

**PL/02/22**

Minutes of the **Planning Committee** meeting held on Monday 27<sup>th</sup> June 2022 at 8.15pm in the Council Chamber, Cornwalls Meadow, Buckingham

**Present:**

Cllr. M. Cole JP	Chair
Cllr. F. Davies	
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
Ms. C. Molyneux	Deputy Town Clerk
Ms. P. Cahill	Committee Clerk
Mrs. K. McElligott	Planning Clerk
Mrs. S. McMurtrie	Town Plan Officer

**Public session**

Two members of public, the agent, and the owner, attended and spoke on agenda item 4: Benthill dwellings. The agent informed members that the barn will be demolished and replaced with three dwellings. Each property will have an electric charging point, there will be no loss of light for existing dwellings, and traffic noise from cars will be less than the current level of noise from agriculture machinery. The owner informed members that this is an area that can no longer be farmed and attracts a number of trespassers, so it makes sense to develop. Cllr. Davies asked if the corner of the agricultural field will be taken. The owner confirmed this and explained that there will be a native hedge planted across the whole boundary. Cllr. Harvey asked if solar panels and grey water will be included. The agent confirmed that water butts are included in the plans but not solar panels. This will be looked at.

**110/22 Apologies for absence**

Members received apologies from Cllr. Willett and Cllr. Gateley.

**111/22 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.

**112/22 22/01791/APP**

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

**22/01791/APP**

**NO OBJECTIONS**

Benthill, London Road

Erection of three detached dwellings with garages, car parking, drainage and landscaping

*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 felt that this was a good use of a brownfield site, and the inclusion of part of the field to the south was sensible. They noted the comments of three near neighbours and one other further away, in particular the references to surface run-off from the access road, and those from Waste and Recycling about the hauling distance but considered that these could be resolved by officers.

### **113/22 Minutes**

Members received the minutes of the Planning Committee Meeting held on 6<sup>th</sup> June 2022.

### **114/22 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan/ Buckinghamshire Local Plan**

114/22.1 (Min 38.2 refers) Members received for information the answer to a follow-up question from Cllr. Stuchbury on the Buckinghamshire Local Plan. Cllr. Stuchbury expressed concern at the lack of consultation. Cllr. Harvey suggested that the Town Council check the legality of this and report back to the next meeting. Members unanimously **AGREED**.

#### **ACTION PLANNING CLERK**

The Planning Officer feels that the online survey makes it exclusive, and the Town Plan Officer agreed to check if a paper version is available.

114/22.2 Buckinghamshire Council Local Plan - members received a request for input on the Design Code.

The Town Plan Officer informed members that the Neighbourhood Plan Working Group has already produced a draft Design Code.

Cllr. Stuchbury confirmed a change of Cabinet Member for Planning and Regeneration. Cllr. Peter Strachan has historic knowledge of Buckingham, and this may be beneficial to the Town Council.

114/22.3 Buckinghamshire Council Local Plan - members received notification of a new Call for Sites. See also Agenda 20.

Cllr. Cole informed members that this was open from 13<sup>th</sup> June to 11<sup>th</sup> September, but sites submitted after this may still be considered. Members discussed the need to work constructively with Buckinghamshire Council and feel that consultation about sites should have taken place.

### **115/22 Action reports**

Members received action reports as per the attached list.

The speed limit for Tingewick Road was due to be announced on 21<sup>st</sup> June but no information has been received to date.

A Year of the Tree press release has been issued.

The Estates Manager is investigating corporate membership of the Woodlands Trust.

Reminder: July 18<sup>th</sup> presentation from Bloor Homes.

### **116/22 Planning applications**

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on 29<sup>th</sup> June and 27<sup>th</sup> July 2022 at 2.30pm. Strategic Sites Committee meetings are on Thursdays 7<sup>th</sup> July and 4<sup>th</sup> August at 2pm.

Additional information provided by the Clerk.

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

*The following two applications were taken together:*

55 Well Street

**NO OBJECTIONS SUBJECT TO THE SATISFACTION OF THE HERITAGE OFFICER**

**22/01692/APP**

Householder application for extensive refurbishment and alterations to the roofing, walls, flooring, windows, doors, interior and external finishes and a flood barrier

**22/01693/ALB**

Listed Building application for extensive refurbishment and alterations to the roofing, walls, flooring, windows, doors, interior and external finishes and a flood barrier

Members were particularly pleased to see the proposal to re-open the blanked windows, and supported the flood precautions, though noting that deflected flood waters might exacerbate flooding elsewhere. If at all possible and appropriate on such a notable building, they advocated the addition of grey water recycling and solar panels.

**22/01760/APP**

**OPPOSE**

23 Deerfield Close

Householder application for erection of single storey rear extension

In Members' opinion decreasing the depth of the proposed extension by 1 metre did little to improve the effect on the neighbouring properties, particularly the one to the north which would lose sunlight to the garden, and those to the rear. There was no indication of drainage arrangements for the extension roof, which was not a deficiency of the drawing system as a downpipe was shown by the front porch, and therefore excess stormwater might affect the houses and gardens behind which are at a lower level.

**22/01818/APP**

**OPPOSE, but see note**

21 Twickenham Road

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

*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 awaited clarification of the mismatch between the 3D view and the rear elevation drawing. They would also appreciate a drawing of the proposed new side entrance and the gate/door to be installed. This is a landmark corner dwelling, and the new entrance should harmonise with the street scene.

If both of these matters are resolved to their satisfaction, Members might be minded to withdraw their opposition.

**22/01821/APP**

**OPPOSE and CALL-IN**

Land Off Market Hill/West Street

Demolition derelict barn, erection of 7 mews style cottages and 3 flats. Associated car/cycle parking.

*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 criticised the haphazard updating of some of the supporting documents from the 2019 application (VALP is no longer an emerging plan, undergoing examination), and noted the comments of various Shire officer consultees. They were pleased to see the Right of Way through the site acknowledged, but not the significant difference in level between the eastern and western sides in the upper reaches.

The Neighbourhood Plan policy EE2 allocates this site for a mixed development, and policy DHE6 provision of good quality outdoor space; the proposed garden space was not felt to be adequate, and for the terraced dwellings largely in the shade and bounded by the Listed wall separating the site from the Chantry Chapel and Old Latin House, which could limit planting schemes, especially with respect to climbers and trees.

The site currently offers reserved parking for two firms of estate agents and the CAB. Residents of the yard behind 6 West Street, and the flats over 3 West Street also have private parking:

CAB (Wheeldon House)	5 bays behind the building (97/01043/APP)
6A and 6B West Street	2 bays for each adjacent to frontage (00/00831/APP)
6C	2 bays parallel to front of dwelling (11/01247/APP)
Cobham Mews (3 West St.)	5 bays at the rear of the building (08/01286/APP 08/01287/ALB)

These last are not shown on the emergency vehicle tracking on the site plan or Appendix C of the Transport Statement, which may make the illustrated turn impossible.

The public car park at Western Avenue does not have the spare capacity for these vehicles. Summerhouse Hill has private parking with penalties for non-residents. The removal of this reserved parking might lead to parking in Reynolds Yard and loss of amenity for the existing residents.

Concern was expressed that no mention of archaeological investigation was made in the supporting documents, despite the town centre location.

It was unclear whether the two bin storage areas were intended as collection points or permanent housing with bins being taken to the Market Hill access on collection days. If the former, there was insufficient room for 20 bins, more if residents chose to subscribe to the garden waste service, and residents would have to carry their refuse to them, some over a considerable distance. There was no indication that individual dwellings would have weatherproof bin storage (which would have to be at the front as there was no rear access) and the haul distances from dwellings in the upper part of the site was in the region of 90m, well over the guideline haul or carry distance. The prospect of 10 wheelie bins and 10 food caddies being left at the Market Hill access for emptying every week (on market day) would severely restrict vehicle access for residents if there was no marked location for them. The suggestion was made that the designated collection point for the three flats could be on Summerhouse Hill, utilising the existing gate for access.

All cycle parking should be under cover in a lockable shed for security. The provision of 5 stands in the main body of the site in a shed with a standard-width door, and 4 more by the

flats in the open did not indicate the 11 promised in the documents or cater for households with more than one cycle.

Reference to the Vision and Design SPD would have shown that steeper roof pitches and chimneys are characteristics of the area.

Members are also aware that, despite the loose surface, rainwater drains off the site across Market Hill to West Street, affecting pedestrian traffic (there is no raised footway between the Post Office and West Street).

They also noted that the draft Heads of Terms for the s106 included Education provision but nothing for additional Health provision.

*The following two applications were taken together:*

Lloyds Bank, 19 Market Square

**NO OBJECTIONS**

**22/01823/APP**

Removal of existing ATM and associated signage and infill opening with matching brickwork

**22/01824/ALB**

Listed Building application for removal of existing ATM and associated signage and infill opening with matching brickwork

*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.*

It was noticeable that no reference was made in the documentation to Lloyds (the last bank with a branch in the town) closing on 20<sup>th</sup> September 2022.

**22/01919/APP**

**OPPOSE**

9 Addington Road

Householder application for proposed new boundary wall, railings and gates to front elevation, new entrance door, side screen and porch and elevational changes to front elevation (part retrospective) (Previous application 22/00581/APP)

*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 objected strongly to the proposal, even in its modified form, as destroying the uniformity of the street scene; the other existing front boundaries on a steep straight street are of a much lower height, follow the slope of the hill and allow views of the front gardens. The wall presents an unrelieved bulky aspect topped with untypical railings. The new steps are considerably wider than the previous set and do not feature on any drawings for this or the previous application. The new porch has a vertical left-hand edge, not as drawn with a sloping side roof, and the corner pier is missing from the front elevation drawing, though it is on the side elevation drawing. A corner pier would seem necessary for the stability of the railings.

The 'existing' front elevation does not show the gabled porch or the picket fence with hedge behind, and thus was not directly comparable with the 'proposed' drawing with the wall, railings and gate.



Front of house, 20/6/22



Submitted front elevation 'proposed' drawing

**22/01957/APP**

**NO OBJECTIONS**

26 Mallard Drive

Household application for single storey front/rear extension

*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.*

**117/22 Planning decisions**

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

**Approved**

Application	Site address	Proposal	BTC response
21/00130/APP	Land east of Manor Farm, Bourton Rd.	Solar Farm and associated buildings	No objections
21/04690/APP	45 Hare Close	S/st side and rear extension, conv. Garage	No objections
22/00256/APP	18 Bodenham Cl.	Conversion of garage into living accommodation and 1 <sup>st</sup> floor side ext'n	No objections
22/01183/APP	55 Treefields	S/st rear extension and hall window	No objections
22/01188/APP	8 Sandhurst Drive	Single storey side extension	No objections
22/01345/APP	4 Lime Avenue	Conv. garage to habitable room, replacing door with window	No objections

**Withdrawn before meeting**

Application	Site address	Proposal	BTC response
22/01796/CPE	14-15 High Street	Cert. Lawfulness 4 a/c units on fascia	n/a

## **118/22 Buckinghamshire Council Matters**

- 118/22.1 Members received news of Buckinghamshire Council new documents and other information from Buckinghamshire Council Members present.  
Cllr. Stuchbury: achieved environmental risk consideration with Buckinghamshire Fire Authority  
Following up on the A421 and will keep the Committee updated.
- 118/22.2 List of undecided **OPPOSE & ATTEND/CALL-IN** applications *deferred to next meeting*.

## **119/22 Buckinghamshire Council Committee meetings**

- 119/22.1 N. Bucks Area Planning Committee (1<sup>st</sup> June 2022) *No Buckingham applications*
- 119/22.2 Strategic Sites Committee (9<sup>th</sup> June 2022) *No Buckingham applications*

## **120/22 Updates from Representatives on Outside Bodies**

Members received verbal updates from Councillors.  
Mrs. Cummings noticed that there is a S106 for Osier Way and informed members that the Buckingham Society had queried the S106 at Maids Moreton on Walnut Drive, asking why the Parish Council had not been consulted on what it had put forward for sports and leisure. A reply has been received: Maids Moreton will have first refusal if the Council deem that to be correct. If not they will extend S106 monies to projects within the Buckingham settlement. Mrs. Cummings asked how this settlement has come about. Cllr. Stuchbury responded that there was no longer a differentiation between Maids Moreton and Buckingham.

## **121/22 Osier Way s106**

- 121/22.1 (Min.40.1) Members received and discussed a response from the Case Officer.  
When contacted, the officer expressed surprise at the request for input as this is not common.  
Cllr. Stuchbury had met with the developers and Buckinghamshire Council, and said that the Town Council should be party to Section 106. The developer did not want the Town Council involved. He suggested researching what other councils do.  
Mrs. Cummings pointed out the irrational education provision which shows a lack of local knowledge. Cllr. Davies informed members that Buckingham Secondary School is oversubscribed with a waiting list and class size increase to 32 students. Cllr. Stuchbury is concerned that he has not been informed of this and will follow it up.
- 121/22.2 Members received and discussed the summary of terms prepared by the Clerk.  
Cllr. Harvey **PROPOSED** a robust press release about the lack of consultation and lack of local knowledge. Cllr. O'Donoghue **SECONDED**. Members **AGREED**.

**ACTION PLANNING OFFICER**

## **122/22 Enforcement**

Members to report any new breaches – nothing to report.

**123/22 Applications to fell trees *deferred to next meeting***

**124/22 Matters to report**

Members to report any damaged, superfluous, and redundant signage in the town, access issues or any other urgent matter – nothing to report.

**125/22 Chair's items for information**

None.

**126/22 Date of the next meeting:** Monday 25<sup>th</sup> July 2022 at 7pm.

## **COMMITTEE IN PRIVATE SESSION**

### **Exclusion of Public and Press**

**RECOMMENDED** In terms of Schedule 12A, Local Government Act 1972, the following items will be likely to disclose exempt information relating to establishment and contractual matters and it is, therefore, **RECOMMENDED** that pursuant to the provisions of the Public Bodies (Admissions to Meetings) Act 1960 the public and press be excluded. **AGREED**

**127/22 Revision of Neighbourhood Plan**

Members received a report from the Town Clerk.

The Town Plan Officer informed members that the consultants chosen were the only ones able to meet the required brief.

Members discussed concerns regarding policy making. The Deputy Town Clerk informed members that the consultant will be facilitating, not policy making. This will be the responsibility of the Working Group.

Cllr. O'Donoghue asked if the Working Group would offer a Zoom attendance option. The Deputy Town Clerk will look into this.

**ACTION DEPUTY TOWN CLERK**

Members voted unanimously to **AGREE** the recommendation.

Meeting closed at 9:54pm

Chair

Date