

**PL/04/23**

Minutes of the **Planning Committee** meeting held on Monday 18<sup>th</sup> September 2023 at 7.00pm in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

**Present:** Cllr. M. Cole JP Chairman  
 Cllr. F. Davies  
 Cllr. A. Mahi  
 Cllr. A. Ralph Vice Chairman  
 Cllr. A. Schaefer Town Mayor  
 Cllr. R. Stuchbury  
 Cllr. M. Try  
 Cllr. R. Willett

**Also present:** Mr. R. Newall Buckingham Society  
 Mr. S. Beech Compliance and Projects Manager  
 Ms. P. Cahill Committee Clerk  
 Mrs. K. McElligott Planning Clerk

**Absent:** Cllr. Harvey  
 Cllr. O'Donoghue

**Public session**

Representatives presented information regarding application 23/02545/AOP, Benthill Farm, London Road: following feedback from the Planning Officer, the initial application for 3 dwellings was withdrawn. The new application, for two dwellings, addresses the points raised in the feedback. Members **AGREED** to bring the application forward on the agenda.

A resident spoke about the Transport Assessment for Moreton Road Phase 3. They have received notice that comments can be made until 2<sup>nd</sup> October. The resident believes that the congestion predicted is alarming and raised concerns that queues will increase sevenfold by the end of the decade.

**284/23 Apologies for Absence**

Members received and accepted apologies from Cllr. Harvey and Cllr. O'Donoghue. Cllr. Cole noted that since the previous meeting Cllr. Hetherington had resigned from the Council and expressed the Committee's thanks for her work on the Planning Committee.

**285/23 Declarations of Interest**

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

**286/23 Minutes**

Members agreed the minutes of the Planning Committee Meetings held on 17<sup>th</sup> July and 21<sup>st</sup> August 2023.

Members **AGREED** to bring forward agenda item 7.2 for the convenience of the members of the public present.

**23/02545/AOP NO OBJECTIONS subject to Waste & Recycling's satisfaction**

Benthill Farm, London Road

Outline planning application, all matters are reserved save access for erection of 2 dwellings with garages, car parking and landscaping.

*Members noted that this was an Outline application and looked forward to receiving the Detail application(s), expressing the hope that the final design will be more adventurous as the houses will be very visible in such a prominent hilltop site at the entrance to Buckingham. They also commented that the installation of a heat pump does not preclude the addition of solar panels to the roof, that chimneys would add interest to the roofline, and that the position on the edge of a dark area would restrict the amount and brightness of exterior lighting provided.*

*They noticed that there were no comments from Waste & Recycling on the 150m long distance from the houses to the gate on London Road (there were none for the previous, withdrawn, application either) as recommended by the Highways Officer, and would like assurance that they have been consulted and are satisfied with this.*

The representatives for this item left the meeting.

**287/23 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan/  
Buckinghamshire Local Plan**

The minutes from last week's workshop session will be available in due course.

**288/23 Action reports**

Cllr. Cole summarised the points in the action report.

Cllr. Stuchbury suggested asking Buckinghamshire Council for a time of delivery regarding the new cycleway along the railway walk. Cllr. Cole reminded Members that action is currently in place and under discussion as part of the Active Travel plan.

The Compliance and Projects Manager confirmed that construction of the new skate park is underway.

In accordance with minute 213/23 members noted that Cllrs. Harvey and Try have completed the government consultation on behalf of the Planning Committee and thanked them for doing so. It was **AGREED** that the Clerk should submit the collated response.

**289/23 Motion: Cllr. Harvey**

National Express Coach 737: That we write to National Express and seek guidance from them as to what we might do to put a Buckingham stop on its timetable for this service (which runs between Oxford and Stansted via MK and Luton Airport).
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Cllr. Cole submitted the motion to the Committee.

Cllr. Stuchbury Proposed the motion in Cllr. Harvey's absence, Cllr. Schaefer Seconded. Members unanimously **AGREED**. **ACTION PLANNING CLERK**

Motion carried.

**290/23 Planning applications**

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on Wednesdays 27<sup>th</sup> September and 18<sup>th</sup> October 2023 at 2.30pm. Strategic Sites Committee meetings are on Thursdays 28<sup>th</sup> September and 26<sup>th</sup> October at 2pm.

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

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Initial.....

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

**23/02259/APP**

**NO OBJECTIONS**

12A Cornwall Place, High Street  
Householder application for dormer window to match existing.

**23/02721/APP**

**NO OBJECTIONS**

7 Portfield Way  
Householder application for single storey rear extension.  
*Members would have preferred the roof height and angle to be a match to the neighbouring extension.*

**Amended plans**

**23/01593/APP**

**OPPOSE & CALL-IN (no change)**

Garage Site, Overn Crescent  
Demolition of existing garages and the erection of 3No dwellings and associated parking.  
*Members acknowledged the alterations – a continuous path along the front of the dwellings, bin storage to the front of each house, a new planting bed in the end parking bay, but noted that the majority of their previous concerns had not been addressed.*

*They added to these:*

- 1. That the training unit and rentable storage were better uses for the garages, and that Fairhive advertised their garages for this purpose;*
- 2. That there was no evidence of a 'change of use' application from B8 storage to C3 residential;*
- 3. There was no comment from Economic Development on the loss of the storage facilities and parking bays;*
- 4. That the front gardens reduced the manoeuvring space for vehicles of any size, and that the parking bays were not to the LPA's minimum required size of 5m x 2.8m;*
- 5. That the two bays beside the bungalow were both 'visitor' parking according to the Design & Access Statement ¶7.0; it cannot be assumed that the occupant(s) will be housebound with visiting carers, so the bays should be wide enough for a disabled person to bring a wheelchair alongside and transfer to their adapted vehicle, and long enough to access the boot in a wheelchair;*
- 6. That Waste & Recycling are objecting to the collection arrangements as being unsuitable in the current form, as there should be no requirement for waste collection operatives to enter the site.*

**Not for consultation – trees (circulated separately)**

**23/02476/ATP**

Maids Moreton Avenue  
Tree Code 770108 - 871 (Lime)  
Section fell to ground; tree with raised roots. Risk of becoming unstable as it matures.  
Tree Code 62768 - 146 (Lime)  
Remove all basal and epicormic growth to allow further inspection of the base.  
Tree Code 61548 - 182 (Lime)  
Remove all basal and epicormic growth to allow further inspection of the base.  
*Neil Pasmore, Buckinghamshire Council*

## 23/02508/ATP

4 Villiers Close MK18 1JH

Five day notice to remove three dead sycamore trees.

*Baker [Wilby Tree Surgeons]*

5-Day approval has already been granted.

## 291/23 Moreton Road Phase III – call-in

Members received an update report on progress with the Moreton Road III appeal.

The Planning Clerk informed Members that each Phase had its own travel plan and that surveys that should have taken place do not seem to have been undertaken. Concerns were raised regarding the lack of a safety audit in the traffic plan for the proposed cycleway down the Moreton Road. The Inspector has been invited to walk up the hill from the town during their site visit.

Members discussed sustainability concerns and the increased traffic from the new homes being built in Akeley.

The Planning Clerk will enquire about the s106 contribution to the cycleway.

**ACTION PLANNING CLERK**

Cllr. Schaefer left the meeting at 8pm.

Cllr. Cole thanked the resident for attending the meeting.

The resident left the meeting 8:03pm.

## 292/23 A421 Corridor workshop meeting – 12<sup>th</sup> September 2023

Cllr. Cole presented his report and explained the points made to Members.

Cllr. Stuchbury Proposed that we should reinforce this by taking it to a future Neighbourhood Plan Working Group meeting for consideration and discussion. Cllr. Cole confirmed that this has already been done and that he has submitted all requested information regarding the Group's aspirations. There was no Secunder.

## 293/23 Planning decisions

293/23.1 Members received for information details of planning decisions made by Buckinghamshire Council.

### Approved

Application	Site address	Proposal	BTC response
23/01488/APP	Shell petrol station	EV charging hub	No objections
23/01653/APP	4 Tingewick Road	Erection of shed (retrospective) <i>[originally 'fence and shed']</i>	Oppose <i>[call-in was refused]</i>
23/02062/AAD	19 Market Square <i>[ex Lloyds Bank]</i>	Replacement signage <i>[for banking hub]</i>	No objections
23/02078/APP	12-13 Market Hill <i>[ex M&amp;Co]</i>	Alterations to shop front *	No objections
23/02391/VRC	2 White House Cottages, Bletchley Road	Variation of approved drawing numbers for replacement double glazed units	No objections

\* Application for new signage remains undecided

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Initial.....

## Refused

Application	Site address	Proposal	BTC response
23/02120/APP	Stoneleigh Hotel Castle Street	Ch/use from boutique hotel to private residence	No objections

293/23.2 Planning Inspectorate  
An appeal has been lodged against an Enforcement Notice served on 14 Church Street on the grounds of unauthorised installation of plasterboard internal stud walls and ceilings and insulation in a Listed Building. If Members have any comments they must be made to the Inspectorate before 16<sup>th</sup> October 2023. For full details of Buckinghamshire's reasons for serving the notice, and the appellant's grounds for appeal, see Appendix.  
Cllr. Cole Proposed that Buckingham Town Council note that it is a building of historic interest, in the conservation area, and that listed building planning permission should be required. Seconded by Cllr. Ralph. Members **AGREED**.  
**ACTION PLANNING CLERK**

### 294/23 Consultations

Members were asked to consider their responses in advance of the meeting for agreement and collation by the Clerk for submission.

294/23.1 [Preparation of Local Plans](#) Summary of questions attached.

294/23.2 [Shenley Park Draft SPD Buckinghamshire Council - Shenley Park SPD \(oc2.uk\)](#)

Summary of questions attached.

Cllr. Cole Proposed that he answers the Preparation of Local Plans questions; this will be brought to the next meeting. It was agreed that there was nothing of interest for BTC in the Shenley Park consultation. Cllr. Davies Seconded and Members unanimously **AGREED**.

### 295/23 Buckinghamshire Council matters

295/23.1 Members received news of Buckinghamshire Council new documents and other information from Buckinghamshire Council Members present.  
Cllr. Stuchbury drew Members' attention to the Growth and Infrastructure Select Committee webcast and asked that Members watch the section on the Buckinghamshire Plan.

295/23.2 (207/23) Members received the response to Cllr Stuchbury's Written Question to Cabinet 12/8/23.  
Cllr. Cole Proposed that this Committee does not accept the response and asks that they balance their response against the Town and Parish Charter.  
Cllr. Davies Seconded and Members unanimously **AGREED**.  
**ACTION PLANNING CLERK**

### 296/23 Updates from representatives on outside bodies

There were no updates.

### 297/23 Buckinghamshire Council Committee meetings

297/23.1 N. Bucks Area Planning Committee (23<sup>rd</sup> August 2023) *Cancelled*  
*For Members' information all four scheduled meetings since May have been cancelled.*

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297/23.2 Strategic Sites Committee ( 31<sup>st</sup> August 2023) *Cancelled*  
(6<sup>th</sup> September 2023) *Cancelled*  
*For Members' information four of the five scheduled meetings since May have been cancelled.*

297/23.3 Growth, Infrastructure and Housing Select Committee (7<sup>th</sup> September 2023).

297/23.4 Transport, Environment & Climate Change Select Committee (14<sup>th</sup> September 2023).

**298/23 Enforcement**

298/23.1 The following file has been closed: NC/22/00503/COU - change of use of betting shop (Ladbroke's) to tattooist's. "Not expedient to take action, though a breach of planning control has been identified."  
Members expressed their concern that Buckinghamshire Council had not sought to regularise the contravention.

298/23.2 To report any new breaches.  
Cllr. Cole circulated a photograph taken at night showing the Town Hall illuminated signage and door lights; the Planning Clerk has sent this to Enforcement.  
Verdetto Lounge have not yet been given permission for their signage, but they have already erected it and it is internally illuminated contrary to Buckingham Conservation Area policy. This has also been reported to the Case Officer.

**299/23 Rolling lists – updates**

Members noted any updates to the following lists:

- 298/23.1 Tree felling applications.
- 298/23.2 Land grab reports *no change from last meeting.*
- 298/23.3 Call-in requests.
- 298/23.4 HMO Licences *no change from last meeting.*

**300/23 S106 Quarterly update - September**

Members noted the update.

**301/23 Matters to report**

Tingewick Road roundabout – still got signs to cemetery both ways on the A421.  
The Cemetery consultation is now open.

**302/23 Chair's items for information**

No items.

**303/23 Date of the next meeting:**

Monday 9<sup>th</sup> October 2023, following an Interim meeting of the Full Council.

Meeting closed at 9pm

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

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