

**PL/09/22**

Minutes of the **Planning Committee** meeting held on Monday 9<sup>th</sup> January 2023 at 7.40pm 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	

**Also present:**

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

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

**524/22 Apologies for Absence**

Members received and accepted apologies from Cllr. Davies and Cllr. Try.

**525/22 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.

**526/22 Minutes**

Members received the minutes of the Planning Committee meeting held on 7<sup>th</sup> November 2022.

**527/22 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan/  
Buckinghamshire Local Plan**

Members received a verbal report from the Planning Clerk on a Local Plan survey which will be on the February agenda.

The Planning Clerk explained that it was a survey about Buckingham's infrastructure. Councillors were asked to check the accuracy of the numbers given and she proposed that a list is composed. She requested help from Councillors to complete the list and asked that they email her with availability.

**528/22 North Bucks Parishes Planning Consortium**

Members received and discussed a verbal update from Cllr. Ralph.

Cllr. Ralph – there has been no meeting, but he informed Members that sadly Geoff Culverhouse, Secretary of the Consortium died on 19<sup>th</sup> December. His funeral will be held at Stoke Hammond on 24<sup>th</sup> January. Cllr. Cole will represent BTC at the funeral and Cllr. Ralph will attend as a member of the Consortium. Cllr. Stuchbury suggested writing a note of appreciation for the work of Mr. Culverhouse.

**ACTION TOWN MAYOR**

**529/22 Action reports**

Members received action reports as per the attached list.

Cllr. Cole summarised the action responses on the report. It was agreed that Cllr. Stuchbury will work with the Town Clerk to chase a response regarding the cycleway, that following the response from Mr Rowley sight of s106 at the draft stage is important and further discussion regarding s106 will take place when a response from Mr. Bambrick has been received.

### **530/22 Planning applications**

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on 11<sup>th</sup> January and 8<sup>th</sup> February 2023 at 2.30pm. Strategic Sites Committee meetings are 19<sup>th</sup> January and 16<sup>th</sup> February at 2pm.

Additional information provided by the Planning Clerk

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

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

#### **22/03810/APP**

**SUPPORT IN PRINCIPLE (see comments)**

1 Candleford Court, Bridge Street

Conversion of existing retail space to Community Space Hub.

*Members criticised the lack of information submitted, asking in particular whether the Hub was for the use of Candleford Court residents only, or the wider community; whether it was to be a drop-in social centre (and if so what hours it would be open) or a bookable venue, in which case it would require a caretaker/bookings manager; why two proposed layouts were offered without explanation.*

*The proposed change of use was supported in principle, as the unit was deemed unattractive for retail use, but clarification was sought on the above points before full support could be offered.*

#### **22/03990/APP**

**OPPOSE**

19 Bridge Street

Sub-division of existing dwelling and formation of two one-bedroom dwellings in the existing ground floor.

*Members welcomed a proposal to make use of this building, especially if this meant tidying up the frontage, which was not an asset to the surrounding Listed Buildings or to a principal entrance to the town.*

*However, the internal layout, constrained as it is by the steep slope of the land, is not satisfactory - the kitchens and bathrooms being small and without ventilation; limited natural light at the rear of rooms, particularly the bedroom of 19B; the use of plastic instead of natural materials such as timber; the new windows on the ground floor not matching the size or style of the existing first floor windows; and the lack of any indication of replanting in the front area. Members asked that 'before' and 'after' photos of the frontage be supplied with their response.*

Cllr. Cole Proposed that this application is opposed, Cllr. Ralph Seconded. Cllr. Stuchbury and Cllr. Harvey abstained.

**22/04055/APP****NO OBJECTIONS**

31 Highlands Road

Householder application for conversion of loft space and creation of new first floor with creation of accessible bedroom space to ground floor. Erection of single storey rear extension. Improvements to insulation and energy efficiency.

**22/04096/APP****NO OBJECTIONS**

118 Moreton Road

Householder application for single storey side and rear extensions.

**22/04099/APP****NO OBJECTIONS**

Pightle Cottage, Western Avenue

Demolition of the existing outbuilding and construction of a single-storey annex in the rear garden.

*The two following applications were considered together:*

**22/04142/APP & 22/04143/ALB****NO OBJECTIONS, subject to a satisfactory Construction Management Plan**

19 Market Square [ex-Lloyds Bank building]

Alterations to existing building to allow for change of use of first and second floors to provide 5 residential units and changes at ground floor to allow for access waste and cycle storage.

*Members noted the comments of Economic Development but felt that this proposal made good use of the upper floors, while leaving the ground floor and vault available for retail use. Waste & Recycling had already dealt with the problem of 5 additional bins in The Chewar on market days by stipulating communal bins in a code-locked room, so that they would be replaced by the binmen after emptying.*

*However, this is a difficult town centre site with no parking. Members would like to see a Construction Management Plan for the proposal, including delivery and storage of materials and hours of operation. A previous application following the vacation of Barclays had led to the Disabled Parking bays in the market area being occupied by skips, and Members asked that if this was likely to happen again, then temporary Disabled Bays be allocated in the market area.*

**22/04198/APP****NO OBJECTIONS (with provisos as below)**

Former Little Chef, Buckingham Ring Road

Demolition of existing single storey front extension. Refurbishment of existing roadside restaurant unit and addition of a drive-thru facility, associated access, parking, new refuse compound and boundary treatments.

*It was noted that the drive-thru principle had been established with the nearby Costa and McDonalds sites, and Members discussed the following concerns:*

- *The lack of any signage application; it was felt that there would be pressure to have signage visible from the A421 Buckingham bypass, despite the assurance that trees and hedges on the northern and eastern boundaries would not be affected;*
- *The loss of trees for the new parking area, and the possibility of 'accidental' felling of other trees;*
- *The effect of additional traffic on the Shell garage access, right-turning traffic in particular, both in and out. Members felt that only left turns in and out would be safer,*

*with signage indicating that other traffic go via the roundabout on the bypass or at the Tesco access as appropriate;*

- *The transfer of the Biodiversity Net Gain remediation to a site well outside the parish; Members would prefer – if it has to be off-site – that somewhere within the town would be preferable.*

*Members therefore raised No Objections PROVIDING:*

- *The protection of the boundary trees was monitored.*
- *An acceptable signage application was received.*
- *Traffic management was installed on the London Road access.*
- *That a site in Buckingham be found for off-setting the BNG.*

Cllr. Cole Proposed no objection with provisos, Cllr. Ralph Seconded. A vote was taken, and the results were: For 5; Against 1; Abstention 1.

**22/004269/APP**

**NO OBJECTIONS**

130 Western Avenue

Householder application for conversion of garage and construction of 2No bay windows and construction of porch enclosure.

**The following Amendment had been received, for information only:**

**22/03472/APP**

35 Lace Lane

*Description has been changed from*

*Change of use from HMO (use class C4) to HMO with seven bedrooms (sui generis) to*

*Erection of loft conversion including rear dormer and change of use from HMO (use class C4) to HMO with 7 bedrooms and a maximum of 7 occupants (sui generis) (retrospective).*

*Cllr. Stuchbury confirmed that, as Ward Member, he had called in this application because of the many questions raised about the validity of the application.*

**Not for consultation**

*This application had been approved before the meeting*

**22/04152/CPL**

7 Grange Close

Certificate of Lawfulness for proposed replace[ment] roof with attic trusses, partial hip to garage with full gable and additional roof lights.

**22/04181/HPDE**

**NO OBJECTIONS**

5 Wren Close

The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6.5m [*measured from the back wall of the garage; the projection from the rear wall of the house is 3.02m*], for which the maximum height would be 2.75m, and for which the height of the eaves would be 2.5m.

**22/04254/CPL**

**OPPOSE**

7 Stowe Avenue

Certificate of Lawfulness for proposed roof conversion and installation of rear dormer window, side velux roof lights and change lean-to roof over garage to flat roof.

*Members felt that the proposed flat roof to the garage and to the dormer were not typical of the streetscene of this part of the Avenue, quirky though many of the houses were.*

22/04292/CPL

NO OBJECTIONS

Stable Cottage, 5 Bridge Street

Certificate of lawfulness application for replacement of 6 windows and 1 door.

### 531/22 Planning decisions

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

#### Approved

Application	Site address	Proposal	BTC response
22/00797/APP	23 Woodlands Cr.	Erection of fence (retrospective)	Oppose <sup>1</sup>
22/00812/APP	12-13 Market Hill [above M&Co]	Alterations to doors and windows on front, side and rear elevations	No objections
22/03198/APP	Chicana, Avenue Road	Raise roof and form new 1 <sup>st</sup> floor; two storey front/side and rear extensions	Oppose <sup>2</sup>
22/03644/APP	48 Bourton Road	Single storey rear extension	No objections
22/03021/APP 22/03027/ALB	2 White House Cottages, A421	New front porch and detached garage. New gate and crossover	No objections
22/03637/APP	71 Western Ave.	Single storey rear extension	No objections

<sup>1</sup> Reason for opposition – fence too high and blocking neighbour's view when emerging into road.

<sup>2</sup> Reason for opposition – loss of bungalow to housing stock.

#### Not in our Parish

Application	Site address	Proposal	BTC response
15/00314/AOP	Land to SW of Milton Keynes [Salden Chase]	Up to 1855 dwellings, shopping centre; primary & secondary school; drainage; infrastructure; public transport system	Oppose

#### Refused

Application	Site address	Proposal	BTC response
22/01692/APP 22/01693/ALB	55 Well Street	Extensive refurbishment & alterations, and a flood barrier	No objections subj. HBO

Reason: inadequate information on, and justification for, proposed works

#### Withdrawn

Application	Site address	Proposal	BTC response
22/01791/APP	Benthill, London Rd.	Erection of 3 detached dwellings with garages	No objections

## **532/22 Buckinghamshire Council Matters**

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

532/22.1 Members received a report from Cllr. Stuchbury on the new industrial unit at Osier Way. The relevant email from the officer is attached for convenience and reference.

Cllr. Stuchbury clarified that this refers to the new factory and he called it in due to concerns regarding access for vehicles and the movement of children in the area. Correspondence regarding the Osier Way development and lack of planning for water/sewage will be brought to the next meeting.

Planned car parking increases in Buckingham: additional 10p for off-street parking and 20p for on-street parking.

West End Farm – Cllr. Stuchbury has written to the officer again and suggested that Buckingham Town Council follow up the seeming lack of progress. The Town Clerk will investigate and add it to a future agenda.

**ACTION TOWN CLERK**

## **533/22 Updates from Representatives on Outside Bodies**

There were no updates.

## **534/22 Buckinghamshire Council Committee meetings**

534/22.1 N. Bucks Area Planning Committee ( 14<sup>th</sup> December 2022) *Cancelled*

534/22.2 Strategic Sites Committee ( 22<sup>nd</sup> December 2022) *Cancelled*

## **535/22 Enforcement**

Members to report any new breaches – there were none.

## **536/22 Rolling lists**

Members to receive any updates.

536/22.1 Undecided **OPPOSE & ATTEND/CALL-IN** applications *Held over to next meeting*

536/22.2 Applications to fell trees *Held over to next meeting*

536/22.3 Land Grab reports per min. 410/22

Members received details of reports made since the last meeting.

## **537/22 Matters to report**

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

Cllr. Cole has reported to FixMyStreet a large number of potholes on Page Hill Avenue and responded to numerous calls regarding the broken parking meters – the Planning Clerk will report this. The Town Clerk informed Members that the ongoing problems with the meters may be due to vandalism or attempted theft.

**ACTION PLANNING CLERK**

Cllr. Harvey reported that there is one, possibly two, streetlights not working by the bridge to the skatepark.

Mrs. Cummings reported a tree near Summer House Hill that needs to be pruned.

Cllr. Stuchbury reported numerous estate agent sign – the Planning Clerk requested a list of the signs, and she will follow this up.

**538/22 Chair's items for information**

No items.

**539/22 Date of the next meeting:** Monday 6<sup>th</sup> February 2023 at 7pm.

Meeting closed at 21:16

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

DRAFT