

**PL/08/23**

Minutes of the **Planning Committee** meeting held on Monday 18<sup>th</sup> December 2023 at 8:35pm in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

**Present:**

|                     |               |
|---------------------|---------------|
| Cllr. M. Cole JP    | Chairman      |
| 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. M. Try        |               |
| Cllr. R. Willett    |               |

**Also present:**

|                     |                 |
|---------------------|-----------------|
| Mrs. C. Cumming     | Co-opted member |
| Ms. C. Molyneux     | Town Clerk      |
| Ms. P. Cahill       | Committee Clerk |
| Mrs. K. McElligott  | Planning Clerk  |
| 4 members of public |                 |

**Absent:**

|                    |
|--------------------|
| Cllr. F. Davies    |
| Cllr. R. Stuchbury |

**Public session**

Members **AGREED** to suspend Standing Orders when the members of public arrive.

**523/23 Apologies for Absence**

Members received and accepted apologies from Cllr. Davies and Cllr. Stuchbury.

**524/23 Declarations of Interest**

There were none.

Mrs. Cumming arrived 8:37pm.

**525/23 Minutes**

Members agreed the minutes of the Planning Committee Meeting held on 27<sup>th</sup> November 2023.

**526/23 DHLUC submission (response deadline 2<sup>nd</sup> January 2024)**

As agreed at the last meeting (Min.471/23) the Planning Clerk has collated the responses received from Members and the Deputy Town Clerk.

Members thanked the Deputy Town Clerk for their work with the local schools.

Members unanimously **AGREED** the collated response.

**527/23 23/03405/APP**

Members unanimously **AGREED** to suspend Standing Orders to allow a member of public to speak.

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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.....

Local residents raised their concerns regarding application 23/03405/APP:

- It is overdevelopment and the loss of a family home.
- Disagree that up to 3 vehicles could park.
- Dangers of vehicles manoeuvring onto the footpath on a busy school route.
- 7 refuse bins will block the footpath on collection day.
- Increased occupancy could lead to increased noise.
- How will 'students only' be enforced?
- Would like to see a town and county level policy created for HMOs.

Members unanimously **AGREED** to resume Standing Orders and bring forward agenda item 13.

### **Amended plans**

**23/03405/APP**

**OPPOSE & CALL IN**

4 London Road

Proposed first floor rear extension and change of use from dwellinghouse to 7-bed student HMO (7 occupants).

*Previously described as Conversion from dwellinghouse to 7 person HMO for student accommodation.*

*Members had not made a formal response to the original application, as the Amended Plans had been received on the morning of the previous meeting.*

*Concerns were expressed as follows:*

- *The dwellings in the neighbourhood were all family homes, and a student residence was inappropriate in the area.*
- *There was no proof that the rooms would be let solely to students – the University has recently received approval for the use of the Best Western Hotel as student accommodation for the next 5 years and has much residential accommodation of its own already.*
- *Many single persons require rented accommodation (recently HS2 workers, for example) and it was felt that too many 'conversion to HMO student accommodation' applications had been received, with no proof that the occupants were exempt from Council Tax. Reference was made to Oddfellows Hall (19/03398) which was approved as student accommodation and is now advertised as short-term holiday lets. Working people in a rural area may need a vehicle to travel to work, and even students may want to keep a car to access leisure and entertainment venues in the evenings or at weekends. Highways should be aware that many of the employment areas (not just those on the Buckingham bypass and Westcott & Silverstone EDAs, but entirely rural sites like HS2 and E-W Rail) do not have public transport links of any sort.*
- *There is not enough parking space on site or adequate road width for kerbside parking, and any cars parked on the road would obscure the vision of cars emerging from Chandos Road. The London Road is a very busy link from the bypass to the town centre and its footways are used by hundreds of children at the two senior schools and the primary school on Chandos Road.*
- *There is parking for two, possibly three vehicles according to Highways, but little manoeuvring space, and reversing out into a busy road and bus route across a well-used footway is not safe.*
- *Work has already started on the conversion of the house, pre-empting planning approval, and large vehicles are parking on the footway when delivering materials.*

- *There is no response yet from Waste & Recycling; Members noted that 5 bins are indicated on the drawings, and that one general and one recycling bin had been required per unit for the recent conversion to HMO at 36 Chandos Road (23/01938). In addition, the 7 bins will have to be put out on collection day and taken in promptly to avoid blocking the footpath.*

Cllr. Harvey Proposed that the Town Clerk produce a short report to find out what sort of HMO policy may be possible. Cllr. Ralph Seconded. Members unanimously **AGREED**.

**ACTION TOWN CLERK**

The Planning Clerk will check if 'student only' is enforceable. **ACTION PLANNING CLERK**

The Chair thanked the residents for attending the meeting and for the information presented.

### **528/23 Planning applications**

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on Wednesdays 20<sup>th</sup> December and 17<sup>th</sup> January 2024 at 2.30pm. Strategic Sites Committee meetings are on Thursdays 15<sup>th</sup> December and 8<sup>th</sup> January 2024 at 2pm.

*Members are advised that the full site descriptions for applications 10, 12 and 13/14 are to be found in PL/123/23 appended to the 27<sup>th</sup> November 2023 agenda.*

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 unanimously **AGREED** by Members unless otherwise stated.

#### **23/03496/AAD**

**OPPOSE**

6 High Street

Display of 2no. shop signs.

*Members had no objection to the trough light over the fascia board.*

*The scrolling LED display was opposed, as it was too brightly lit, very close to a zebra crossing and therefore a distraction for drivers, and in the Conservation Area and surrounded by Listed Buildings.*

Cllr. Willett declared an interest.

Cllr. Cole Proposed no objection to the main sign but that we object to the rolling, illuminated sign. Cllr. Ralph Seconded. A vote was taken, and the result was:

For: 9

Against: 1

Abstention: 0

#### **23/03590/APP**

**NO OBJECTIONS**

4 Tingewick Road [*The Workshop*]

Removal of existing roof and construction of new upper storey and roof on the existing office building.

*Members welcomed the acknowledgement that this site was in Flood Zone 3, and not Zone 2 as previously alleged.*

Cllr. Cole Proposed no objection. Cllr. Ralph Seconded. A vote was taken, and the result was:

For: 9  
Against: 1  
Abstention: 0

**23/003607/APP**

**OPPOSE**

Land between №38 Moreton Road and the Old Police Station, 50 Moreton Road  
Erection of 7№ dwellings with access, car parking, landscaping, and associated works.

- *Members noted that the previous application for this site was refused on the grounds that 7 dwellings would be too cramped. They believe that this revised application, while an improvement in design, is again for 7 dwellings, and would still be too cramped with only small gardens, contrary to Buckingham Neighbourhood Plan policy DHE6, the provision of good quality private outdoor space.*
- *Members would have liked to see grey water recycling incorporated into the plans; this would also reduce the amount of water run-off on a very steeply sloping site.*
- *They also criticised the lack of chimneys to give the rooflines interest, and the flat-roofed dormers which jarred with the general design.*
- *Members look forward to seeing the SuDS officer's comments now that a Drainage Scheme has been submitted; they expressed concern at the amount of new hard surfacing in the proposal, which the permeable paving and attenuation tank in extreme rainstorms may not cope with, causing flows down Mary MacManus Drive and into the BP garage forecourt.*
- *If a new sewer is to be constructed, the Construction Management Plan must recognise that Mary MacManus Drive is sheltered housing and its residents elderly, have mobility problems and/or visiting carers, and ensure that the works affect them as little as possible.*
- *Members would like to see more precise plans of the proposed access, and the relocation of the memorial bench, litter bin and lamp post. Moreton Road has an infrequent bus service, and this bench is important for the less fit residents of the housing at the top of the hill and from Maids Moreton to take a rest on their way home.*
- *Below the existing access there is a gap in the double yellow lines which stretch from the town centre to the top of the hill, allowing room to park for 6 vehicles. The parked cars restrict the road width to a single carriageway, so queuing to allow uphill vehicles to pass through is commonplace in the vicinity of the existing and proposed accesses; in addition, the curvature of the hill above the access restricts vision for emerging vehicles. There will also be increased demand for on-street parking from the residents currently using the existing hardstanding as parking space.*
- *It was noted that there was no tracking diagram to show that the standard size bin lorry will be able to turn and emerge forwards, nor a response from Waste & Recycling.*
- *As it is presumed that there will be streetlighting in a previously dark area, Members wondered if the light pollution needed to be considered by the Ecologist.*

The Planning Clerk will check if 'light spillage' has been considered in the application.

**ACTION PLANNING CLERK**

**23/03620/APP**

**OPPOSE**

9 Bushey Close

Householder application for attached granny annexe.

*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*

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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.....

*raise valid planning reasons not obvious to Members viewing from the public domain, they reserve the right to amend their response.*

*Members felt this was over-development of the plot – the proposed new building occupied a 25% bigger footprint than the original dwelling – and left no amenity space for the occupants of either building, which is contrary to the Buckingham Neighbourhood Plan policy DHE6. There will also be only two driveway parking spaces for what will be effectively a 4-bedroomed residence.*

**23/03643/APP**

**NO OBJECTIONS**

20 Lenborough Road

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

**23/03651/VRC NO OBJECTIONS subject to the satisfaction of the Heritage officer**

32 Nelson Street

Variation of Condition 3 (description wording) relating to application 21/01491/ALB allowed on appeal 21/00118/REF (internal works and external render and paintwork).

**23/03723/APP**

**NO OBJECTIONS**

126 Burleigh Piece

Householder application for single storey front extension

*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.*

**23/03751/APP**

**NO OBJECTIONS**

24 West Street

Partial change of use from hairdressing salon to residential class C3 to form 1no. one bedroom flat and external works to communal areas

*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. Cole Proposed no objections. Cllr. Ralph Seconded. A vote was taken, and the result was:

For: 9

Against: 0

Abstention: 1

**23/03759/APP**

**NO OBJECTIONS**

6 Lace Lane

Householder application for first floor rear extension.

**23/03789/APP**

**NO OBJECTIONS**

10 Toki Road [St Rumbolds Fields North]

Householder application for demolition of existing building to rear of kitchen and erection of rear extension.

**23/03831/AOP**

**OPPOSE**

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Initial.....

Land adj. 33 Hare Close

Outline application with all matters reserved for erection of two storey dwelling  
*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 felt the proposed additional dwelling constituted overdevelopment, and the parking provision indicated was not according to guidelines for a 3-bed + 2-bed house, which could lead to on-street parking on a bend. Members opposed on the grounds of overdevelopment, loss of green space, effect on the street scene and inadequate parking provision, pointing out the adding another parking bay would reduce the garden area even more.*

The Planning Clerk will request more detailed information regarding the land boundary.

**ACTION PLANNING CLERK**

**23/03862/AAD**

**DEFERRED**

3 Castle Street

Display of 1 x sign 1 – 600x800mm wall mounted; 1 x sign 1 – 600x800mm mounted on a camera column; 3 x sign 2 - 600x800mm mounted on new signage poles; 5 x sign 2 - 600x800mm wall mounted; 1 x sign 3 - 600x600mm wall mounted

*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.*

*Formal response was deferred until details of the appearance of each sign was submitted.*

Members noted the following **Minor Amendment/Additional Information**:

**23/03498/APP & 23/03499/AAD**

**NO OBJECTIONS**

Former Little Chef, [adj.t to Travelodge on the bypass] MK18 1SH

Erection of proposed signage and installation of HVAC system.

&

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.

*Members noted that the signage had been installed and the premises were already open for business.*

**Not for consultation**

**23/03669/CPL**

**OPPOSE**

33 Willow Drive

Certificate of lawfulness for proposed dropped kerb

*Members oppose this application to acquire and alter the nature of the public pathway, a project refused twice by the LPA and dismissed at appeal, and apparently unchanged from these previous applications.*

**Highways' consultation**

Footpath Diversion: Buckingham FP36

**NO OBJECTIONS**

Highways Act 1980 Section 119 proposed diversion of public footpath No 36 (part) Parish of Buckingham.

**Not for consultation (circulated separately)****23/03755/ATP****NO OBJECTIONS**

11 Moreton Drive

T1 Lime; Crown reduce by approximately 3.0-4.0 metres in height and laterally to balance, pruning to suitable growth points to retain the flowing lines of the canopy. Works to be carried out to reduce the tree to match the height of similar trees in the area, making it less exposed following numerous recent windthrown trees along the same tree belt.

T2 Sycamore; Clear base of ivy and suckers and inspect. Crown reduce large limb growing towards wall at points indicated on attached photo. Crown clean removing all dead, diseased, dying, crossing, rubbing and duplicate branches. Works to be carried out to reduce lever arm on severely squirrel damaged limb growing towards the protected wall.

**529/23 Planning decisions**

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>   |
|------------------------------|------------------------------|---|-----------------------|
| 22/02784/ALB                 | 28 High Street               | Replace rear windows with slimline timber double glazed units (retrosp.)      | No objections sub.HBO |
| 23/01415/AAD<br>23/01418/ALB | New Inn,<br>18 Bridge Street | Display of illuminated and non-illuminated signs                              | Oppose<br>Oppose      |
| 23/01450/ALB                 | 55 Well Street               | Refurbishment of roofs  | No objections sub.HBO |
| 23/01451/ALB                 | 55 Well Street               | Replacement of polymer double glazing frames with timber hardwood             | No objections sub.HBO |
| 23/01452/ALB                 | 55 Well Street               | Remove polystyrene insulation and install breathable mineral fibre insulation | No objections sub.HBO |
| 23/01453/ALB                 | 55 Well Street               | New stair and partitions; works to existing rooflights                        | No objections sub.HBO |
| 23/02792/APP                 | 63 Western Ave.              | Ch/use garden cabin to dog grooming salon                                     | No objections         |
| 23/02912/CPE                 | Gawcott Hill Farm            | Cert/Lawfulness for existing use of outbuilding as granny annexe              | No objections         |
| 23/02971/APP                 | 22 Swithin Lane              | Single storey rear extension  | No objections         |
| 23/03189/APP                 | 120 Western Ave.             | Replacement garage & assoc. works   | No objections         |
| 23/03270/APP                 | 13 Cropredy Court            | Single storey front extension   | No objections         |

**Not in our parish (Biddlesden); Members responded to this West Northants application in June**

|              |                  |   |         |
|--------------|------------------|---|---------|
| 23/00101/POA | Silverstone Park | Application to vary S106 obligation, clauses 26-30 (inclusive) of the First Schedule relating to Bus Services, clause 32 of the | Support |
|--------------|------------------|---|---------|

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Initial.....

|  |  |   |  |
|--|--|---|--|
|  |  | First Schedule relating to cycle and carpooling schemes, clauses 36-38 (inclusive) relating to Buckingham-Stowe-Silverstone Greenway, and addition of clause 6 of the Third Schedule relating to Northamptonshire Bus Services notice, attached to planning permissions 16/02745/AOP and 19/00817/AOP |  |
|--|--|---|--|

**Refused**

| <b>Application</b> | <b>Site address</b>                 | <b>Proposal</b>  | <b>BTC response</b>              |
|--------------------|-------------------------------------|--|----------------------------------|
| 23/03078/APP       | Old Telephone Exchange, Market Hill | Two storey roof extension & change of use of ground floor to residential | Deferred for further information |

**530/23 Chair's items for information**

The Government is again looking at changing the 5-year housing supply need with more control being passed to local councils.

The Growth and Infrastructure Select Committee responded to our question re. call-ins; this will be on the next agenda.

**531/23 Date of the next meeting:** Monday 8<sup>th</sup> January 2024 following the Interim Council meeting

Meeting closed at 9:43pm

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