

**PL/05/23**

Minutes of the **Planning Committee** meeting held on Monday 9<sup>th</sup> October 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. R. Willett    |               |

**Also present:**

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

**Absent:**

|                   |
|-------------------|
| Cllr. A. Schaefer |
| Cllr. M. Try      |

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

**346/23 Apologies for Absence**

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

**347/23 Declarations of Interest**

The Chairman read a statement from the Town Clerk reminding Members that we are in pre-election Purdah, which imposes limits on what the Town Council can discuss, what we can't discuss and what we can publicise.

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

**348/23 Minutes**

Members agreed the minutes of the Planning Committee Meeting held on 18<sup>th</sup> September 2023.

**349/23 North Bucks Parishes Planning Consortium**

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

Cllr. Ralph will send the minutes to the office.

Cllr. Stuchbury asked if the A421 was discussed at the meeting. Cllr. Ralph will forward any further details to Members. There is an A421 meeting on Thursday, 9<sup>th</sup> November.

**350/23 Planning applications**

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on Wednesdays 18<sup>th</sup> October and 15<sup>th</sup> November 2023 at 2.30pm. Strategic Sites Committee meetings are on Thursdays 26<sup>th</sup> October and 23<sup>rd</sup> November 2023 at 2pm.

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

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

**23/02749/APP**

**NO OBJECTIONS but see comments**

The Ultranz Group [Unit D], Tingewick Rd. Industrial Estate

Two storey front extension.

*Members welcomed the new business and had no objections to the extension. However they noted that the tracking lines on drawing DD 23/104.3 were for one bay only and overlapped both the footpath and the disabled bay hatched area; and they asked for confirmation that both types of parking bay complied with Buckinghamshire Council's standard measurements.*

**23/02771/APP**

**NO OBJECTIONS**

29 Aris Way

Householder application for demolition of conservatory and erection of single storey rear extension.

*The following application was refused on 29<sup>th</sup> September 2023*

23/02783/CPL

33 Willow Drive, MK18 7JH

Certificate of Lawfulness for proposed extension of dropped kerb by 2.7m.

*Morey*

**23/02786/APP**

**NO OBJECTIONS**

43 Lime Avenue

Householder application for single storey rear extension. Single storey front extension to existing entrance hall/porch.

*No record was found of the date of conversion of the garage to domestic use, though this must have been after 2009 when the Google Streetview was last recorded. It was the only house in the row of six that did not have a garage door in its street elevation.*

**23/02792/APP**

**NO OBJECTIONS but see comments**

63 Western Avenue

Change of use of garden cabin to dog grooming salon.

*Members would have liked to see a description or illustration of the building, and whether it had an electricity and water supply/disposal connection. They also noted that clients would have to come through the house as there was no other access to the rear garden.*

**23/02843/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.

*Members felt the photographs supplied were adequate confirmation of the domestic use of the riverside area over at least the past decade.*

**23/02912/CPE**

**NO OBJECTIONS but see comment**

Gawcott Hill Farm, Gawcott Road

Certificate of Lawfulness for existing use of outbuilding as granny annexe.

9<sup>th</sup> October 2023

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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.....

Members had no objections to continued use as a granny annexe but felt this should be conditioned so that it could not be sold as a separate dwelling in the future.

### **Amended description and plans**

**23/01938/APP**

**OPPOSE (NO CHANGE)**

36 Chandos Road

*Description has been changed from:*

Conversion of 4-bedroom house into 8 HMO self-contained units with shared facilities.

*To:*

Conversion of 4-bedroom house into 7 HMO self-contained units with shared facilities.

*Members noted that their previous comments had resulted in the retention of the chimneys and provision of bins and extractor units. However their objections on the following grounds remained, and there had been 16 objections (including one from the Buckingham Society) since the Committee considered it on 17th July before the statutory site notice was posted:*

- *Four parking bays (per Highways' August comments) for 7 residents is inadequate in a road with two schools on it. Any roadside parking would be a blockage in the already difficult traffic at school times (which includes school buses) and Sainsbury's car park has surveillance to discourage non-customer parking. The houses opposite were built before parking was a consideration, and therefore are obliged to park their vehicles at the kerbside, narrowing the road to a single carriageway at this point. Students may keep a car for evening and weekend use, and non-students may need a car to get to and from work. There is no evidence that the University has been approached for adding the premises to its Approved Accommodation list, so student tenants cannot be assumed.*
- *There is no indication in the documents of upgrading the insulation, installation of EV charging points or grey water recycling, even though this is effectively a new development.*

*Furthermore, Room 7 now has neither kitchenette nor bathroom, so cannot be described as self-contained, and though Room 2 has retained its en-suite shower-room, it no longer has a kitchenette, so 'self-contained' is a dubious description.*

*The garage is labelled 'storage' on the drawings, though the D&A Statement (not updated to the new plans) says it is to be converted into an office. If this is not for one of the tenants (use by the landlord was surmised), it will presumably need an allocation of one parking space, leaving only 3 for 7 tenants.*

### **Amended plans (Major Application)**

**23/02689/ADP**

**OPPOSE (no change)**

Land at Osier Way

Erection of 121 dwellings along with landscaping, garages, roads, and all ancillary works (Phase 1) following Outline permission 19/00148/AOP

*The Revision D Design Code was agreed to be a considerable improvement on the original. The redesign of the road system to comply with Waste & Recycling's requirements was welcomed.*

*Members also noted the comments from Anglian Water, NHS, Highways and Housing.*

- *Though aware that Anglian Water are obliged to accept connection, Members expressed concern that the current sewage works did not have spare capacity, and any private sewers serving the industrial estate would not be sufficient for what would eventually be 420 houses. The ability of the brook from the osier beds through the land north of Meadway/west of Badgers to the river to cope with stormwater runoff was also questioned.*

- *It was observed that the NHS document contained no funding for GP provision; the single practice in town is already overstretched, and while the specific destinations listed are admirable, the GP surgery is the primary source of health care for many residents.*
- *35% of 121 is 42.35 – we thought partials were always rounded up, so there should be 43 Affordable units. The Revision F of the planning layout only shows 40.*
- *Top Angel is a failed highway, but much used by traffic from the Industrial Park (because the Osier Way route has fewer tight bends than Great Slade, and the central island in the bypass at Great Slade prevents right turns, so it is easier to go straight to the Osier Way roundabout). This means that a considerable amount of HGV traffic is passing this site, and along the exit route to the bypass, with consequences for pedestrians and cyclists.*

*For this southern parcel, the lack of a footpath along the southern verge of Osier Way is therefore of concern, and it was suggested that upgrading the Lenborough Road east of the site and Footpath 40 from 'track' to combined use for cyclists, pedestrians, pushchairs, and mobility scooters would provide a safe route out of the estate to Railway Walk and the London Road and Chandos Road schools.*

- *An explanation of why the on-site cycle connections will be adopted, but 'Key' pedestrian connections are not, would be welcome; both need the same level of maintenance.*
- *Members reiterate that they are not in favour of shared surface streets, whether adopted or not; and it is inequitable that some streets will remain unadopted and their residents subject to management company fees for repairs. Also, it is noted that the Highways Officer commented that build-out areas on streets would be unlikely to be adopted, which leads to a patchwork of ownership within the street scene, and possible disputes about liability.*
- *In Members' opinion the designs of Affordable Housing are noticeably plainer than those of the Sale Housing which does not comply with the principles of tenure blindness.*
- *Street Scene F – F shows that the building line facing the field has little variation in roof line; some chimneys would offer interest, even if the house designs do not allow different ridge heights.*

Cllr. Harvey Proposed that we Object due to the reasons stated above. Cllr. O'Donoghue Seconded. Members unanimously **AGREED**.

### **Not in our parish (Maids Moreton)**

#### **23/02826/ADP**

Land off Walnut Drive and Foscoote Road

Reserved matters being sought for appearance, landscaping, layout, and scale for 163 dwellings and discharge of condition 22 (biodiversity net gain) and condition 8 (CEMP) of outline approval. 16/00151/AOP

*Members noted that the content of the application was internal to the proposed estate, and there was no need for them to comment.*

### **Not for consultation (circulated separately due to time constraint)**

23/02691/ATC

Stoneleigh House Boutique Hotel Limited, Stoneleigh House,  
17 Castle Street MK18 1BP

Works to trees: Maple tree - Re-pollard to previous points.

*Lawrence*

Has since been approved.

23/02828/ATP

Open Space opposite 3 Bernardine's Way

Works to trees:

- T25 Ash Fell; has Ash die-back.
- T26 Hawthorn Fell to ground; has rotten main stem.
- T46 Ash Fell; has Ash die-back.
- T48 Ash Clear fell to ground; heavy lean and heaved root plate.
- T51 Oak Crown lift to 3m over footpath.
- T54 Poplar Pollard to 12m; has historic tear.
- T55 Ash Fell; has Ash die-back.

*Pasmore [Buckinghamshire Council]*

23/02856/ATC

Coopers Wharf, Ford Street, MK18 1UP

G1 - Light reduction on all Hornbeams in the front car park by 1-2ft.

T2-3 - Re-pollard two Willows back to previous points.

T4-5 - Re-reduce Sycamores back to previous points.

T6-7 - Re-reduce healthier Ash trees back to previous points.

T8 - Remove dying Ash tree.

T9 - Remove the small Willow by the bridge.

All works are in line with an ongoing management plan.

*Parmenter*

### 351/23 Planning decisions

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

#### Approved

| Application  | Site address                      | Proposal  | BTC response                         |
|--------------|-----------------------------------|---|--------------------------------------|
| 23/01543/ALB | 19 Market Square [ex-Lloyds Bank] | Repairs to building fabric including re-roofing, window repairs, render repairs | No objections                        |
| 23/02154/AAD | Specsavers, 11 Market Square      | New signage   | No objections                        |
| 23/02178/APP | 5 Burleigh Court                  | Single storey rear extension  | No objections                        |
| 23/02320/APP | The Chalet, Stowe Avenue          | Rear porch, new dormer, and alterations to existing dormers                     | No objections                        |
| 23/02381/APP | 5 Hazley Walk                     | Single-storey rear extension  | No objections                        |
| 23/02183/APP | 20 Twickenham Road                | 5no internal a-c + 1 external condenser unit                                    | No objections (subj.EH satisfaction) |

#### Refused

| Application  | Site address   | Proposal   | BTC response  |
|--------------|----------------|--|---------------|
| 23/00055/APP | 24 West Street | Partial ch/use from hairdressing salon to residential (1.no. one bedroom flat) | No objections |

9<sup>th</sup> October 2023

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Initial.....

## Not for consultation

### Approved

| Application  | Site address         | Proposal  | BTC response  |
|--------------|----------------------|---|---------------|
| 23/02476/ATP | Maids Moreton Avenue | T1 Lime; fell to ground (unstable)<br>T2&T3 Lime removal epicormic growth | No objections |

### Refused

| Application  | Site address    | Proposal  | BTC response                 |
|--------------|-----------------|---|------------------------------|
| 23/02783/CPL | 33 Willow Drive | Cert/lawfulness for proposed extension of dropped kerb by 2.7 metres. | Decision made before meeting |

### 352/23 Consultation DHLU&C - Local Plans (Min. 294.2 refers)

Members received and agreed Cllr. Cole's responses.

Cllr. Harvey asked if we should discuss this in Purdah. The Town Clerk has checked, and this is ok. He queried what is and what is not allowed. The Compliance and Projects Manager explained that if there is an urgency to act, i.e. a short deadline, then normal business can take place.

Cllr. Cole explained his responses.

Cllr. Stuchbury Proposed, Cllr. O'Donoghue Seconded and Members unanimously agreed the responses.

**ACTION PLANNING CLERK**

### 353/23 Chair's items for information

The appeal enquiry into Moreton Road Phase 3 starts next Tuesday. The Vice-Chairman, Cllr. Ralph, will attend the enquiry with the Planning Clerk and the Compliance and Projects Manager.

Members **AGREED** that further detail just received by Cllr. Ralph from the NBPPC meeting can be shared:

- Noted that W S Atkins are carrying out a study of the A421 within Buckinghamshire but not Oxfordshire and Northamptonshire.
- Although the meeting was disappointing, the main speaker from Buckinghamshire Transport Strategy Team is a useful contact.
- NBPPC Members had several issues about capacity of the A421 in their areas that they feel are not being addresses properly.
- Some recent planning proposals that include the A421 received negative highways reports from Buckinghamshire officers which is positive.

Cllr. Davies noted that Cllr. Hetherington's name should not be on the paperwork.

**354/23 Date of the next meeting:** Monday 6<sup>th</sup> November 2023

Meeting closed at 20:03

Chair .....

Date .....

9<sup>th</sup> October 2023

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