

PL/07/23

Minutes of the **Planning Committee** meeting held on Monday 27th November 2023 at 19:35pm in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

Present:

Cllr. F. Davies	
Cllr. L. Draper	
Cllr. J. Harvey	
Cllr. A. Mahi	
Cllr. J. Mordue	
Cllr. L. O'Donoghue	
Cllr. A. Ralph	Vice Chairman
Cllr. A. Schaefer	Town Mayor
Cllr. R. Stuchbury	
Cllr. M. Try	
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

Via Zoom: Cllr. M. Cole JP Chairman

Absent:

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

Cllr. Ralph Chaired the meeting in the absence of Cllr. Cole.

467/23 Apologies for Absence

There were none.

468/23 Declarations of Interest

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

Cllr. Harvey, Cllr. Schaefer, Cllr. Ralph and Cllr. O'Donoghue declared an interest in planning application 11 (Alms Houses) as Trustees of the charity.

469/23 Minutes

Members agreed the minutes of the Planning Committee Meeting held on 6th November 2023 to be put before Full Council on 18th December 2023.

470/23 Budget

Members received a report from the Town Clerk.

It is recommended that Members review, discuss and agree to send the attached Planning budget 2024-2025 to the Precept Meeting via the Resources Committee.

The Compliance and Projects Manager explained that everything in the budget had been fully costed and there had been a slight increase on the Neighbourhood Plan budget. They also informed Members that in the full budget for Full Council there are some contingencies.

27th November 2023

page 1 of 8

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.....

Cllr. Stuchbury Proposed, Cllr. O'Donoghue Seconded and Members unanimously **AGREED** to recommend the Budget for 2024-25 to Full Council.

471/23 DHLUC Inquiry – Children and Young People and Planning/Built Environment

This is a Call for Evidence not a survey, and it will link in with the Neighbourhood Plan. The Deputy Town Clerk is visiting the two senior schools on 13th December for discussions with the pupils. The results will be collated with Member's comments into a 3000-word submission.

Members are therefore requested to note the Terms of Reference and send their comments to the Planning Clerk by Monday 11th December 2023; the collated draft will be emailed to the Committee as soon as possible after the 13th December and brought to the December 18th Full Council meeting for agreement. The cut-off date for the submission is 2nd January 2024.

The base document can be found here:

[Children, young people and the built environment - Levelling Up Committee launches inquiry - Committees - UK Parliament](#)

The Planning Clerk requested that Members look at the document and pass on their thoughts; these will be collated and brought to the next meeting for agreement. The Planning Clerk explained that a list of bullet points is acceptable.

ACTION PLANNING CLERK

472/23 Planning applications

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on Wednesdays 20th December 2023 and 17th January 2024 at 2.30pm. Strategic Sites Committee meetings are on Thursdays 21st December 2023 and 8th January 2024 at 2pm.

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

Cllr. Stuchbury abstained from voting on all planning applications.

23/02396/APP

NO OBJECTIONS

4 Nursery Place [West Street]

Householder application for installation of free standing hot tub on concrete base at lower garden level. Construct a wall around two sides of the hot tub to match existing terrace height to allow access from terrace into sunken hot tub from terrace level. Existing terrace steps adjusted to suit. (Retrospective)

Members assumed that the flood precautions (void under the existing dwelling: 16/00991/APP, Condition 8) were not compromised by this extension of the terrace.

Cllr. Harvey Proposed no objections, Cllr. O'Donoghue Seconded and Members **AGREED**.

23/03327/AAD

NO OBJECTIONS

10 Cornwall Place

Display of aluminium composite sign and 3 laminated/printed graphics. (retrospective)

Cllr. Try Proposed no objection, Cllr. Davies Seconded and Members **AGREED**.

23/03351/APP

NO OBJECTIONS

12 Valley Road

27th November 2023

page 2 of 8

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.....

Householder application for first floor side extension over garage.

Members suggested that the opportunity be taken to install solar panels on the new roof.

Cllr. Harvey Proposed, Cllr. O'Donoghue Seconded and Members **AGREED** (Cllr. Mahi abstained) that the Planning Clerk bring a report to the next meeting on the feasibility of adding a standard paragraph to appropriate responses regarding the installation of solar panels/grey water recycling/upgraded insulation/EV charging points.

ACTION PLANNING CLERK

23/03356/ALB **NO OBJECTIONS subject to the satisfaction of the Heritage Officer**

Cross Keys House, 21 West Street

Listed building consent to replace 20th century rear elevation softwood timber windows and French doors (beyond repair) with timber slimline double-glazed windows and French doors. Remove small area of cement based render on rear elevation and replace with lime render. Lime render ground floor of rear elevation to hide 20th century brickwork. Limewash render white.

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.

It was noted that, though the application had been received and validated on 30th August, there was no response from the Heritage Officer on the website.

Cllr. O'Donoghue Proposed no objection subject to the satisfaction of the Heritage Officer, Cllr. Davies Seconded and Members **AGREED**.

23/03396/APP

NO OBJECTIONS

12 – 13 Market Hill [ex-M&Co]

Erection of a terrace/balcony and change of fenestration on the first floor southwest elevation.

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.

It was assumed that this application was a technicality to overturn the approval of 22/00812/APP for these particular windows, to the benefit of the future residents.

Cllr. Davies Proposed no objection, Cllr. Willett Seconded and Members **AGREED**.

23/03405/APP

INTERIM COMMENT

4 London Road

Conversion from dwellinghouse to 7 person HMO for student accommodation.

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.

Amended plans had been received that day for this application, and it was decided that a full response would be made at the next meeting, when the effect of the amendments could be considered.

However, Members point out that it cannot be assumed that the tenants of a HMO are students; many single working people also house-share for economic reasons, and may need a car to travel to work in a rural area with sparse public transport. Students may also keep a vehicle for evening and weekend use, even if they walk to lectures during the week.

27th November 2023

page 3 of 8

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 felt that more single-person housing should be provided, as house-sharing was linked to problems with mental and physical health. They also asked the Planning Clerk to investigate if HMO planning applications were advised to the Licensing Department so that the statutory requirements and provisions were incorporated at an early stage.

ACTION PLANNING CLERK

23/03456/APP

NO OBJECTIONS

43 Treefields,

Householder application for replacement of conservatory (amendment to approval 23/01825/APP).

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.

Cllr. Harvey Proposed no objections, Cllr. Willett Seconded and Members **AGREED**.

The following two applications were considered together:

23/03498/APP & 23/03499/AAD

NO OBJECTIONS

Former Little Chef, [adj.t to Travelodge on the bypass]

1. Erection of proposed signage and installation of HVAC system.
2. Display of 1) Projecting Sign; 2) Monument Sign; 3) Monument Sign; 4) DT Directions; 5) Height Restrictor; 6) Preview Menu Board; 7) Speaker Canopy; 8) 5 panel menu; 9) No Entry/Thank you Directional; 10) 255mm Wordmark 11) Directional Sign.

Cllr. Willett Proposed no objections, Cllr. Draper Seconded and Members **AGREED**.

23/03538/ALB

NO OBJECTIONS subject to the satisfaction of the Heritage Officer

7 West Street

Listed building application for part-removal of non-structural wall on ground floor and lining of cellar walls and new floor. (Retrospective)

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 would have appreciated comments from the Heritage Officer, as the documentation indicated that this officer was not happy with the alterations, without giving any details. They noted that the Official Listing gave no description of the internal features, and suggested perhaps a previous estate agent's sale sheet might be of use if it included pictures of the accommodation. On the whole, given the retrospective nature of the application, the lack of photographic record of the previous condition, and the sensitive use of appropriate materials, Members would rather have the house in a habitable condition, and allow the present state to be retained.

Cllr. Willett Proposed no objections subject to the satisfaction of the Heritage Officer, Cllr. Davies Seconded and Members **AGREED**.

23/03584/ALB

NO OBJECTIONS

Christ's Hospital Alms Houses, Market Hill

Listed building application for balcony remedial works.

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.

Cllrs. Harvey, O'Donoghue, Ralph and Schaefer had declared an interest as Trustees of the Charity and took no part in the vote.

Cllr. Draper Proposed no objections, Cllr. Davies Seconded and Members **AGREED**.

Not for consultation|

23/03373/CPL

OPPOSE

54 Overn Crescent

Certificate of lawfulness for proposed drop kerb.

Members felt that the parking bay should have been the subject of a planning application for the following reasons:

1. The area had no drainage so that rainwater would flow out over the pavement, and be hazardous in icy conditions; also the absorbency of the front garden had been lost;
2. The bays appeared to be less than 5m deep; 5m is the current standard length, and 6m for parallel parking against a barrier, to allow access to the boot. It was therefore likely that vehicles would overhang the pavement, causing an obstruction for prams and mobility scooters and a hazard for the visually impaired;
3. Due to the height of the supporting wall at the house end, vehicles would have to park nose-in to allow access to the boot, which meant reversing out into the main carriageway with restricted vision;
4. The low wall did not provide an adequate safety barrier.

Furthermore forming a slope across the whole pavement as indicated on the diagram would mean an adjustment to the public footway at each end and there was no detail of how this was to be achieved.

Cllr. Try Proposed opposing, Cllr. O'Donoghue Seconded and Members **AGREED**.

This application was Withdrawn before the meeting

23/03477/CPL

10 Toki Road [St.Rumbolds Fields (North)]

Certificate of lawfulness for proposed demolition of existing rear building to the rear of kitchen and proposed enlarged rear extension on a similar footprint.

Not in our parish (Maids Moreton)

23/03284/APP

Vitalograph Ltd, Vitalograph Building, Walnut Drive, Maids Moreton

Erection of office (Use Class E(g)(i)) and warehouse (Use Class E(g)(iii)) building with associated car parking and landscaping.

It was noted that there was no site notice posted at the date of the meeting.

Members felt that, though this was not in our parish, the proposal would affect traffic volumes on the Moreton Road and at the Old Gaol junction, and that their comments should be sent.

It is therefore concerning that the Traffic Assessment, though dated September 2023, appears to have been commissioned for a much earlier development and not updated. It ignores the fact that Maids Moreton is a separate parish, and therefore the Buckingham Neighbourhood Development Plan has no remit in the village for example (pp13-14):

Buckingham Neighbourhood Development Plan (BNDP)

- 3.3.13 The Buckingham Neighbourhood Development Plan (BNDP) recently went through referendum and is now effectively Policy and has status according to the Local Planning Authority.

27th November 2023

page 5 of 8

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.....

'Recently' is an odd term for a Plan 'made' in 2015.

And also ¶ 3.3.20 The proposals already link to the pedestrian network via Walnut Drive and cyclists could be encouraged to utilise Scotts Lane, located to the south of the site off Main Street as a traffic free route for staff to cycle to work, thus complying with the aims and aspirations of the BNDP.

The adjacent development 16/00151/AOP for 163 houses will share Walnut Drive for access, and there is also a minor access on to Foscombe Road. It is conjectured that 60% of the traffic from this new estate will use Walnut Drive and Moreton Road, and vehicles travelling in the opposite direction to and from the new facilities proposed at Vitalograph are estimated as 40 in the morning peak and 33 in the afternoon, with the conclusion

It is therefore concluded that the traffic impact analysis section of this report has shown that the proposals can be accommodated on the local highway network and will not have a material impact.

The Secretary of State's decision on Moreton Road Phase III (20/00510/APP) is awaited but could mean an additional 170 houses-worth of traffic converging on the Old Gaol roundabout, which is already at capacity. Members challenge the conclusion that there will be no 'material impact' on the traffic queues which already exist at peak times.

Mode transfer to public transport is highly unlikely. The bus table (p22, and repeated in the Travel Plan appendix) shows the 60/X60 as serving Maids Moreton, which it hasn't for some years, and fails to mention that the 80 only runs on school days and travels southbound in the morning and back from Brackley in the afternoon, so is of no use to any Buckingham resident working normal hours at Vitalograph. The other bus that does come through Maids Moreton on weekdays is the 151, which comes southbound from Akeley at 9am and returns at midday, loops round the village and returns to Buckingham, so is similarly of no use to employees. This makes the statement:

5.4.4 It is noted that the above services provide a choice of how people travel with the bus services operating from 06:10 in the morning, making travel by public transport a real alternative to travelling by car for commuting trips.

nonsensical.

The cycling section is brief and takes no account of the steep hills of the topography; Maids Moreton is on a hilltop, and much of the catchment area for employees is below it (it is unlikely that all 50 proposed positions will be filled by villagers; even taking into consideration the residents of the eventual new estate, who will anyway be able to walk to work).

Cllr. Schaefer Proposed opposing, Cllr. Davies Seconded and Members AGREED.

Tree application (circulated separately due to time constraints) This application was approved on 21st November 2023

23/03383/ATP

20 Waglands Garden

G1 - Re-reduce Lawsons Cypress hedge to previous points (approx. 1m) This hedge has been managed every few years at this height to maintain it.

Cllr. Cole left the meeting at 20:42.

473/23 Planning decisions

473/23.1 To receive for information details of planning decisions made by Buckinghamshire Council.

27th November 2023

page 6 of 8

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.....

Approved

Application	Site address	Proposal	BTC response
19/00902/ADP	Land adj. 73 Moreton Road	Reserved Matters for 12 dwellings approved as 15/04106/AOP	Oppose
23/00869/APP 23/00870/ALB	White Hart Hotel Market Square	Replacement fire escape staircase, alterations to garden and parking area	No objections
23/02204/APP	Brethren Meeting Hall, Mallard Drive	S/st side extension, toilet & septic tank	Oppose (call-in refused)
23/02212/VRC	Oddfellows Hall	Variation of Condition 11 of 21/00479/APP	Oppose
23/02721/APP	7 Portfield Way	Single storey rear extension	No objections
23/02749/APP	Unit D Tingewick Rd.Ind.Estate	Two storey front extension	No objections
23/02771/APP	29 Aris Way	Repl. conservatory with s/st extension	No objections
23/02786/APP	43 Lime Avenue	S/st. front and rear extensions	No objections

Report to team leader is on the site if Members wish to look at why a decision has been made.

Refused

Application	Site address	Proposal	BTC response
23/02843/CPE	12 Brackley Rd	Cert/Lawfulness for Existing use of land as residential, and a landing deck	No objections

Not for consultation

Approved

Application	Site address	Proposal	BTC response
23/02856/ATC	Coopers Wharf	Works to trees (regular maintenance)	No objections
23/03383/ATP	20 Waglands Garden	Re-reduce Cypress hedge to previous points (approx. 1m)	No objections

473/23.2 Planning Inspectorate

22/02988/APP

Land off Foundry Drive

Ch/use from employment to residential & erection of 16 houses. (W.E.Black).

Appeal against refusal.

Inspector has dismissed the appeal.

23/01280/APP

31 Highlands Road

Raising roof to form a 1½ storey dwelling & replacing conservatory with a 1½ storey rear extension. (Sanders)

Appeal against refusal.

Inspector has dismissed the appeal.

474/23 Response to written question – Drainage and flooding

Members received for information the [response](#) from Cllr. Broadbent to Cllr. Stuchbury's question.

Members thanked Cllr. Stuchbury for raising the question.

475/23 Matters to report

Cllr. Harvey reported that there is still a major problem with the footpaths in the town centre and raised concern that the Tingewick Road is still not on the gritting route.

Cllr. O'Donoghue informed Members that a street furniture application has already been agreed for the Verdetto Lounge.

Cllr. Draper reported the potentially dangerous lack of visibility when exiting the St. Rumbold's Field estate. The Planning Clerk will investigate.

ACTION

PLANNING CLERK

476/23 Chair's items for information

No items.

477/23 Date of the next meeting:

Monday 18th December 2023, following a meeting of the Full Council

Meeting closed at 21:08

Chair

Date