

PL/11/22

Minutes of the **Planning Committee** meeting held on Monday 27<sup>th</sup> February 2023 at 8:20pm 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. M. Try	

**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.

**664/22 Apologies for absence**

There were none.

**665/22 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.

Cllr. Gateley – planning application 23/00339/CPL from neighbour – will abstain from voting.

**666/22 Minutes**

Members received the minutes of the Planning Committee Meeting held on 6<sup>th</sup> February 2023.

**667/22 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan/  
Buckinghamshire Local Plan**

The Working Groups are meeting monthly and will be split into two: Planning and Development, and the other group will focus on all other aspects.

**668/22 North Bucks Parishes Planning Consortium**

Members received a report from Cllr. Ralph. Cllr. Stuchbury suggested that this is discussed at length at the next meeting due to time restrictions. Members unanimously **AGREED**.

**MARCH AGENDA**

**669/22 Action reports**

Members received action reports.

Cycleway on Railway Walk update – Cllr. Stuchbury assured Members that concerns will be addressed in the future.

Stratford Road roundabout – a reminder has been sent to Mr. Marsh but no response to date.

Year of the Tree – no response received to date. Cllr. Stuchbury suggested looking at the possibility of applying monetary value to trees in the town. The Town Clerk suggested that this may be considered at a Neighbourhood Plan meeting. Cllr. Harvey suggested writing to BHIB requesting that they attend our Council Meeting.

**ACTION TOWN CLERK**

### **670/22 Planning applications**

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on 8<sup>th</sup> March and 5<sup>th</sup> April 2023 at 2.30pm. Strategic Sites Committee meetings are on 16<sup>th</sup> March and 13<sup>th</sup> April 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.

#### **23/00364/ALB**

**NO OBJECTIONS**

2 White House Cottages, Bletchley Road

Listed building *[application]* to replace 4 UVPC windows with traditional wood frame slimline double glazed units.

#### **23/00396/APP**

**NO OBJECTIONS**

1 Pateman Close

Householder application for demolition of conservatory and erection of single storey rear extension with associated changes to fenestration & landscaping.

#### **23/00418/APP**

**NO OBJECTIONS**

14 - 15 High Street

Installation of four air conditioning units (retrospective).

#### **23/00470/APP**

**NO OBJECTIONS**

18 London Road

Householder application for two storey side and rear, part first floor extension, front porch, and fenestration alterations.

#### **Amended plans**

##### **22/02742/AAD & 22/02743/ALB**

**NO OBJECTIONS**

The King's Head PH, 7 Market Hill

Display of signage and lighting scheme.

*Members asked that the apostrophe be reinstated in 'King's' on historical grounds.*

#### **Amended plans**

##### **22/02742/AAD & 22/02743/ALB**

**NO OBJECTIONS**

The King's Head PH, 7 Market Hill

Display of signage and lighting scheme.

*Members asked that the apostrophe be reinstated in 'King's' on historical grounds.*

#### **Not for consultation**

##### **23/00339/CPL**

**DEFERRED FOR FURTHER INFORMATION**

5 Watchcroft Drive

Certificate of lawfulness for proposed demolition of conservatory and erection of side and rear extensions.

*Members felt that this was too large an extension to be a 'non-consulted' application, and asked for confirmation that a CPL was acceptable for this proposal.*

**23/00497/CPL**

**OPPOSE**

4 Edging Lane

Certificate of Lawfulness for proposed loft conversion with rooflights to front and rear roof slopes and gable windows to side gables.

*This house is Plot 426 on Phase 2C of Lace Hill (13/01549/ADP).*

*Members criticised the proposed 3-pane windows in the gable ends for not matching the existing small-paned fenestration, but also pointed out that Condition 9 of the approval states:*

9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), no enlargement of any dwelling nor the erection of any garage shall be carried out within the curtilage of any dwelling the subject of this permission, no windows, dormer windows, no fences, gates or walls shall be erected within the curtilage of any dwellinghouse forward of any wall of that dwelling which fronts onto a highway, no buildings, structures or means of enclosure shall be erected on the site which is the subject of this permission, no hard surface shall be provided on the land the subject of this permission, other than those expressly authorised by this permission.

Reason: In order to safeguard the amenities of the area by enabling the Local Planning Authority to consider whether planning permission should be granted for development having regard for the particular layout and design of the development and to accord with policies GP8 and GP35 of the Aylesbury Vale District Local Plan and the National Planning Policy Framework.

**23/00541/CPE**

**NO OBJECTIONS**

12 Brackley Road

Certificate of lawful existing use of land as residential curtilage together with construction of landing deck to edge of riverbank.

*They would have like to see some detail of the deck, especially if it projected beyond the bank into the river.*

**671/22 Planning decisions**

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

**Approved**

<b>Application</b>	<b>Site address</b>	<b>Proposal</b>	<b>BTC response</b>
22/04269/APP	130 Western Ave.	Conv.garage, 2 bay windows & porch	No objections

## Refused

Application	Site address	Proposal	BTC response
22/03810/APP	1 Candleford Ct.	Conversion of retail unit to Community Hub	Support in principle, further information requested

## Withdrawn

Application	Site address	Proposal	BTC response
22/02141/APP	14-15 High St. (Windmill Vets)	Installation of 4 a/c units (retrospective)	Oppose

## Not for consultation

## Approved

Application	Site address	Proposal	BTC response
22/04254/CPL	7 Stowe Avenue	Rear dormer & extension, flat roof to garage replacing lean-to roof	Oppose
22/04292/CPL	5 Bridge Street	Replacement of 6 windows and 1 door	No Objections

## 672/22

### Planning Inspectorate

672/22.1

Appeals against refusal of **22/00330/AAD** & **22/00328/ALB** (40/41 Nelson Street, shop signage)

The Inspector has made a split decision:

“I conclude that both appeals should be allowed insofar as they relate to the proposed fascia sign, but dismissed insofar as they relate to the proposed projected and hoarding signs.”

It will now be up to Enforcement to see that the unapproved signage is removed, and any damage to the structure made good.

672/22.2

Appeal against refusal of **21/01491/ALB** (32 Nelson Street, internal works and external render and paintwork).

Inspector has allowed the appeal and modified the conditions.

672/22.3

An appeal against refusal has been lodged by the owner of 1 Eider Close re. **22/02736/APP** Erection of fence (retrospective). As the appeal is proceeding under the Householder Appeals Service, there is no opportunity to submit further comments.

However, the appellant has made the following comment in his Statement of Case (Ms. Shah is Buckinghamshire's Case Officer: our consideration of the application was delayed by the period of Official Mourning so went to the 23<sup>rd</sup> September - a Friday - meeting and the comments were agreed over the weekend and submitted on Monday 26<sup>th</sup> September). The 'official document' is our response sheet. The full Statement of Case can be found [here](#).

“This official document also has a number of date discrepancies:

Comment deadline = 19<sup>th</sup> September.

However, signed and dated 26 September at the bottom.

27<sup>th</sup> February 2023

DRAFT

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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.....

But the blue and red stamp states received 23<sup>rd</sup> August  
Previous email from Anna Shah says decision was made late on 27<sup>th</sup>  
September but the planning meeting was held on the 23<sup>rd</sup> September.”

The appellant has clearly confused the roles of the Town Council and the  
Unitary Council and is unaware that no Council meetings could be held until  
the period of mourning was over.

The Planning Clerk will clarify this to the Inspector.

**ACTION PLANNING CLERK**

**673/22**  
673/22.1

**Buckinghamshire Council Matters**

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

Cllr. Stuchbury:

Several meetings attended re. growth and infrastructure.

Damp in buildings – trying to ensure knowledge of who is responsible.

Council has set aside £5m for potholes in their budget.

He is corresponding with the officers over 23/00178/AOP, Site Q, and has  
called it in.

673/22.1.1 (580/22.2) Members received and discussed [the slides and Q&A](#)  
from the quarterly Town & Parish Forum meeting held on 30<sup>th</sup>  
January 2023.

Cllr. Cole directed Members to the Q&A and responses to his  
questions.

Mrs. Cummings commented on the response to the Stewkley  
question and suggested that this is brought up at the North  
Bucks Parishes Planning Consortium.

Cllr. Stuchbury Proposed that we write to them to ask for the next  
meeting to be ‘in person’. Cllr. Cole has already raised his  
concerns with BMKALC. Cllr. Davies Seconded. Members  
unanimously **AGREED.**

**ACTION TOWN CLERK**

673/22.1.2 Members received a response to a follow-up question about the  
new site advertising system.

Members raised the following points:

- There is no definition of what a site notice is.
- There is a lack of readership for the local paper.
- Costly to send letters - why not use social media?
- The onus should perhaps be on the applicant to put up a  
notice on their site.

Cllr. Stuchbury Proposed that we write and ask where within the  
constitution this been agreed? Cllr. Harvey Seconded. Cllr. Try  
Proposed an amendment: to include clarification of ‘site notice’.  
Members unanimously **AGREED.**

**ACTION PLANNING CLERK**

673/22.2 Members received an answer to a Written Question from Cllr. Stuchbury on  
housing numbers for Neighbourhood Plans and the Local Plan.

673/22.3 Consultation – new disabled bays, Buckingham East Ward  
Members discussed and agreed a response to the consultation on the provision of disabled parking bays for blue badge holders. Closing date 12<sup>th</sup> March.

- a) At the western end of Grenville Road.
- b) At the entrance to Whitehead Way off the Moreton Road.

Members raised the following points re. Whitehead Way space:

- Has a site visit taken place?
- Parking opposite a junction violates the Highway Code.
- Is this a specific or general request for a disabled bay?

Members have no objection to the Grenville Road bay but object to the Whitehead Way bay for the above reasons. Cllr. Cole Proposed, Cllr. Ralph Seconded and Members unanimously **AGREED**.

**ACTION PLANNING CLERK**

673/22.4 Members discussed and agreed any comments to the proposed TTRO to close Nelson Street for 16 days from 4<sup>th</sup> – 19<sup>th</sup> April 2023, from 9am to 5pm. Members raised a further closure of Bridge Street (Gigaclear) for a further 16 days and one by Anglian Water.

Members discussed the impact that 33 days of closure, which include two bank holidays, would have on residents, and the economic damage to trade and tourism. The Town Clerk informed Members that Officers have contacted the the TTRO officer to query the location of the closure.

Cllr. Cole Proposed that we oppose this. Cllr. Harvey Seconded. Members unanimously **AGREED**.

**ACTION TOWN CLERK**

Mrs. Cummings left the meeting at 21:49.

#### **674/22 Updates from Representatives on Outside Bodies**

There were none.

#### **675/22 Buckinghamshire Council Committee meetings**

675/22.1 N. Bucks Area Planning Committee ( 8<sup>th</sup> February 2023) *Cancelled*

675/22.2 Strategic Sites Committee (16<sup>th</sup> February 2023) *No Buckingham Applications*

*The following were postponed to the March meeting due to lack of time:*

675/22.3 Growth, Infrastructure and Housing Select Committee (16<sup>th</sup> February 2023)  
Members received and Cllr. Cole's summary of the response to his Public (Written) Question.

675/22.4 To discuss the submission of Public Questions to the Select Committees –  
deferred.

**ACTION MARCH AGENDA**

#### **676/22 Enforcement**

Members reported a new breach:

Illuminated signage on Baraca Bistro.

**ACTION PLANNING CLERK**

- 677/22**      **Rolling lists – updates**
- 677/22.1    Tree felling applications *held over to next meeting*
- 677/22.2    Land grab reports *held over to next meeting*
- 677/22.3    Call-in requests *held over to next meeting*

*The following was postponed to the March meeting due to lack of time:*

**678/22**      **Annual statistics - 2022**

To receive for information the annual breakdown of applications – deferred.

**ACTION MARCH AGENDA**

**679/22**      **Matters to report**

Cllr. Cole reported an Estate Agent sign on the A421 Bletchley Road: the sold sign has been up since Christmas on the entrance to White House Farm.

Cllr. Stuchbury queried the large housing sign opposite the Community Centre – the Planning Clerk will check this.

**680/22**      **Chair’s items for information**

No items.

**681/22**      **Date of the next meeting:**      Monday 27<sup>th</sup> March 2023 at 7pm.

Meeting closed at 21:52

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

