

PL/10/22

Minutes of the **Planning Committee** meeting held on Monday 6<sup>th</sup> February 2023 at 7.00pm in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

**Present:**

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

**Also present:**

Mr. Newall	Co-opted Member
Ms. C. Molyneux	Town Clerk
Ms. P. Cahill	Committee Clerk
Mrs. K. McElligott	Planning Clerk
Ms. S. McMurtrie	Town Plan Officer
Cllr. W. Whyte	

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

**573/22 Apologies for Absence**

Members received and accepted apologies from Cllr. Gateley. Mr. Newall is representing Mrs Cumming for the Buckingham Society.

**573/22 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.

**574/22 Minutes**

Members received the minutes of the Planning Committee Meeting held on 5<sup>th</sup> December 2022 and 9<sup>th</sup> January 2023.

**575/22 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan/ Buckinghamshire Local Plan**

575/22.1 (527/22) Local Plan for Buckinghamshire - Settlement Review  
 Cllr. Cole thanked Ms. McMurtrie and Officers for their hard work with the recent meetings and workshop. Ms. McMurtrie thanked Councillors and members of the public for their contributions.  
 Members received and **AGREED** the augmented and corrected version of the Settlement Review conducted as part of the Local Plan for Buckinghamshire.  
 Members agreed that the Planning Clerk and Chairman write to the Cabinet Member with an explanation for the expansion of the list.

**ACTION PLANNING CLERK/CHAIRMAN**

Part 1 – Members noted the following omissions:  
 Food Sprint – closing and reopening as a Greek restaurant.  
 Sunday opening time for the London Road Tesco to be included.  
 Linden Village local store is an Amazon Hub counter.

The Buckingham Butcher's retail counter is now closed to the public.  
Amazon Hubs also at Shell, Premier Inn and Sainsburys.  
Sugar and Spice is now Baraca Bistro – the new signage will be reported and the entry removed from the list as it no longer does takeaways.  
Desperate Dan's kebab van to be included.

#### **576/22 North Bucks Parishes Planning Consortium**

Members received a verbal report from Cllr. Ralph:  
Cllr. Ralph and Cllr. Cole represented the town at the funeral of Geoff Culverhouse. Roy van der Poll is acting secretary in the interim.

#### **577/22 Action reports**

Members received action reports as per the attached list.

Updates:

The Town Clerk is meeting with Barratts to discuss the point that drops down onto the Railway Walk.

Still awaiting response from Mr. Bowles, AXA and NSU, and Mr. Marsh – the Town Clerk will follow up. **ACTION TOWN CLERK**

40mph speed limit - awaiting timeframe for correct installation of further signage and when completed they will progress installation of the two remaining traffic islands.

Access Cornwalls Meadow/care home – response received stating that nothing more could be done. Cllr. Whyte will follow this up. The Planning Clerk will forward all relevant correspondence. **ACTION PLANNING CLERK/CLLR. WHYTE**

Dysfunctional parking meters at Cornwalls Meadow – it was reported damage due to vandalism had required new parts to be ordered..

#### **578/22 Planning applications**

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on 8<sup>th</sup> February 2023 and 8<sup>th</sup> March 2023 at 2.30pm. Strategic Sites Committee are on Thursday 16<sup>th</sup> February and 16<sup>th</sup> March at 2pm.

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

Cllr. Cole proposed all the following responses, Cllr. Ralph Seconded, and Members **AGREED** (except where noted). Cllr. Stuchbury abstained.

#### **22/02784/ALB NO OBJECTIONS subject to Heritage's Officer's satisfaction**

28 High Street

Listed building application to replace ground and first floor rear timber windows with white spacer bar, softcoated, doubled glazed units, bedded in silicone and fixed with a new timber glazing bead. (Retrospective).

*Members' response was agreed before a site notice was posted in the neighbourhood. If, after the statutory notice(s) 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.*

**22/04135/APP****OPPOSE**

Bin Store, 1-31 Candleford Court, Bridge Street

Demolition of timber structure and erection of new structure with generator. Relocation of the car park extract ventilation fans externally within a purpose-built structure.

*Members criticised the lack of information and opposed for the following reasons:*

1. *The design of the building was inappropriate to the Conservation Area and the setting which includes Listed Buildings;*
2. *Two trees rated "good" would have to be felled;*
3. *There was no Environmental Health report on the fumes and noise from the fans;*
4. *There is no indication of where the displaced bins are to be housed.*

**22/04251/APP****OPPOSE**

29 Candleford Court, Bridge Street

Householder application for timber flat roof with mineral felt roof over top planter.

*Members felt that the damp problem was not being tackled adequately, and the proposed roof would adversely affect the amenity value of the open space. The unsightly additional fencing would then be unnecessary. It was suggested that the planter be removed and rebuilt further away from the wall of the flat and the damp problem remedied by other, more permanent, means.***23/00055/APP****NO OBJECTION**

24 West Street

Partial change of use from hairdressing salon to residential class C3 to form 1No one bedroom flat.

**23/00215/APP****NO OBJECTIONS**

3 Waine Close

Householder application for replacement of roof and frames to existing conservatory.

*Members' response was agreed before a site notice was posted in the neighbourhood. If, after the statutory notice(s) 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.***Not for consultation (circulated separately due to time constraints)****23/00181/ATP****OPPOSE**Land between Brookfield Lane & Chandos Road [*Waglands Garden*]

G1 - Reduce group of Lawson's cypress by 2-3m in height by the visitor car parking spaces.

Residents would like peace of mind as there has been recent storm damage.

*The consensus of Members' responses had already been submitted: it was felt that altogether too many applications for work to, or felling of, the Protected trees at Waglands Garden were being received. The only supporting document had been a blurred satellite view of the area – there had been no photos or description of the reported damage. Members felt that approval (2005) should not have been given for building so close to the Protected trees.**[Clerk's note: Waglands Garden - 29 applications since 2008: the TPO is dated 2000, but there is no record of any tree applications while the RLS occupied the site].***579/22 Planning decisions**

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

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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.....

### 579/22.1 Approved

Application	Site address	Proposal	BTC response
22/03352/APP	Riverside Works, Bridge Street	Ch/use from Children's Play Area to Gym	No objections
22/03866/APP	24 Downer Close	Single storey rear extension	Oppose <sup>1</sup>
22/03752/APP	21 Treefields	Conv. garage into residential annexe	No objections
22/03850/APP	22 Boswell Court	Repl.conservatory with s/st.rear ext'n	No objections
22/04099/APP	Pightle Cottage, Western Avenue	Demol. outbuilding, erect single storey annexe in garden	No objections

<sup>1</sup> Opposed as leaving a problem maintenance gap between extension and neighbouring house.

### Refused

Application	Site address	Proposal	BTC response
22/02988/APP	Land at Foundry Drive [Clarence Park]	Erection of 16 dwellings, access, parking, and amenity space	Oppose
22/04055/APP	31 Highlands Rd	Raise roof and add new first floor; rear extension	No objections

### 579/22.2 Not for consultation

#### Approved

Application	Site address	Proposal	BTC response
22/03778/ATP	21 Waglands Garden	Pollard 3 Limes to previous points Pollard 1 Sycamore to previous points	No objections
22/04152/CPL	7 Grange Close	Conv. garage loft and add rooflights	Decision made before meeting
22/04181/HPDE	7 Wren Close	S/st rear extension compliant with HPDE conditions	Approved

#### Refused

Application	Site address	Proposal	BTC response
22/03897/ATP	20 Waglands Garden	Crown reduce Lime by 3-4m height and 1-2m laterals over school land	Oppose

### 579/22.3 Planning appeals

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Initial.....

### 579/22.3.1 Appeal lodged

An appeal has been lodged against refusal of 22/02112/APP, 5 The Villas, Stratford Road, MK18 1NY. It is being dealt with via the Fast Track system, and our comments will automatically be forwarded to the Inspectorate. Full details of our comments and the LPA's reasons for refusal are in the Clerk's Report (PL/139/22 as above).

### 580/22 Buckinghamshire Council matters

580/22.1 Members received news of Buckinghamshire Council new documents and other information from Buckinghamshire Council Members present.

Cllr. Whyte

- Silverstone Circuit – plans for a karting track, the hotel and conference centre are open, and the Wing is also now connected via a bridge to the hotel.
- BART bus service will be returning. This will be shared with Waddesdon.

Cllr. Stuchbury

- West End Farm – many issues that prevented it from moving forward have now been resolved so hopeful re. progress.
- Tingewick Road site – met with Planning Officer.
- Planning Officer meeting regarding traffic movements from the planned warehouse unit on Osier Way opposite the new housing.

580/22.1.1 Members received and discussed the response to a Written Question from Cllr. Stuchbury to the Buckinghamshire Council Cabinet on the subject of sewage capacity.

580/22.2 Members received a verbal report from Cllr. Cole and the Planning Clerk on the Quarterly Planning Liaison Forum meeting held on Monday 30<sup>th</sup> January 2023 by Zoom. Slides and written answers to questions will be circulated later. Points from the meeting:

- That this felt to be was less of a forum than a briefing, our written questions were not answered at the meeting, and it was cut short by one hour. Cllr Cole has made these points to BKMALC in the hope that future forums will be just that.
- There are now 20 enforcement officers.
- Statutory notices will continue to go into 'small ads' in local newspapers but neighbours notified by letter rather than yellow site notices. This will be added to the action list for the next meeting.

### **ACTION CHAIRMAN AND PLANNING CLERK**

### 581/22 Updates from Representatives on Outside Bodies

Members received verbal updates from Councillors – none.

### 582/22 Buckinghamshire Council Committee meetings

582/22.1 N. Bucks Area Planning Committee (11<sup>th</sup> January 2023) *Cancelled*  
(8<sup>th</sup> February 2023) *Cancelled*

582/22.2 Strategic Sites Committee (21<sup>st</sup> January 2023) *No Buckingham applications*

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Initial.....

**583/22 Enforcement**

Members reported the following new breaches:

Collapsed drain outside the BP garage is still not fixed, 6 weeks after being reported.

Potholes on Page Hill Avenue reported as fixed, but this is not the case.

Pothole near Stowe School reported, and response was that this could not be found.

Drainage issue outside Chamber window. This is a recurring problem and clearly the drain is a health issue as well as a trip hazard. The Planning Clerk explained that FixMyStreet will not accept non-road issues and is awaiting a response as to where this could be reported.

**584/22 Rolling lists – updates**

584/22.1 Tree felling applications *no change from last issue.*

584/22.2 Land grab reports *no change from last issue.*

584/22.3 Call-in requests

**584/22 Matters to report**

Members reported the following issues:

Defective streetlights near the skate park and the bridge from the car park. Both reported and it is on the schedule.

Members of public reported that lights adjacent to Swan Pool are not working. Cllr. Stuchbury will check this.

Yellow lines and taxi signs need to be repainted (adjacent to the Community Centre).

Increasing abuse of the use of disabled spaces at night. Cllr. Whyte informed Members that there has been an effort to 'shake up' the timetable of the car parking team, including evenings.

There have been no pre-applications for the land opposite Ganderton's Garage.

Kerbing adjacent to the Community Centre are unlevel and some are loose.

**ACTION PLANNING CLERK**

**585/22 Chair's items for information**

None.

**586/22 Date of the next meeting:**

Monday 27<sup>th</sup> February 2023, following the Interim meeting

Meeting closed at 20:43

Chair ..... Date .....