

PL/03/22

Minutes of the **Planning Committee** meeting held on Monday 25th July 2022 at 7.00pm in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

Present:

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

Also present:

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

Public session

A member of public attended and voiced his concerns regarding the possible changes to the A421/potential bypass and the increased problems that dualling the current road from the Tingewick bypass to the Tesco roundabout would create. He asked the view of the Town Council and whether this will be part of the Local Plan. Cllr. Cole explained that consultation will take place on Buckinghamshire Council's recommendations. Cllr. Stuchbury feels that Buckingham Town Council should be involved in drafting the Local Plan, but the Cabinet Member has stated that the Town Council would not necessarily be consulted until the study is completed in the Autumn.

Two members of public attended, both residents of Wharfside Place, to speak about the potential impact of the planned extension of 5 The Villas. Concerns were raised about the increased flood risk, the lack of an up-to-date plan (the plan is almost identical to the 2009 submission), and that the flood risk report is deeply flawed, incomplete and inaccurate.

Members agreed to bring forward on the agenda planning application 3. 22/02112/APP.

205/22 Apologies for absence

Members received apologies from Cllr. Try.

206/22 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.

207/22 Minutes

Members received the minutes of the Planning Committee Meeting held on 27th June 2022 and received at Full Council on 18th July 2022.

208/22 Osier Way s106

Members received Mr. Paul Carr, Hon. Club Secretary, Buckingham Rugby Union Football Club to discuss the clause from the section 106 agreement (pp25-26):

“Sport and Leisure Projects” means the provision of and improvements, modernisation and refurbishment to the grounds and facilities at the Richard Roper Playing Fields, Gawcott, including but not limited to play, fitness, sports, access, community building/pavilion, sustainable energy, CCTV and/or towards the purchase of and/or improvements to Hodding Wood community woodland, Main Street, Gawcott and/or the cost of providing an arts and cultural venue in Buckingham and/or improvements to the open 25 space, Scout and Community Centre and equipped play sports and fitness provision at Embleton Way Buckingham and/or improvements modernisation and refurbishment of Stratford Fields football pitch, Buckingham Rugby Club changing facilities and clubhouse, cricket facilities at Buckingham Town Cricket Club and Maids Moreton Playing Field, and clubhouse and toilet facilities at Buckingham West End Bowls Club”.

Mr. Carr explained that the changing rooms refurbishment will be going ahead in May 2023 as current facilities are unsuitable for mixed gender and age usage. The cost will be £160,000 and if they are not allocated s106 monies, a loan will need to be procured. The Club has 21 active teams and 1,200 members. There is a need for additional pitches as current pitches are overplayed and yearly maintenance of these costs up to £20,000. The Club would like to build a glass and steel extension for busy periods at a potential cost of £220-£240,000.

Cllr. Cole explained that the Club is one of several clubs bidding for the s106 money. 50% of this money must be paid before the first house is occupied but a specific amount has not yet been revealed.

Cllr. Harvey suggested a possible appraisal of all sports clubs and pitches in the town. Is there scope to share pitches? Mr. Carr said that school pitches have been used in the past but that sometimes these are inaccessible. He will send details to the Town Clerk regarding a relevant Aylesbury Vale survey that is taking place.

209/22 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan/ Buckinghamshire Local Plan

Members received updates.

The Town Clerk informed members that she will be meeting with O’Neil Horner.

Cllr. Stuchbury visited Gawcott and Lenborough Parish Council. They have similar experiences to Buckingham Town Council regarding future developments, highways etc.

Cllr. Cole and Ms. McMurtrie visited local parishes in 2019. They plan to do this again in the coming months.

Cllr. Harvey queried whether there should be something in the Design Plan regarding how close to people’s gardens that a new road could be built. Cllr. Cole will pass this to Ms. McMurtrie to consider at the Working Group.

Cllr. Cole offered information to members that the Osier Way s106 contribution includes £840,000 for Buckingham Transport Strategy, to be divided between dualling the A421 between the Radclive roundabout and the Tesco roundabout, a left turn slip at the Old Stratford roundabout, Buckingham cycle network improvement, Buckingham to Silverstone cycle route and infrastructure to facilitate an increase to the bus route to Winslow railway station.

210/22 Other Neighbourhood Plans

210/22.1 Revised Winslow Neighbourhood Plan: To consider the documents available on the Buckinghamshire website and agree any comments (closing date 11th August 2022). [Winslow Neighbourhood Plan submission consultation – Your Voice Bucks – Citizen Space](#)

Cllr. Cole explained it will extend the northern parish boundary with 315 houses to be built north of the Great Horwood Road. New houses in Winslow will total an extra 539 houses plus the further 250 houses in Furze Lane. This will increase Winslow's population from 4,700 to 6,700. 35% of the houses built will be affordable housing. Members and public are entitled to make comments until 11th August.

210/22.2 Maids Moreton Neighbourhood Plan: Members discussed any possible responses to the MM NP (closing date 24th August 2022). A report from the Town Plan Officer is attached.

Cllr. Harvey said that he could not see Buckinghamshire Council accepting it in that form as no new build and boundary where current houses are.

[Maids Moreton Neighbourhood Plan Consultation Version \(V9.2\)](#)

[Maids Moreton Neighbourhood Plan Heritage Assessment V2 March 2022](#)

Members voted on the recommendation in the Town Plan Officer's report that the Committee submits a representation which is supportive of the Plan. The results were:

For:	8
Against:	0
Abstention:	1

210/22.3 To receive a verbal update from the Chairman on the Walnut Drive Judicial Review.

Cllr. Cole referred to Cllr. Hardcastle's continued effort and noted that, as it has gone to judicial review, legal advice was that work should now stop.

Cllr. Stuchbury believes that it would be prudent to ask the Buckinghamshire Council legal department (planning authority) for confirmation and clarity of this. Members **Agreed.**

ACTION TOWN CLERK

211/22 Action reports

Members received action reports as per the attached list.

Cllr. Cole noted the widespread press campaign regarding the lack of Osier Way s106 consultation.

Speed limit, Tingewick Road: no public notices have yet appeared. Cllr. Stuchbury summarised history and asked that the Town Clerk requests updated information.

ACTION TOWN CLERK

Skeletons, West End Farm: Cllr. Stuchbury informed members that the latest correspondence revealed that the archaeologists have agreed that something has to be done and that there is a possibility of involving the Chartered Institute for Archaeologists to resolve this.

Survey on access, Cornwalls Meadow: The care home is now complete, and members agreed to organise a rota to survey public access and safety. **ACTION PLANNING CLERK**

Streetlighting, Tingewick Road. Cllr. Harvey noted that there had been no response to the letter and expressed concern about the lack of lighting for Autumn and Winter. The Town Clerk is not aware of a response, but she will check and follow it up. **ACTION TOWN CLERK**

211/22.1 Lace Hill s106 - balance remaining for Stratford Fields.
Members **Agreed** the Planning Clerk's recommendations that the Buckingham Athletic Football Club be asked their opinion as to what the money might most usefully be spent on and, if no new ideas, Buckinghamshire Council be asked to install additional cycle racks in the car park adjacent to the cycleway, and associated signage on the cycle routes in town. Members discussed the possibility of additional disabled spaces, parent and child spaces, more visible signage and creating additional spaces on the grassed area used as overflow parking. The Planning Clerk will contact Highways regarding placing warning signs on the approach to the car park. **ACTION PLANNING CLERK**

212/22 Planning applications

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on 27th July 2022 (now cancelled) and 24th August at 2.30pm. Strategic Sites Committee meetings are on 4th August and 1st September 2022 at 2pm.

Additional information was provided by the Clerk.

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

The following application was taken out of order for the convenience of members of the public present.

22/02112/APP

OPPOSE

5 The Villas, Stratford Road

Householder application for single storey side extension

Members strongly oppose any development in the flood plain, which is contrary to NPPF, VALP and BNDP policies, and doubt the efficacy of the void and its attendant rainfall dispersal system. The flow map on p14 of the FRA gives an inaccurate indication of the extent of floodwaters outside the site boundary; in December 2020 the rear gardens and parking court of Nos 6, 8 & 10 Wharfside Place flooded to a depth of 340mm, almost over the doorsills, and their ground floor level is considerably lower than that of The Villas, so they will be in receipt of any additional floodwater resulting from the proposed extension. Water will not drain into sodden ground, and ground water levels are normally higher than open water levels due to capillary action. If the void itself floods, silt and debris will be left in it; no maintenance programme is included in the submission, and it is unlikely that the tenants would carry this out as they are mainly students.

The difference in height already affects the amenity of the neighbouring residents, and the nearest point of the proposed extension is within a metre of the boundary fence. It can be seen from photo 3 how close the blank side wall of the extension will be to the neighbouring

houses. None of the drawings show the various extensions to the houses which bring the habitable rooms closer to the boundary.

Photos from the 2020 flood event are appended.

The remaining applications were taken in agenda order.

22/01895/APP

NO OBJECTIONS

Land south of Stratford Road

Proposed self-build dwelling

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.

Members made the following comments:

- 1. The amenity space on the site does not comply with Buckingham Neighbourhood Plan policy DHE6 (New developments will provide good quality private outdoor space, which will provide an area where people can spend quality time and enjoy their surroundings. In order to achieve a good living standard for future users of proposed development and its neighbours, it should be demonstrated that amenity has been considered and appropriate solutions have been incorporated into schemes).*
- 2. The white boundary wall on Stratford Road was out of keeping with its surroundings; a softer colour or planting was suggested to moderate the starkness.*
- 3. As we commented for the previous application, there is already the early 19th century Wharf House further down Stratford Road, at the entrance to the old canal basin (now Wharf Yard) so this name is not suitable for the proposed dwelling.*

22/02059/APP

NO OBJECTIONS

6 Campbell Close

Householder application for erection of a two-storey side extension and new attached garage with alteration to existing kerb.

Members noted that the proposed third parking space overlapped the roadway but presumed that Highways would place conditions on this when they commented on the kerb alteration.

22/02137/APP

OPPOSE

Land between 38 Moreton Road and the Old Police Station, 50 Moreton Road
Erection of 7no. detached dwellings with access, car parking, landscaping and associated works.

Members opposed on the following grounds:

- Drainage; apart from the foul water from 7 houses, the access will collect stormwater from Moreton Road, which together with run-off from the site could well overwhelm the drains in Mary MacManus Drive, which will add to the flooding in the BP forecourt and Wharf Yard and thus Wharfside Place properties. There is no acknowledgement from Anglian Water that the Mary MacManus Drive drains and sewers have the capacity to cope;*
- The houses across the bottom end of the street will dominate the bungalows below, and may cast light across the them as well;*
- The amount of built-up ground proposed was a concern on such a sloping site; possibly piled foundations would be required, the installation of which would be a considerable nuisance for existing residents;*
- Members are against Shared Surface streets; these are family-sized homes and there may well be children and young people going to school at the same time as vehicles going in and out of the site; a footpath is needed on at least one side of the entire access road;*

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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.....

- None of these houses are suitable for disabled occupants;
- No consideration is given to the loss of existing parking space; Brae Lodge opposite the site comes right up to the road edge, and the cottages below the site abut the footway and have an inadequate number of on-road-bays, which reduce the road (a bus route) to a single carriageway at this point. There is nowhere else available to park due to double yellow lines. The parked cars also restrict the view of an emerging car driver to the south, as will the crest of the hill and Police Station wall to the north.

- Members appreciated the number of trees etc proposed, but pointed out that many were shown too close to the buildings; this would mean either the roots would cause cracking or subsidence leading to the felling of the tree(s), or the tree would not thrive without a proper root run and die.

The applicants seem to have decided to call the development Scott Gardens, referencing George Gilbert Scott. However we already have Gilbert Scott Road further up the Moreton Road, Scotts Farm Close and Scotts Lane in Maids Moreton and 47 houses in Gilbert Scott Close in Gawcott, so Street Naming may consider that another similar name in such a small area might be too confusing.

22/02141/APP

OPPOSE

14 – 15 High Street

Installation of four air-conditioning units (retrospective)

Members understood the reasons for requiring air-conditioning, but these four units are unsightly in a Conservation Area, and may not work properly if screened by a new fascia. An alternative system must be investigated, possibly venting via the chimney.

22/02202/APP

NO OBJECTIONS

46 Burleigh Piece

Householder application for single storey front and rear extensions and garage conversion into habitable space. Insertion of a ground floor window on both flank elevations. Alterations to external materials on the front elevation to include render. Replacement fenestration.

22/02205/APP

NO OBJECTIONS

1 Cheyne Close

Householder application for single storey front extension and external works
Members considered the proposal an improvement and noted that the neighbouring house already had a single-pitch tiled roof as proposed.

The following two applications were considered together, but Members noted that they are for separate proposals and the first is 'not for consultation':

22/02221/CPL

11 Overn Avenue

Certificate of Lawfulness for proposed loft conversion with rear roof extension
Members noted that there were no dwellings to the rear to overlook.

22/02222/APP

NO OBJECTIONS

Householder application for proposed single storey and part rear extension with internal and external works.

Amended Plans

22/01818/APP

OPPOSE (no change)

21 Twickenham Road

Householder application for single storey rear extension and relocation of the rear access gate.

Amendment: revised rear elevation drawing

When considering the application initially, Members had asked for a drawing of the proposed new gate, and this had not been supplied, so declined to change their response.

Not for consultation (circulated separately due to time constraints)

22/02171/ATC

NO OBJECTIONS

Candleford Court, Bridge Street

Works to trees as per attached tree survey/report

(T9- Elder, Coppice to 1.5m. T31- Ash , Fell, T39- Elm, Fell. T56- Plum, Fell)

For information only (5-day notice, urgent works)

22/02404/ATC

NO OBJECTIONS

40 Well Street

T1 Eucalyptus; dismantled due to excessive lean and size towards neighbouring properties and thoroughfares.

213/22 Planning decisions

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

Approved

Application	Site address	Proposal	BTC response
19/00148/AOP	Land off Osier Way	420 houses and associated infrastructure	Oppose
21/03152/ADP	Lace Hill Health Centre	Reserved matters application – landscaping	No Objections
21/03905/APP	29 Greenway Walk	Single storey side extension	No objections
22/01362/APP	48 Highlands Rd	1 st floor side & s/st. rear extension	No objections
22/01645/APP	Gwynfa, Stratford Road	Single storey extension and alteration to windows (part retrospective)	No objections

Cllr. Cole proposed writing to officers involved about the lack of consultation on Osier Way. Cllr. O'Donoghue seconded. Members unanimously **Agreed**. Cllr. Stuchbury suggested writing to the Head of Planning rather than the Cabinet Member to request information. Cllr. Gateley requested that we refer to the New Parish Charter in the letter. Cllr. Stuchbury suggested adding this as an agenda item to the next meeting to discuss.

ACTION PLANNING CLERK

**Not for consultation
Approved**

Application	Site address	Proposal	BTC response
22/01672/ATP	Foscott Way	Fell 1 Ash (Dieback); Prune 1 Norway Maple back from streetlight	No objections
22/01735/ATP	4 Villiers Close	Fell T1 & T2 Sycamore; significant basal decay; potential accidental damage to Listed wall	No objections

214/22 Planning Inspectorate

- 214/22.1 Members noted an appeal has been lodged against the refusal of 19/00513/AOP: Gawcott Hill Farm, erection of a dwelling with detached garage.
- 214/22.2 Members noted an appeal has been lodged against the serving of an Enforcement Notice following refusal of 21/01263/APP 28 Border Lane, retention of fencing and change of use of land.

215/22 Buckinghamshire Council Matters

- 215/22.1 Members received news of Buckinghamshire Council new documents and other information from Buckinghamshire Council Members present.

Cllr. Stuchbury

Requested that members read the correspondence on the A421 and consultation. He would like members to offer feedback. Information will be circulated to Committee Members. **ACTION CLLR. STUCHBURY**

Swan Practice: information not yet in the public domain.

- 215/22.2 An updated list of undecided **OPPOSE & ATTEND/CALL-IN** applications is attached for information.

216/22 Updates from Representatives on Outside Bodies

There were no updates.

217/22 Buckinghamshire Council Committee meetings

- 217/22.1 N. Bucks Area Planning Committee (29th June 2022) *No Buckingham applications*
(27th July 2022) *Cancelled*
- 217/22.2 Strategic Sites Committee (7th July 2022) *No Buckingham applications*
(4th August 2022) *Agenda not yet available*

218/22 Enforcement

218/22.1

To report any new breaches.

Mrs. Cummings noted that the 'like for like' replacement door agreed for Mill Lane has not happened. The Planning Clerk will prompt enforcement.

Cllr. Stuchbury informed members that rubbish has been left outside the front of 71 Fishers Field after residents had moved out. The Planning Clerk will investigate.

ACTION PLANNING CLERK

Cllr. Cole has spoken to Maggie Trent regarding the Oddfellows Hall, which seems to be occupied by students. She pointed out that the s106 legal money of £12,375 should have been paid back to Buckingham Town Council. This has been escalated to Shire Councillors. Cllr. Whyte suggested that we invoice Buckinghamshire Council for the money. Cllr. Stuchbury requested that Cllr. Osibogun and Cllr. Mordue be asked to support Cllr. Whyte. Cllr. Cole did ask all Shire Councillors but only Cllr. Whyte responded. He will write to Councillors again.

ACTION PLANNING COMMITTEE CHAIR

Cllr. Harvey reported that the scaffolding outside the new build opposite the council offices was taken down noisily on Sunday. The document that specifies how they do the build clearly states that they will not work on Sundays. This should be highlighted with the Planning Authority to show that they are in breach of what they said they would do. The scaffolding outside Scope is blocking the pavement and people with mobility issues cannot get through.

Cllr. Willett informed members of overgrown hedging near the Overn Avenue shop. The Planning Clerk asked that photographs are sent to the Estates Manager.

ACTION CLLR. WILLETT

218/22.2

Members noted for information that report of a pizza take-away operating from a residential address in Lace Hill has been passed to Enforcement and a case file has been opened: NC/22/00231/COU. Customers are asked to park at the school; the school has been contacted, and has no objection provided it is outside school hours.

219/22 Applications to fell trees

Members received an updated list.

Cllr. Cole noted that the Buckingham Neighbourhood Plan does state that existing trees are to be protected.

Cllr. Stuchbury informed members that a tree is an asset, and the cost of replacement should be considered; this may deter the destruction of major trees in urban areas.

220/22 Matters to report

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

221/22 Chair's items for information

No items.

222/22 Date of the next meeting: Monday 15th August 2022 at 7pm

Meeting closed at 21:19

Chair

Date

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