

PL/01/22

Minutes of the **Planning Committee** meeting held on Monday 6th June 2022 at 7.00pm in the Council Chamber, Cornwalls Meadow, Buckingham

Present:

Cllr. M. Cole JP	Chairman
Cllr. F. Davies	
Cllr. M. Gateley	Town Mayor
Cllr. J. Harvey	
Cllr. A. Mahi	
Cllr. A. Ralph	Vice Chairman
Cllr. R. Stuchbury	
Cllr. M. Try	
Cllr. R. Willet	

Via Zoom: Cllr. L. O'Donoghue

Also present:

Mrs. C. Cumming	Co-opted member
Ms. C. Molyneux	Deputy 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.

Members agreed to allow the member of public attempting to attend the meeting via Zoom to address the meeting if entry was successful.

33/22 Election of Chair

Proposed by Cllr. Gateley, seconded by Cllr. Stuchbury and unanimously **AGREED** to elect Cllr. Cole as Chairman of the Planning Committee for 2022-2023.

34/22 Election of Vice-Chair

Proposed by Cllr. Cole, seconded by Cllr. Davies to appoint Cllr. Ralph as Vice-Chairman of the Planning Committee for 2022-2023.

35/22 Apologies for absence

Apologies were received from Cllr. Harvey.

36/22 Declarations of interest

Cllr. Davies is employed by Crown Care at Clarendon House.

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

37/22 Minutes

Members received and agreed as an accurate record the minutes of the Planning Committee meeting held on 9th May 2022 and received by Full Council on 30th May 2022.

The formal Response for 22/01189/APP (2 Mallard Drive), agreed by email after further information had been received, was circulated with the minutes, and attached to the agenda as a record.

38/22 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan/Buckinghamshire Local Plan

- 38.1 Members noted the date of the next Buckingham NP Working Group meeting: Tuesday, 14th June 2022 at 2pm.
- 38.2 Cllr. Stuchbury requested that the following response to a written question from the Buckinghamshire Council meeting held on 26th April 2022 be provided for members' information:
Cllr. G. Williams – progress on the Buckinghamshire Local Plan.
Cllr. Stuchbury informed members that it was Cllr. Karen Bates who raised the question.
- 38.3 Members received notes of a meeting held on 24th May 2022 on the Buckinghamshire Local Plan Design Code.
Cllr. Cole noted that Rebecca Hart requested more effective feedback to local councils from Buckinghamshire Council.

39/22 North Bucks Parishes Planning Consortium

- 39.1 Members received a verbal report from Cllr. Ralph on an email conversation between Cllr. van der Poll and Mr. Bambrick.
Cllr. Ralph feels that there was a degree of complacency and passivity in this exchange from Mr. Bambrick and referred to Cllr. van der Poll's suggestions towards the end of the exchange. Cllr. Cole noted that we will have 1000 new houses with potentially 2400 residents and no new healthcare provision. Cllr. Whyte informed members that Buckinghamshire Council does not have control of this issue, that CCG and NHS England are to be held to account.
Cllr. Stuchbury noted that this is clearly a health provision issue and suggested that it should be raised as a public issue of concern.
- 39.2 Members received and discussed an email from a Buckinghamshire Council Transport Strategy officer on the A421 corridor.

40/22 Action reports

- 40.1 Members received action reports as per the attached list.
Cllr. Cole referred to the Tingewick Road speed limit. He reminded members that it will not be announced before the 21st June.

Osier Way Development: Cllr. Cole raised concerns that the draft agreement of the Section 106 for Osier Way was published on the website on May 16th and there is no mention of health. The agreement has not yet been signed but there is now urgency to ensure that concerns can be expressed before it is signed. Cllr. Stuchbury suggested writing to the Planning Authority expressing concerns that Buckingham Town Council have not been consulted and requesting that nothing is signed until a consultation has taken place. AGREED that Planning Clerk will write to express the concerns of Buckingham Town Council.

ACTION PLANNING CLERK

Cllr. Cole congratulated Louise Stubbs on the success of raising awareness, through a press campaign, which resulted in a decision change regarding a Post Box on St Rumbold's Fields.

- 40.2 Members received a response on the path/cycle path at St. Rumbold's Field.

The Planning Clerk reported the concerns of the Parks and Recreation Officer regarding a proposed gravel path. The Deputy Town Clerk informed members that she has had an informal meeting with the developer and the intention is to put a hard surface in, although there is nothing yet in writing.

41/22 Planning applications

For Members' information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on 1st and 29th June 2022 at 2.30pm. Strategic Sites Committee meetings are on 9th June and 7th July 2022 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.

Cllr. Stuchbury left the meeting briefly at 19:41pm

22/01183/APP

55 Treefields

Householder application for single storey rear glazed extension and a new window in entrance hall

NO OBJECTIONS

22/01345/APP

4 Lime Avenue

Householder application for conversion of garage into habitable room and replace garage door with window

NO OBJECTIONS

22/01419/APP

138 Moreton Road

Householder application for demolition of existing single storey brick garage and erection of two storey side extension

NO OBJECTIONS

22/01497/AAD

Lace Hill Manor Care Home, 112 Needlepin Way

Display of 4 individual aluminium signs

NO OBJECTIONS

22/01645/APP

Gwynfa, Stratford Road

Householder application for demolition of conservatory and erection of single storey extension

NO OBJECTIONS

The following two applications were considered together:

11 Market Square

22/01725/APP

Alterations to shopfront with installation of new customer entrance door and proposed 11no. new outdoor condensing units, replacing 5no. existing units

NO OBJECTIONS

22/01726/AAD

Display of 3no. non-illuminated fascia signs and 1no. non-illuminated hanging sign

NO OBJECTIONS

Members' response was agreed before the application had been advertised in the neighbourhood. If, after the statutory notices have been posted, residents 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.

Cllr. Stuchbury returned to the meeting at 19:48

AMENDED PLANS

21/04690/APP

NO OBJECTIONS

45 Hare Close

Householder application for single storey rear and side extension and conversion of garage

Amendment: Addition of parking layout plan

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

22/01498/APP

see comment

Land off Osier Way

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

In the absence of any employment provision for Buckingham in VALP, Members were happy to see this proposal for the existing Industrial Estate, but doubted that B8 use would offer 50 jobs, and voted to ask that the B8 class be deleted before they could give full support.

The public transport details included in the Travel Plan indicated that bus travel would not be useful for any staff working normal hours, which casts doubt on the proposed mode transfer calculation, though the 420 new houses approved under 19/00148/AOP within walking distance would undoubtedly help.

Note was taken of the proximity of the eastern section new housing area, and Members asked that the lighting be directed downward with no scatter sideways. They also pointed out that Osier Way/Top Angel was a Failed Road and would already have to accommodate the construction traffic for the new housing as well this site if approved, and subsequently the HGVs delivering to this building. No response from Highways was yet available on the website.

This response would be copied to Gawcott-with-Lenborough Parish Council for information.

Not for consultation (circulated separately due to time constraints):

22/01672/ATP

NO OBJECTIONS

Foscott Way

T1 Ash: Tree has significant ash die-back. Fell

T2 Norway Maple: Prune back to give 2m clearance from street light. Lightly prune back branches by 1.5m on house side of tree to provide clearance

22/01752/ATP

NO OBJECTIONS

4 Villiers Close

T1 & T2 Sycamore: Section fell as close to ground level as possible. Significant basal damage and decay. Listed wall at risk of impact and potential damage.

22/01829/ATP

NO OBJECTIONS

Land to rear 26 Highlands Road [*Maids Moreton Avenue*], Page Hill

2 x Chestnuts; remove 2 branches to the east as shown on photo and crown lift remaining branches to clear shed and fence by 2m to BS3998:2010 and crown

22/01830/ATP

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.....

Land to rear of 6 Holloway Drive [*Holloway Spinney*], Page Hill

Ash – Concerns with overhanging branches. Remove 2 branches to suitable points, see photo (red) and reduce crown by 2m on the west side to balance tree

42/22 Planning decisions

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

Approved

Application	Site address	Proposal	BTC response
21/03801/APP	23 Market Hill	Ch/use from financial services (E) to mail shop (sui generis)	No objections
22/00742/AAD	Ring Road Garage	3 new signs and 5 new flags	No Objections
22/00804/APP	12 Bodenham Cl.	Add 2 nd storey over garage; convert garage to habitable room	No Objections ¹
22/00358/APP	10 Foxglove Close	Single storey rear extension	No Objections

¹ Members added the comment:

Members were concerned that if a third parking space was necessary some of the lawn would be lost with consequent detriment to the street scene and asked that a permeable surface be required. Grey water recycling, solar panels and an electric charging point were also suggested.'

Highways commented:

The garage conversion will result in the loss of one parking space on the site however two parking spaces are achievable on the driveway, and I would not consider a shortfall of one space to result in any highways safety issues in this location.

And the Case Officer added in her report:

Officer comment: Please see comment from the Highway officer regarding parking as well as the planning officer's assessment below.

In terms of EV charging point policy T8 only requires it for new dwelling. No policy requirement for existing dwellings. Similarly, water recycling and solar panels are not required by policy for extensions/alterations to existing dwellings.

Refused

Application	Site address	Proposal	BTC response
22/00663/APP	23 Deerfield Cl.	Single storey rear extension	Oppose

“Out of Time to Determine”

Application	Site address	Proposal	BTC response
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22/00848/ COUAFN	12-13 Market Hill	Ch/use from retail storage to residential	Oppose
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Note that 22/00812/APP (12-13 Market Hill: [External alterations to form new doors and windows to front, side and rear elevations](#) is still Pending Consideration, and 22/01052 was withdrawn last month).

42.2 Appeal

An appeal was lodged on 16th May 2022 against the refusal of 21/00583/APP 19 Bridge Street MK18 1AF

Change of use of a dwellinghouse (ground floor only) (Class C3) to hot food takeaway unit (Class A5/sui generis) and drycleaners unit (Class A1/E) including the installation of one (1) oven air extract, terminating via a chimney flue at the side northern elevation of the building and a number of other external alterations

The due date, should Members wish to send any additional comments, is 17th June 2022.

Members response was (22nd March 2021):

Judging from the rubble now heaped on what was the front garden, work has already started on adapting the building. Members also reported that the premises are occupied, despite the statement in the documentation.

Members were surprised to see that the pedestrian-controlled crossing immediately outside the premises was not referred to in the response from Highways, nor was the restricted vision to the south of the access, or the proximity of a difficult five-way junction. The crossing is much used by schoolchildren of one primary and two secondary schools, and the elderly residents of Chandos Court and Coopers Wharf, as the footway on the western side ceases to exist just to the north of the crossing point, leaving the only way into the town centre on the eastern side of Bridge Street. The calculated 66 additional traffic movements were felt to be an underestimate, given the nature of the two proposed businesses and the related trade deliveries, and the required vision splay distance included the side wall of 1 Bourton Road which abuts the public domain. Most vehicles emerging would of necessity block the footway in order to get a clear view.

The building is surrounded on three sides by the Conservation Area and has Listed Buildings to the west and south, and residential properties on all sides, though those to the east are slightly separated from it by allotments. More details of the chemical and food smells and noise to be expected from the proposed uses are therefore essential, and Members echoed the concerns of Environmental Health in this respect but regretted that the amended drawing the applicant had submitted to address some of their comments was not available on the website.

The building is also within the urban area with adequate street-lighting, and the downlighters on the new fencing were considered superfluous.

Members opposed on the grounds of detriment to the amenity of existing residents contrary to AVDLP Policy GP8, in particular those at 20 Bridge Street and 1-5 Bourton Road; and road safety, due to the lack of clear vision to the south and blocking the footway immediately adjacent to a pedestrian-controlled crossing.

The reasons for refusal were:

The proposed development by way of the introduction of an intensification in the use of the property and associated vehicular and pedestrian movements, combined with the proposed hours of operation, and the likely emissions of fumes and odours associated with the cooking of food and the dry-cleaning of clothes, would be detrimental to the amenities of the occupiers of adjacent residential properties, contrary to policy BE3 of the Vale of Aylesbury Local Plan (September 2021) and the National Planning Policy Framework.

Had the above over-riding objection not applied the Local Planning Authority would have sought, in accordance with Vale of Aylesbury Local Plan policy T5, further details in terms of ensuring that the required visibility splays of 2.4m x 43m in both directions could be provided without the reliance on third party land. In the absence of this information the Local Planning Authority is not satisfied that the necessary splays could be satisfactorily provided, such that they could be achieved by means of the imposition of a planning condition.

Members decided that no further representation need be sent.

43/22 Buckinghamshire Council Matters

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

Cllr. Stuchbury has recommended the following responses to questions from the Buckinghamshire Council meeting held on 26th April 2022, for Members' information:

43.1.1 Cllr. P. Strachan - Tree Planting

43.1.2 Cllr. C. Harris - Buckingham Skate Park

43.1.3 Cllr. G. Williams - Call-ins

43.1.4 Cllr. G. Williams - Application statistics

Cllr. Stuchbury is attending Cabinet tomorrow to discuss Councillors' involvement in the future Buckinghamshire Plan and to ascertain how the Council is taking this forward.

Cllr. Whyte expressed concern that there was a lack of understanding on the Design Guide process; he briefed the Town Council on this over a year ago. There is also a dedicated website for feedback and comments on design: bucks.place.

Cllr. Whyte left the meeting at 20:06.

Skate Park: Cllr. O'Donoghue expressed concerns regarding the lengthy wait for the new skate park and would like further information. The Deputy Town Clerk informed members that she was unaware of any recent updates. Cllr. Stuchbury explained that Officers on this project are also frustrated, and it is the Environment Agency that has raised the concerns which must be addressed.

8:10pm: Two members of public were admitted to the session via Zoom, welcomed and informed that they could not address the meeting.

43.2 Members received notes of a meeting held on 19th May 2022 hosted by Customer Services.

43.3 An updated list of undecided **OPPOSE & ATTEND/CALL-IN** applications was circulated with the agenda for information.

44/22 Town & Parish Council Quarterly Planning meeting

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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.....

Members received the slides of the meeting, the answers to pre-submitted questions and the Clerk's additional comments.

Members discussed the refused application for the new prison at Grendon Underwood, which would be the biggest in Europe, and the possibility of the decision being appealed.

Members discussed concerns regarding the Osier Way development and the lack of community space and health care. Cllr. Cole thanked Cllr. Stuchbury for his continued work on this at Council.

45/22 Buckinghamshire Council Committee meetings

- 45.1 N. Bucks Area Planning Committee (18th May) *To elect the Chairman only*
(1st June) *No Buckingham applications*
- 45.2 Strategic Sites Committee (12th May) *No Buckingham applications*
(18th May) *To elect the Chairman only*
(9th June) *agenda not posted at 27/5/22*

For information, the Cabinet Member for Planning & Regeneration is now Cllr. Peter Strachan and the Committee Chairmen for 2022-2023 are (as of 18th May meetings):

N. Bucks Area Planning Committee	Cllr. Patrick Fealey
Strategic Sites Committee	Cllr. Alan Turner

46/22 Enforcement

- 46.1 Members to report any new breaches – there were none.
- 46.2 (791/21 refers) Members received and discussed the requested status update on open cases.
- 46.3 The Senior Compliance & Enforcement Officer has advised (26/5/22) that a Planning Enforcement Notice has been served at the following addresses:
9 Addington Road MK18 1PB
28 Border Lane MK18 7SE

47/22 Applications to fell trees

- 47.1 Members received the updated list of applications to fell trees.
- 47.2 Members received and discussed notes of a meeting with Rebecca Hart. Cllr. Try reported the loss of a healthy tree on Page Hill. This tree was on open space, not private land. Cllr. Stuchbury suggested drafting an amendment to the agreed motion for 2022 to become The Year of the Tree that 2023 becomes The Year of the Tree. Cllr. O'Donoghue suggested that there was no need for an amendment and Cllr. Gateley noted that this may be an ideal time for a press release as the new council year begins. Members agreed.

ACTION COMMUNICATIONS CLERK

48/22 S106 Quarterly update

- 48.1 Mr. Rowley has nothing new to report this quarter.
- 48.2 (851/21 refers) Members considered the response received from Mr. Rowley on the suggested use for remaining s106 monies from Lace Hill to install EV charging points at Stratford Fields, and agree an alternative destination:

“You will recall a suggestion was made to seek agreement to use the unspent element of the Parking Contribution secured from the London Road development (nearly £18k) to install EV charging points to the extended car park at BAFC which was initially funded through the S106 Contribution. This would need the agreement of the party who paid the Contribution, but as this could be

seen as an extension and upgrade of the original project, we were hopeful this could be agreed. However, early estimates also indicate a budget in excess of £40k would likely be needed for this project.

I have been engaging with colleagues in Development Management, Parking Services and Estates as well as copying in my line manager, but I'm afraid discussions on further funding are not within my control so I wanted to make it clear that as things currently stand the unspent Contribution would have to be returned to the Developer at the expiry of ten years in February 2023.

The Planning Clerk had asked if the £40K was a conjecture or a costed amount and received the following response (27/5/22):

I don't know how accurate the previous estimate was - to me, this was a Contribution secured for project overseen by Parking Services so I was hoping that service would also be contributing to these discussions on what should happen with the remainder."

The Planning Clerk will pursue this.

ACTION PLANNING CLERK

Mrs. Cumming offered a suggestion from the Buckingham Society that an alternative use could be to create a public footpath from the car park to Wharfside Place.

49/22 Matters to report

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

Cllr. Stuchbury reported blue signs on the ring road which appear periodically from an Estate Agent. The Planning Clerk will look into this.

Cllr. Cole reported a superfluous 'new 30mph speed limit in force' sign at the edge of the Swan Pool car park.

ACTION PLANNING CLERK

50/22 Chair's items for information

Cllr. O'Donoghue reported that green space in Linden Village was up for auction on 29th June: 22 acres. The Planning Clerk informed members that this also included a section of the bypass and its verges.

Cllr. Cole clarified that this is an online auction and recommended that the Town Clerk investigate as a matter of urgency.

ACTION TOWN CLERK

Members agreed that an Extraordinary meeting can be held if needed.

Cllr. Cole informed members that Bloor Homes are looking at the site between the old Bourton Road and the A421. Webb Developments have requested a meeting with Buckingham Town Council to discuss their plans. It was agreed that Mr. Robert Webb will be invited to put forward his ideas on a specific agenda item at Full Council on 18th July.

ACTION COMMITTEE CLERK

Cllr. Cole and Mrs. Cummings updated members on Cllr. P. Hardcastle's fund raising for a judicial review against approval of 170 houses at Maids Moreton; he has raised £30,000 towards the £40,000 needed and is holding two Saturday market stalls to campaign to raise the remaining funds.

51/22 Date of the next meeting:

Monday 27th June 2022, following the Interim Council meeting at 7pm.

Meeting closed at 21:02pm

Chair

Date