

PL/04/22

Minutes of the **Planning Committee** meeting held on Monday 15th August 2022 at 7.00pm 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	

Via Zoom: Cllr. M. Try

Also present:

Ms. C. Molyneux	Town Clerk
Mrs. C. Cumming	Co-opted member
Ms. P. Cahill	Committee Clerk
Mrs. K. McElligott	Planning Clerk
Ms. S. McMurtrie	Town Plan Officer

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

222/22 Apologies for absence

Apologies were received from Cllr. Davies and Cllr. Willett.

223/22 Declarations of interest

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

224/22 Minutes

Members received the minutes of the Planning Committee Meeting held on 25th July 2022.

**225/22 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan/
Buckinghamshire Local Plan**

Members received updates.

Ms. McMurtrie informed members that a detailed update will be given at the September meeting.

It was agreed that Ms. McMurtrie and Cllr. Cole will send a letter to parishes regarding potential visits.

Cllr. Harvey informed members that he had looked at website showing a comparison between new housing and population. Figures show that the population of Buckinghamshire has risen by 9.5% in the last decade and the rise in new housing by 10.6%. Information was sourced from the 2021 census.

Ms. McMurtrie left the meeting at 19:26.

226/22 North Bucks Parishes Planning Consortium

226.1 Members received the minutes of the 30th June meeting.

226.2 Members received for information the conclusions of a Zoom meeting held after the above.

Cllr. Ralph noted that the information shows that the issues faced by parishes are the same across North Bucks, and not just by Buckingham.

Cllr. Harvey expressed concern regarding the removal of comments online after planning applications have been determined, as it encourages the downloading of information, thereby multiplying the problems that GDPR are supposed to overcome. He concludes that the lack of consultation by Buckinghamshire Council and Councillors suggests that they just don't care.

Cllr. Stuchbury suggested raising a question with notice; this would be in the public domain so would have to be answered carefully. Members agreed that Cllr. Stuchbury and the Planning Clerk will consider and devise the question, to include asking whether comments removed from the public site still exist.

ACTION PLANNING CLERK/CLLR. STUCHBURY

227/22 Action reports

Members received action reports as per the attached list.

227.1 (211/22:Stratford Fields s106) Members received an invited guest from Buckingham Athletic Football Club (BAFC) and discussed his email.

Mr. Tony Checkley explained his concerns regarding the failing/dangerous railings around the car park; this has been raised twice with Buckinghamshire Council. He informed members that CCTV has already been installed around the grounds, which covers 70% of the car park and that signage is key for the Club; the Club is in favour of a joint sign for the Club and car park.

Members agreed that signage is very important and, if sufficient funding, CCTV to cover the remainder of the car park. The Planning Clerk and Mr. Checkley will liaise and BAFC will put forward the proposal for signage and Buckingham Town Council will write a letter of support.

ACTION PLANNING CLERK

The Town Clerk confirmed that there had been a Press Release for Year of the Tree.

Cornwalls Meadow survey: The Town Clerk will send a draft to Cllr. Harvey.

Walnut Drive Judicial Review: Cllr. Cole reported on legal clarification that the developer could legally commence development as they have planning consent, although this would be at their own risk should that consent be overturned.

Mrs. Cummings informed members that Cllr. Hardcastle has to date privately raised £36,000 towards the above judicial review. The review is set for 2nd/3rd November, and he is hoping to have raised the extra £4,000 by then. Cllr. Cole reminded members that they could offer support individually.

Mrs. Cummings noted that the door on Manor Cottage is not on Manor Street but on Mill Lane.

228/22 Planning applications

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on 24th August and 14th

September 2022 at 2.30pm. Strategic Sites Committee meetings are on 1st September and 27th October 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.

22/02324/APP

OPPOSE

Station House, Tingewick Road

Erection of 8 new dwellings and refurbishment of the existing Station House.

Members regretted the lack of any information on the refurbishment of Station House and criticised the proximity of the proposed neighbouring houses which did not respect its style or historical significance. 8 dwellings is only slightly less cramped than the refused 9.

No acknowledgement of the Buckingham Design SPG is made – in fact ¶1.2.5 states “There is no dominant architectural vernacular which needs to be adhered to as part of the development scheme”.

The Planning Statement is largely an assemblage of previously submitted material, unedited or updated; Fig.3 on p.5 shows a footpath along the southern side of Tingewick Road, which does not exist, as the photos on p7 prove, and (¶4.3.4, p.13) there are no houses fronting onto Tingewick Road, only the rear of plot 1 and the side of plot 2. ¶s 5.7.1 and 5.8.2 on p18 do not refer to the arrangements for parking and bins as described for this application. Section 3.4 was added to the Revision A version to address the reasons for refusal of the previous application (19/01476/APP for 11 dwellings, reduced to 9 before the appeal was lodged) and the Planning Inspector’s decision. The Inspector commented extensively on the effects of development of a rural site with a public footpath along the edge, both on existing trees and hedgerows and the oppressive aspect of a closeboard fence along the eastern (path) boundary, and devoted 5 paragraphs to Station House, its importance and its setting which have not been given sufficient weight in this application, so far as can be seen from the outlines submitted.

Members do not like tandem parking arrangements and any roadside parking will restrict the available space and possibly prevent larger vehicles from turning to emerge forwards on the main road.

The Highways Statement states that there is street lighting to illuminate the road at night; there is a lamp-post close to the proposed new access point, but there is no further lighting between there and the town until the lamp opposite the entrance to Westfields. The proposed link path to the Bernwood Jubilee Way is rather dark even in daytime and would be unusable without a torch after dark.

The new access will be steep and does not seem to have a level ‘holding area’ for emerging vehicles waiting for a gap in the traffic, and the bin lorry and other large vehicles turning left will have to swing out into the far carriageway before regaining the correct side of the road.

Plots 2, 7, 8 and 9 have a longer than guideline hauling distance for their bins and those for Plots 2 & 3 involve steps. There is no indication on the drawings for Plot 3 of any kind of bin enclosure on the front elevation, as it has no rear access.

The previous application disposed of foul water via a Klargestor to the north of the site, and no Anglian Water assets were shown west of Westfields; this application states that there will now be connection to an existing sewer, but there is no indication of this sewer's position, or even existence, and given the difference in levels between the site and the road, some confirmation of this and whether the foul water will be need to be pumped up to it would be appreciated.

22/02336/PAHAS

NO OBJECTIONS (but see comments)

31 Highlands Road

Prior approval application (Part 1, Class AA) for construction of additional storey to create first floor structure including replacement of roof and erection of single storey rear extension
Members noted that the application complied with the majority of conditions set for adding a storey to a detached single storey residence. However, they felt that the design was anomalous in the area, and bulky in the street scene.

22/02351/APP

NO OBJECTIONS

18 Badgers Way

Householder application for demolition of conservatory and erection of single storey rear extension and formation of new crown roof over existing single storey flat roof to front.

22/02355/APP

NO OBJECTIONS, subject to the satisfaction of the HMO Licensing Officer

25 Waine Close

Change of use from 6 multiple occupation bedrooms to 7 multiple occupation bedrooms.

22/02410/APP

NO OBJECTIONS

Vinson Centre, Hunter Street

Change of use [of] Vinson Centre ground floor lecture theatre for ancillary commercial cinema.

Members were surprised to find that the Vinson Building (not Vison Centre as in the application documents) was not listed in the Property History for this application. (This one is in the History for Yeomanry House, which is a Listed Building on the other side of Hunter Street; the original application for the building - 16/01850/APP - is listed under Chandos Road campus; neither are correct). The public use of the building was part of the original proposal, and Members welcomed this further extension (with improved accessibility) to the Film Place.

22/02487/APP

NO OBJECTIONS

63 Nelson Street

Change of use from Class E (a) (Retail) to Class C3 (Dwellinghouses) (Retrospective).

Members expressed the hope that the new owners would undertake some repairs and decoration to the street elevation of the premises as it is in the Old Town part of the Conservation Area.

22/02506/APP

NO OBJECTIONS

38 Moreton Road

Householder application for erection of single and two storey side extensions.

Amended/additional plans

22/01248/APP

NO OBJECTIONS

26 Pillow Way

Householder application for single storey rear extension with velux windows

Amendment: Access drive now included with red line; no other changes to proposal

The following application is in Gawcott-with-Lenborough Parish:

22/01498/APP

NO OBJECTIONS (but see comments)

Land off Osier Way

Erection of a building for a flexible business use to include Eg(iii), B2 or B8 purposes, along with ancillary offices, associated access, parking, landscaping and associated works.

Main Amendment: Roof layout rotated through 90°

Members regretted the confirmation that the building was for B8 use, and the suggestion that HGVs park on the access road pending gate-opening or room in the loading yard. They would prefer off-road accommodation, perhaps in a designated layby.

The Travel Plan should not depend on the unconfirmed bus service to the new estate for public transport access. The nearest bus stops are at Embleton Way, and Tesco on the London Road (and the bridleway along the southern edge of the Industrial Estate is not suitable for regular use, especially in the winter).

They echoed the views expressed by Gawcott-with-Lenborough PC, and asked that the specification include solar panels, grey water re-use and more EV charging bays (at least 25%) for the good of the planet.

Discharge of Conditions applications – 19/00148/AOP Land south of Osier Way

19/A0148/DIS

OPPOSE

Application for approval of details subject to condition 8 (Design Code).

Members were not impressed by the lack of actual content in the 110 page document and asked for a more definitive approach before the Reserved Matters applications were submitted.

In particular, they would like:

- *No shared surface streets – experience on other estates shows the disadvantages.*
- *No block paving, ditto.*
- *Some of the designated ‘private drives’, which are as long as the ‘streets’ in some cases, to be moved into the ‘tertiary’ class.*
- *Confirmation of whether all the above such streets would be adopted by Buckinghamshire Council or left to the management company to maintain (document says ‘offered to BC for adoption’).*
- *Some sale dwellings to be suitable for disabled residents.*
- *The following Neighbourhood Plan policies to be acknowledged: DHE6 – Provision of good quality private outdoor space (for all dwelling types); I1 – Disabled access requirement for new pedestrian routes; I2 – Renewable energy generation (solar panels); I3 – Rainwater collection and re-use.*
- *Wiring for EV charging connection to be standard for all dwellings and in parking courts.*
- *Broadband connection as standard before occupation.*
- *To state their support for Mr. Roger Newall’s detailed analysis as submitted.*

19/B0148/DIS

NO OBJECTIONS (but see comments)

Application for approval of details subject to condition 2 (Phasing Plan)

Members queried:

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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.....

- *Why Phase 1 was not the 'shop-window' area currently designated as Phase 3.*
- *Why Phase 1 had no cycle routes.*
- *Why so much of the Affordable Housing appeared to be on 'tertiary routes' which may not be constructed to Buckinghamshire Council's adoptable standard (see comments on DIS – A, Design Code) and thus maintained at the tenants' expense.*

19/C0148/DIS

NO OBJECTIONS

Application for approval of details subject to condition 3 (Biodiversity).

A commentary on the Design Code prepared by Mr. R. Newall of the Buckingham Society was circulated with the agenda.

Members left any comments to the qualified officers.

Not for consultation

22/02389/CPL

OPPOSE

33 Willow Drive

Certificate of Lawfulness for proposal to extend vehicle access by approx.. 5m²

Members noted that the red line contradicted the applicant's statement that he owned the land and opposed the acquisition of, and the resurfacing of, the public path with block paving. It was noted that this section of path had a raised kerb and adjacent gutter drain but no application to remove the kerbing was included. The line sketched on the Google Streetview was ambiguous (being straight on a curved kerb) and concern was expressed that block paving up to the road edge might affect the drainage of the surrounding area.

The following applications had been approved already:

1. 22/02499/ATC 37 Well Street, MK18 1ET
(Works to trees):
The two trees required to be felled are an Ash tree and a Sycamore tree. Both trees have been trimmed in recent years due to excessive shading and danger of low hanging branches interfering with overhead telephone cables. Both trees create excessive shading and are of low amenity value. The Ash tree is dangerously close to the boundary wall and the nearby classic 19th Century terrace houses of Church Street, not to mention its proximity to the applicant's property. The tree has grown into two main trunks and there is the inherent danger of one or both trunks splitting or breaking off. The applicant is planning to conduct some garden landscaping and the position, excessive shading and low amenity value of both trees is contradictory to those plans.
Adams
2. 22/02591/ATP Land between Brookfield Lane & Chandos Road [*Waglands Garden*]
5-DAY NOTICE
T1 – Lime. Remove. The tree has *Kretzschmaria deusta* at the base with the root plate compromised on one side; there is also evidence of soft rot
T2/T3 – Lawsons Cypress. Remove. Trees are dying/dead.
Martin

228/22 Planning decisions

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

Approved

Application	Site address	Proposal	BTC response
22/00939/APP	90 Moreton Road	Part 2- and part-1 storey side & rear extensions	No objections
22/01818/APP	21 Twickenham Rd.	S/st. rear extension (amendment to approved 21/03873/APP)	Oppose *

* Members opposed because there was no drawing of the proposed gate in the side boundary wall but said they might be minded to withdraw opposition if the design was supplied and they found it satisfactory. It should be noted that no mention is made of the new gate on the decision sheet, only the extension. Members had No Objections to 21/03873/APP which showed the gate as filling a gap in the wall and the same height as the wall, and that approval is still valid.

Not for consultation

Approved

Application	Site address	Proposal	BTC response
22/02171/ATC	Candleford Court	T9 Elder – coppice T31 Ash – Fell (fungal decay in trunk) T39 Elm – Fell (dead stem hanging over river) T56 Plum – Fell (too close to Health Centre wall)	No objections
22/02591/ATP	Waglands Garden	5-DAY NOTICE T1 - Lime. Remove. The tree has Kretzschmaria deusta at the base with the root plate compromised on one side; there is also evidence of soft rot T2/T3 – Lawsons Cypress. Remove. Trees are dying/dead.	Approved

229/22 Buckinghamshire Council Matters and publications

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

229.2 Members received for information a copy of the Town & Parish Charter.

Cllr. Stuchbury expressed disappointment in the Charter and suggested that this should be referred to and used as a 'response document'; it can be used to hold Buckinghamshire Council to account.

Cllr. Harvey referred to the following point in the Charter:

Buckinghamshire Council will: Adopt a 'Statement of Community Involvement' regarding consultation with parish and town councils on planning issues.

Cllr. Harvey proposed that we should write to the Cabinet Member to ask when we will be invited to be involved in the drafting of the statement. Cllr. O'Donoghue seconded. Members **AGREED** unanimously.

ACTION PLANNING CLERK

229.3 Members received for information the decision notice for Tingewick Road speed limit.

229.3.1 Resulting from the above, Cllr. Stuchbury has proposed the following motion:

“Following Buckinghamshire Council’s decision to implement a 40mph limit on Tingewick Road, against the hopes and aspirations of the elected members of Buckingham Town Council for a 30mph limit, I propose that Buckingham Town Council seeks an urgent meeting with Cllr. Peter Strachan, Cabinet Member for Planning and Regeneration, to discuss the soonest implementation of the s106 agreement for St Rumbold’s Fields.
The s106 agreement covenants the developer to deliver a lit footway/cycleway between the development and the A421 before the first dwelling occupancy. The Town Council maintains that this is necessary to provide a safe walking/cycling environment to access the primary and secondary schools.”

Cllr. Cole seconded the motion. Members agreed unanimously.

The motion was carried.

ACTION TOWN CLERK

Members agreed that a Press Release will be issued.

ACTION DEPUTY TOWN CLERK

229.4 Members received and discussed a response from the Cabinet Member for Transport to a Written Question on the A421 submitted by Cllr. Stuchbury.

Cllr. Stuchbury informed members that no consultation will take place until after the study. He is concerned that the s106 for the Osier Way development agreement states specifically that it will make contributions to the dualling the bypass and a roundabout. We are now being told that Buckingham Town Council cannot talk about this, yet decisions are being taken in the public to agree s106 and to determine spending money on an area of the road which this study will refer to. He suggests that this is taken back to Cabinet.

Cllr. Harvey suggested writing and stating that 'we would like to be involved now'. Cllr. Cole suggested that the letter raises concerns that s106 monies have already been allocated to widen the current bypass without consultation regarding alternatives.

Cllr. Stuchbury said that he would like to keep this in the public domain by asking an additional question. Cllr. Harvey proposed that a written supplementary question is submitted by Cllr. Stuchbury to Cabinet. Cllr. O'Donoghue seconded. Members **AGREED**.

ACTION PLANNING CLERK/CLLR. STUCHBURY

Cllr. Cole referred to the s106 funding for a filter lane on the A422 Stratford Road roundabout and believes that Buckingham Town Council needs to object to this as being unnecessary, as a left-turn lane already exists. The Town Clerk suggested that she and the Planning Clerk will undertake research regarding the proposal, and this will be included on the September agenda. Members agreed. **ACTION TOWN CLERK/PLANNING CLERK**

229.5 Members reviewed the 'Find out if you need planning permission' service and discussed any concerns.

The Planning Clerk explained how the website will work but is concerned that it is not well defined; it may have loopholes/flaws which will allow people to bypass the planning stage. Cllr. Harvey proposed writing to Cllr. Strachan to ask how the pilot scheme will be evaluated and expressing concerns about people getting a false positive answer. He also suggested that members should try out the service - the Planning Clerk will circulate the link. Seconded by Cllr. O'Donoghue. Cllr. Stuchbury asked that we request the minutes of this proposal and agreement. Members unanimously **AGREED**.

ACTION PLANNING CLERK

229.6 The current list of undecided **OPPOSE & ATTEND/CALL-IN** applications was attached for information (no change from previous list).

230/22 Updates from Representatives on Outside Bodies

There were none.

231/22 Buckinghamshire Council Committee meetings

231.1 N. Bucks Area Planning Committee (27th July 2022) Cancelled

231.2 Strategic Sites Committee (4th August 2022) Cancelled

232/22 Enforcement

No new breaches reported.

233/22 Applications to fell trees

Members received and noted the updated list.

234/22 Matters to report

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

Cllr. Harvey reported that the road by the Pegasus crossing near Wipak is severely damaged and could cause an accident. The Planning Clerk will check and report.

Cllr. Mahi expressed concern regarding the week-long road closure for Old Gaol repairs and the fact that buses were driving past Tesco Express. The Town Clerk has emailed Highways to request further information and raise concerns regarding the closure, about which Buckingham Town Council was not notified until several hours after it had started.

235/22 Chair's items for information

Cllr. Cole informed members that there will be an online consultation meeting regarding the Draft Milton Keynes Parking Standards Supplementary Planning Document; a question-and-answer session will follow. The Planning Clerk will circulate details to members.

236/22 Date of the next meeting: Monday 19th September 2022 following the Interim Council meeting.

Meeting closed at 21:37

Chair

Date

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