium

Members received and discussed a report from Cllr. Ralph on the NBPPC meeting held on 28th April 2022.

Cllr. Ralph summarised the report:

Maids Moreton Parish Councillor Pat Hardcastle is seeking a judicial review of Buckinghamshire Council's approval of the Land off Walnut Drive housing development, which he is crowdfunding as an individual rather than as a councillor, so limiting any costs which might be awarded.

Section 106: Buckinghamshire Council appears to be planning to disperse funds from S106 developments to wider recipient areas, not necessarily related to the development in question. Cllr. Cole reminded members that NPPF guidelines state that s106 agreements are about "measures that the developer must take to reduce their impact on the community." S106 medical provision for developments was also discussed.

A421 enhancements: possibility of a detailed study taking place on enhancements to the section of the A421 from Milton Keynes to Bicester. No firm details to date.

853/21 Action Reports

Members received action reports as per the attached list.

853.1 (729.1/21 Tree matters) Members received a verbal report from the Town Clerk on a meeting held with Rebecca Hart: this was helpful and constructive and an informal meeting with councillors will be arranged.

Street lighting: no response to the letter received to date.

Speed limit: Cllr. Stuchbury informed members that no information has been received by him regarding a decision but clarity is needed as it links to the street lighting.

Delete: Cllr. Cole to follow up.

854/21 Planning applications

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on Wednesdays 6th April and 4th May 2022 at 2.30pm. Strategic Sites Committee meetings are on Thursdays 21st April and 12th May at 2pm.

Additional information was provided by the Clerk.

Members considered a response to planning applications received from Buckinghamshire Council and whether to request a call-in.

1. 22/01173/APP

OPPOSE

[land to the rear of] 2 Market Hill

Change of use to convert to convert existing duplex apartment to 2No flat apartment dwellings [variation of approved 20/00483/APP]

Members' response was agreed before the site notice had been advertised in the neighbourhood. If, after the statutory notice has 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 queried the 'change of use' description as the as yet unfinished building would remain be a residential block; however it would no longer be a 'mixed development' per VALP policy. The lack of storage space was also criticised.

2. 22/01188/APP

NO OBJECTIONS

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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.....

8 Sandhurst Drive

Householder application for Proposed single storey side extension
Members noted that this proposal was an improvement on the previous one, that the extension was only just within the boundary so that the eaves did not encroach on the neighbour's land, and that many of the other houses in the street had already had such an extension approved. It was assumed that the officer would draw attention to the terms of the Party Wall Act in the decision, and it was suggested that the applicant consider installation of solar panels and grey water recycling if approval was given, to comply with Neighbourhood Plan policies 12 and 13.

3. 22/01189/APP

DEFERRED

2 Mallard Drive

Change of use of redundant land alongside dwelling to garden land and erection of 1.8m high timber fence 2m from back of footpath (Retrospective)

Members were informed that the Land Registry Deed transferring the land to the applicant's ownership referred back to an earlier deed which contained "provisions as to the light or air and boundary structures" and felt that knowledge of these provisions was necessary to a reasoned response.

Purchase of a copy of the earlier deed was agreed. Members would be circulated with a copy and a response discussed and agreed, before the due date (17th May) if possible.

4. 22/01248/APP

NO OBJECTIONS

26 Pillow Way

Householder application for single storey rear extension with velux windows

Members' response was agreed before the site notice had been posted in the neighbourhood. If, after the statutory notice has 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.

A view was expressed that increasing the footprint by over 40% constituted overdevelopment of the plot, but did not carry the vote to oppose..

5. 22/01262/APP

NO OBJECTIONS

7 – 11 Homestall, Buckingham Industrial Park

Replacement of existing front single storey extension to units 7 – 11

6. 22/01362/APP

NO OBJECTIONS (but see comments)

48 Highlands Road

Householder application for first floor side and single storey rear extension

Members' response was agreed before the site notice had been posted in the neighbourhood. If, after the statutory notice has 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 additional bedroom would imply parking space for three vehicles within the curtilage, and even if the garage was counted as one, and the existing drive as a second, there might be a move to demolish the low boundary wall, extend the dropped kerb and pave the frontage to provide a third. It was felt that this would damage the unity of the street scene and Members would not be in favour of this.

They also asked that delivery of building materials etc. be time-restricted, as the public path along the northern boundary was used by children at Buckingham Primary

School, and its use as a means of access to the rear of the plot or storage of deliveries or plant, however temporary, raised questions of the children's safety. The time-restriction could also apply to the roadway as the turning end is much used as a drop-off and pick-up point for pupils at the nursery and school.

AMENDED PLANS

7. 21/03152/ADP

NO OBJECTIONS

Land off London Road [*Lace Hill Health Centre*]

Application for reserved matters pursuant to outline permission 17/02112/AOP relating [to] landscaping for the erection of a health centre
Members' response was agreed before a site notice had been posted 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 their previous response had been to defer decision, commenting that there were too many non-native species, as well as many that were poisonous or irritant, and suggesting that medicinal plants and herbs would be appropriate to the use of the site. The low number of Disabled parking bays and the lack of any Parent-and-child designated bays was also criticised.

The revised list of species contained many more native types, and mint, sage and marjoram, and was considered acceptable.

Not for consultation (circulated separately due to time constraints)

(Both applications have already been approved, see below)

8. 22/001161/ATC

NO OBJECTIONS

4 Victoria Row

T1 Willow; Height - 15m, Crown Spread – 11m, DBH – 700mm

Work required: Pollard to previous point

9. 22/001178/ATC

NO OBJECTIONS

Mill House, Nelson Street

T1 Lime: reduce height and spread by 2.5m back to original pruning points

843/21 Planning decisions

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

Approved

Application	Site address	Proposal	BTC response
21/00479/APP	Oddfellows Hall, Well Street	Reposition rooflights (variation of 19/03398/APP)	Oppose (Cllr Whyte call-in)
21/04805/APP	89 Western Ave.	Garage & loft conversion	No objections
22/00494/APP	48 Lime Avenue	1 st fl. Side extension over garage	No objections
22/00523/APP	6 Kestrel Way	Single storey side extension	No objections 1

¹ Members commented “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.” Approval was given after an amended site plan was submitted including a gate in the side fence.

843.1 Members agreed to write to Buckinghamshire Council to express concerns that, despite neighbours' strong objections to the application, there was no officer's report on the planning portal, and that neither BTC's nor Ward Cllr Warren Whyte's objections and call-in requests appeared to have been considered. It was noted that whilst ground floor glass would be obscured, rooflight glass looking directly into neighbours' bedrooms would not.

ACTION PLANNING CLERK

Refused

Application	Site address	Proposal	BTC response
21/04241/APP	60 Moreton Road	Part 2-st front extension & garage	Oppose & call-in
22/00310/APP	71 Moreton Road	2-st rear extension & loft conversion	Oppose
22/00328/ALB 22/00330/AAD	Nelson's Local 40-41 Nelson St.	Fascia sign, projecting sign & 2 board signs below bay window	Oppose
22/00310/APP	9 Addington Rd.	New wall, railings and gates; porch & window (part retrospective)	Oppose

Withdrawn

Application	Site address	Proposal	BTC response
21/03030/APP	Station Road	Multi-faith prayer room	No objections ²
22/00275/APP	31 Highlands Rd.	Conv. loft to form new 1 st floor, & rear extension, balcony & 2-st. light well	Oppose

² Changed from 'oppose' on receipt of amended plans in February 2022

Not for consultation

Approved

Application	Site address	Proposal	BTC response
21/04413/ATP	2 London Road	Conifer: Cut back branches overhanging rear of store (fire risk)	No objections ³
22/00463/ATP	Waglands Garden	Walnut: Crown reduction Holly: Crown Lift Lawson Cypress x 2: Fell (dead)	No objections
22/00632/ATC	1 Salisbury Cottages, Bath Lane	Apple: Crown reduction to clear overhead power lines	No objections
22/00694/ATC	35 High Street	Reduce crown by 25%; remove ivy	No objections
22/00929/ATC	Chandos Park	Reduce Lime, Sycamore and 2 x Crack Willow; Fell damaged sycamore	No comment

³ Note that this was Sainsbury's application; the simultaneous application from the householder (21/04300/ATP) to fell the White Fir tree has not yet been decided (27/4/22)

844/21 Buckinghamshire Council Matters

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

Cllr. Stuchbury:

- Has expressed his discontent regarding the S106 for Osier Way and his concern that the developer is unwilling to enter a discussion.
- Is attending a meeting tomorrow where he will question the Cabinet Member on housing policy. He will also be raising a question about housing need.

844.1.1 Members received a verbal update on West End Farm archaeology from Cllr. Stuchbury.

Cllr. Stuchbury reported a positive move forward with the two parties, the developer and Network Archaeology, now conversing. The aspiration is that they will come to a long-awaited legal settlement.

844.2 Members noted that the updated list of undecided **OPPOSE & ATTEND/CALL-IN** applications is *held over to June 6th meeting*.

845/21 Buckinghamshire Council Committee meetings

845.1 N. Bucks Area Planning Committee	(4 th May 2022)	<i>Cancelled</i>
Strategic Sites Committee	(7 th April 2022)	<i>No Buckingham applications</i>
	(21 st April 2022)	<i>No Buckingham applications</i>
	(12 th May 2022)	

846/21 Noise and air pollution

It was agreed at the Environment Committee meeting for Planning Members to discuss the suggestion that consideration of noise and air pollution be included alongside other environmental questions when developments are put before the Planning Committee of Buckingham Town Council (825/21).

Members discussed concerns regarding noise and pollution for large development applications.

Members accepted the recommendation.

847/21 Enforcement

847.1 Members to report any new breaches.

Sign lighting for the new kebab shop to be checked.

The Planning Clerk reported that the old British Heart Foundation shop is becoming a barber shop.

847.2 Members received for information from the Senior Enforcement Officer:

847.2.1 28 Border Lane: applⁿ. 21/01263/APP Retention of fencing and change of use of land (Refused 10/9/21)

Estates have received legal input now and shared this with myself. Essentially, they will not be proceeding with legal action following legal advice and will not taking any further action in relation to the encroachment, however the planning enforcement case remains open and active and the team shall be acting accordingly.

- 847.2.2 (Enforcement case 20/00124/CON3) 1 Manor Street, MK18 1BZ: timber stable door replaced with uPVC front door on Grade II Listed Building.
Formal notice has been served that the new door must be replaced with a new timber hardwood door, frame and sill to match exactly the design, detailing and proportions of the previous door and sill, within 4 months.

848/21 Royal Mail post box provision for St. Rumbold's Fields

New residents have requested a post box on the estate. Royal Mail were contacted and say there is adequate provision within a half a mile walk. Clerk's report was attached for discussion.

Cllr. Stuchbury suggested requesting Royal Mail reconsider this decision and a press release shaming Royal Mail should be made. There will be elderly residents and residents with disabilities living on this estate who need closer access to a post box. Members noted that residents (including children) would need to cross the Tingewick Road twice to access the nearest post box. The Buckingham Society will also write a letter requesting reconsideration of the decision.

A vote was taken to issue a press release and the results were:

For: Cllrs. Cole, Gateley, Harvey, Mahi, O'Donoghue, Ralph and Stuchbury
Against: Cllr. Try
Abstentions: None

**ACTION TOWN CLERK (LETTER TO ROYAL MAIL)
ACTION COMMUNICATIONS CLERK (PRESS RELEASE)**

849/21 Applications to fell trees held over to June 6th meeting

850/21 Matters to report

Members to report any damaged, superfluous and redundant signage in the town, access issues or any other urgent matter.

Cllr. Stuchbury reported his correspondence with Taylor Wimpey regarding the slope on Clarence Park for disability access. Taylor Wimpey explained that they had lost their contractor and are now looking for another contractor.

Cllr. Stuchbury has reported a loose manhole cover outside the secondary school as the noise is affecting residents.

Cllr. Try reported that the road sign from the Lace Hill roundabout to Bourton Road is obscured by foliage and dirty. The Planning Clerk will ensure that this is reported.

ACTION PLANNING CLERK

Cllr. Harvey reported that the new Pegasus crossing takes a long time to change. The Planning Clerk will look into this.

ACTION PLANNING CLERK

851/21 Chairman's items for information

The Planning Clerk has received notice regarding the S106 parking contribution from Lace
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Initial.....

Hill. It is suggested that the cost of the proposed electric points at Buckingham Athletic would be approximately £40,000. Members were requested to think about how the £18,000 could be spent and this will be put on the June agenda. **ACTION COMMITTEE CLERK**

852/21 **Date of the next meeting:** Monday 6th June 2022 at 7pm.

Meeting closed at 21:42pm

Chair:

Date:

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