

PL/14/22

Minutes of the **Planning Committee** meeting held on Monday 15th May 2023 at 8:15pm in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham.

Present:

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

Also present:

Mrs. C. Cumming	Co-opted member
Mr. S. Beech	Projects and Compliance Manager
Ms. P. Cahill	Committee Clerk
Mrs. K. McElligott	Planning Clerk

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

845/22 Apologies for Absence

Members received and accepted apologies from Cllr. Davies, Cllr. Gateley, and Cllr. Mahi.

846/22 Declarations of interest

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

847/22 Minutes

Members received the minutes of the Planning Committee Meeting held on 24th April 2023 and to be put before Full Council on 22nd May 2023.

**848/22 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan/
Buckinghamshire Local Plan**

848/22.1 There were no updates.

848/22.2 Buckingham Neighbourhood Development Plan Communications (arising from the 27th April 2023 Working Group meeting):

Members received a report from the Deputy Town Clerk.

It is recommended by Members of the Buckingham Neighbourhood Development Plan Working Group that the Planning Committee sanction the purchase of marketing materials and equipment, at a cost of approximately £2,189 from budget 601/4624 Neighbourhood Plan.

Cllr. Try Proposed, Cllr. O'Donoghue Seconded and Members unanimously **AGREED** the recommendation.

849/22 Action reports

Members received and discussed the action reports:

S106 matters (746/22.2): The Planning Clerk requested that Members agree a date and time to invite Shire Councillors to a Planning meeting. Cllr. O'Donoghue Proposed to invite Shire Councillors to the Planning Committee meeting on 17th July 2023 at 7pm. Seconded by Cllr. Ralph and unanimously **AGREED** by Members. **ACTION TOWN CLERK**

HMO policy request (817/22): The Planning Clerk informed Members that Buckinghamshire Council's response is that they do not have an HMO policy.

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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.....

850/22 Planning applications

For Member's information the meetings calendar for Buckinghamshire Council will be agreed on 17th May; there are no provisional dates for North Buckinghamshire Planning Area Committee meetings or Strategic Sites Committee meetings at present.

Additional information was provided by the Clerk.

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

23/01233/APP

NO OBJECTIONS

Roseway, Stratford Road

Householder application for single storey front extension.

23/01240/APP

NO OBJECTIONS

71 Moreton Road

Householder application for proposed first floor extension and garage conversion.

23/01260/APP

OPPOSE

18 Catchpin Street, Lace Hill

Householder application for erection of rear conservatory.

Members expressed concern about the overhang from the neighbouring garage and the small gap between the front boundary fence and the proposed conservatory which would collect leaves, weeds and other debris making maintenance difficult, and leading to a possible breach of the integrity of the damp-proof course.

23/01280/APP

NO OBJECTIONS

31 Highlands Road

Householder application for two storey central extension and one and half storey side extensions.

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.

23/01347/APP

NO OBJECTIONS

7-11 Homestall, Buckingham Industrial Park

Replacement of existing front single storey extension to units 7-11 (amendment to approval 22/01262/APP).

The following two applications were considered together:

23/01415/AAD and 23/01418/ALB

OPPOSE

New Inn PH, 18 Bridge Street

Display of illuminated and non-illuminated signs.

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.

Members were unsure if the Design Statement was relevant to this application or to the documents mistakenly submitted originally.

There is no timber section of the building to fix sign B to: the stripe between the two rows of windows is painted brick.

The amenity boards C & D are sited in the same places as those added in 2014 and subsequently removed.

There are too many uplighters F on the front elevation; there is a streetlight at the front of the building and the proposed additional lanterns E, plus the trough lights on A and B. Members felt this excessive and unnecessary light pollution. The uplighters on the end elevation would also be polluting, though neater than the existing ones.

The design of the lanterns E was criticised as unsuited to the age and style of the building (the comment was made that they were more like the caged inspection lamp used by garage mechanics). Members were unsure why the 'walkway' needed so much extra illumination, another reason why the Design Statement was judged suspect.

Members realise the colour scheme is a corporate one but regretted the very dark end elevation; the contrast between sign G and the wall was a concern on a Listed Building in the Conservation Area.

It is hoped that the omission of the street nameplate on the end elevation is an error and not part of the proposal.

The applicants are warned that the large A-board would not be permitted as it would block the pavement, and the view of drivers emerging from Ford Street, and was very close to a pedestrian-controlled crossing.

Members asked that the lighting array be reconsidered and looked forward to the Heritage officer's comments.

23/01450/ALB **NO OBJECTIONS subject to Heritage Officer's satisfaction**

55 Well Street,

Listed Building application for refurbishment of roofs (erect temporary cover).

23/01451/ALB **NO OBJECTIONS subject to Heritage Officer's satisfaction**

55 Well Street

Listed Building application for removal of existing double glazed polymer frames and installation of new double glazed hardwood frames in the rear elevations and front dormer. *Members wondered if the blind windows (associated with the 1696 Window Tax) should be considered part of the historical context of the house and therefore retained.*

23/01452/ALB **NO OBJECTIONS subject to Heritage Officer's satisfaction**

55 Well Street

Listed Building application for removal of existing polystyrene insulation and installation of new breathable insulation and render. Installation of mineral fibre insulation in existing floors.

23/01453/ALB **NO OBJECTIONS subject to Heritage Officer's satisfaction**

55 Well Street

Listed Building application for erection of new stair and partitions.

Not for consultation

Discharge of Conditions

22/A3990/DIS

OPPOSE

19 Bridge Street

Submission of details pursuant to Condition 4 (parking) 5 (EV point) 6 (cycle parking) 8 (landscaping) 10 (bin store) relating to Planning Permission 22/03990/APP.

Conditions 4 & 5:

Members noted that the parking bays were 2.5m x 5m which is not the current VALP standard for regular parking bays (2.8m x 5m) or that for charging bays (3m x 6m) and would prefer all bays to be equipped for charging per Part S of Schedule 1 to the Building Regulations 2010, as it seems unlikely that work will be started before 15th June.

Condition 8:

The 'landscaping' consisted of low-maintenance plants which would be completely hidden from the street by the low walls, and an asphalt car park. This is neither landscaping nor the provision of an amenity area for the residents per the Buckingham Neighbourhood Plan Policy DHE6:

DHE6 – Provision of good quality private outdoor space

New developments will provide good quality private outdoor space, which will provide an area where people can spend quality time and enjoy their surroundings. In order to achieve a good living standard for future users of proposed development and its neighbours, it should be demonstrated that amenity has been considered and appropriate solutions have been incorporated into schemes.

Members would like to see some restoration of the previous front garden, including trees, on this important entrance to the town and in the context of the proximity of the Conservation Area and Listed Buildings, and look forward to amended plans satisfying these conditions.

851/22 Planning decisions

851/22.1 Members received for information details of planning decisions made by Buckinghamshire Council.

Approved

Application	Site address	Proposal	BTC response
22/03990/APP	19 Bridge Street	Subdivision of dwelling to provide 2 ground-floor flats and 1 first-floor flat	Oppose
22/04096/APP	118 Moreton Rd	Rear & side extension and porch canopy	No objections
23/00364/ALB	2 White House Cottages, A421	Replace uPVC windows with wood-frame slimline double glazed units	No objections
23/00396/APP	1 Pateman Close	Replace conservatory with single storey rear extension	(revised response) Oppose
23/00667/PAPCR	12A Cornwall Place	Determination of whether prior approval is required for change of use of first floor from commercial to residential	No objections <i>subj.agreement of Economic Development</i>
23/01079/APP	40 Embleton Way	Fenestration alterations to facilitate garage conversion (was "for garage conversion" when first notified]	Deferred for further information *

*Members were concerned about the new bedroom door being blocked by the opened front door.

Refused

Application	Site address	Proposal	BTC response
23/00541/CPE	12 Brackley Rd.	Cert. Lawfulness for existing use of land as garden and construction of landing deck on riverbank	No objections **

** However, "Members would have liked to see details of the landing deck if it projected into the river". It was refused because the applicants had not demonstrated the residential use of the land in excess of 10 years.

Not for consultation

Approved

Application	Site address	Proposal	BTC response
07/01003/NON	Candleford Ct.	Remove flood gates and infill opening with concrete	See below ***
23/00632/ATP	The Oaks, 7 Manor Gardens	Reduce regrowth to previous reduction points – approx. 1.5m	No objections

*** Members commented (23/8/22): Members noted that in bad floods overtopping of the wall could still occur, and in heavy storms rainwater flowed into the car park entrance ramp from Bridge Street. Some means of draining this water would need to be installed.

The decision sheet shows: Guinness Trust has engaged a contractor who specialises in maintenance of semi aquatic areas and the best method to undertake these works would be via pump/extraction method due to the restrictive nature of the site. The EA has agreed this.

851/22.2 Planning Inspectorate

An appeal on the grounds of non-determination has been lodged by the owners of the piece of land on Stratford Road, above Wharf Hill Terrace and backing on to Wittmills Oak, to be determined by Written Representation. Closing date for additional comments is 29th May 2023. Our existing comments will be sent to the Inspectorate by Buckinghamshire Council with their paperwork.

Members had No Objections at the 25th July 2022 meeting but made the following comments:

1. *The amenity space on the site does not comply with Buckingham Neighbourhood Plan policy DHE6 ("New developments will provide good quality private outdoor space, which will provide an area where people can spend quality time and enjoy their surroundings. In order to achieve a good living standard for future users of proposed development and its neighbours, it should be demonstrated that amenity has been considered and appropriate solutions have been incorporated into schemes").*
2. *The white boundary wall on Stratford Road was out of keeping with its surroundings; a softer colour or planting was suggested to moderate the starkness.*
3. *As we commented for the previous application [18/04595/APP for a two-storey house, withdrawn], there is already the early 19th century Wharf House further down Stratford Road, at the entrance to the old canal basin (now Wharf Yard) so this name is not suitable for the proposed dwelling.*

The Street Naming Officer also sent a letter to the applicants re. the name duplication.

852/22 Buckinghamshire Council Matters

852/22.1 Members received news of Buckinghamshire Council new documents and other information from Buckinghamshire Council Members present.

Answers to Cllr. Stuchbury's written questions were discussed by Members:

852/22.1.1 (Full Council) Skate Park.

Cllr. Harvey has written to Cllr. Strachan to ask if it is possible to provide a temporary skate park during the Summer.

853/22.1.2 (Full Council) Sewage capacity and overflow into water courses. Cllr. Stuchbury explained his concerns regarding the agreement to build houses with no understanding as to whether sewage capacity in Buckingham is sufficient.

Cllr. Harvey Proposed that we should write to Anglian Water and ask them what the capacity is of the current sewage infrastructure and how do they assess this. Are they proactive in looking out for future developments? Anglian Water should also be invited to a future Committee meeting. Cllr. O'Donoghue Seconded and Members unanimously **AGREED**.

Members agreed to send a copy of the letter to North Bucks Parishes Planning Consortium and the local MP.

ACTION TOWN CLERK

Cllr. Stuchbury Proposed that we contact Milton Keynes and Oxfordshire Councils to ask how they deal with this problem. Cllr. Cole Seconded and Members unanimously **AGREED**.

ACTION TOWN CLERK

Mrs. Cumming noted when the Local Plan was formed, Anglian Water confirmed that Buckingham and Maids Moreton had no further capacity for sewage and that lorries are taking sewage away every ten minutes until late at night. Cllr. Harvey suggested that this should be included in the letter.

ACTION TOWN CLERK

Cllr. Stuchbury updated Members on the West End Farm archaeology: he attended Cabinet where it was confirmed that progress is now being made with post excavation work.

At the Health and Adult Social Care Select Committee, he was informed that it is anticipated that the new health centre in Buckingham will be built in 2025.

852/22.1.3 An updated list of undecided OPPOSE & ATTEND/CALL-IN applications is held over to next meeting.

853/22 Updates from Representatives on Outside Bodies

There were no updates.

854/22 Buckinghamshire Council Committee meetings

854/22.1 N. Bucks Area Planning Committee (3rd May 2023) *Cancelled*

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854/22.2 Strategic Sites Committee (11th May 2023) *Cancelled*

855/22 Enforcement

855/22.1 Meeting house at the entrance to Mallard Drive: Planning permission has run out but work on building a toilet, and also a cesspit in the drive, was started over the recent Bank Holiday weekend. Enforcement were informed and action taken.

Flats in Verney Close: 1.8m fences erected where there should be kerbs. The Planning Clerk has reported this.

855/22.2 Members noted that Case no. 21/00672/CONB – Windmill Vets’ aircon units – has been closed as a formal planning application has been received and approved.

855/22.3 Members noted that Case no. 22/00291/COU – 24 Catchpin Street, running a takeaway pizza business from a dwelling – has been closed as not expedient to enforce.

856/22 Rolling lists – updates

856/22.1 Tree felling applications - held over to next meeting.

856/22.2 Land grab reports - held over to next meeting.

856/22.3 Call-in requests - held over to next meeting.

857/22 Matters to report

857.1 Cllr. Stuchbury reported the loose manhole cover on the bypass on 8th March 2023. It is getting louder and looser. He suggested that we raise the profile of this, as it is potentially very dangerous for drivers, and ask the local authority if they intend to fix it. **ACTION PLANNING CLERK**

857.2 Cllr. Cole reported that Hilltop Avenue was closed for road patching for two days with just ten minutes notice. It is also a bus route. He suggested that we write to Highways and ask them what happened. **ACTION PLANNING CLERK**

858/22 Chair’s items for information

858.1 Please let the Planning Clerk know if you have any comments on the Local Plan consultation by tomorrow.

858.2 Licensing has been applied for by the Loungers Group for 10am to midnight, 7 days a week with refreshments to be served until 12:30am; this is contrary to the 2013 Buckingham Terminal Hours policy. It is on the Full Council agenda next week.

859/22 Date of the next meeting: Monday 19th June 2023, following an Interim meeting of the Full Council

Meeting closed at 9:55pm

Chair Date