

**PL/13/23**

Minutes of the **Planning Committee** meeting held on Monday 22<sup>nd</sup> April 2024 at 7:10pm 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. J. Mordue	
Cllr. L. O'Donoghue	
Cllr. A. Ralph	Vice Chairman
Cllr. A. Schaefer	Town Mayor
Cllr. R. Stuchbury	
Cllr. M. Try	

**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:**

Mrs. C. Cumming
Cllr. L. Draper
Cllr. R. Willett

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

**765/23 Apologies for Absence**

Members received and accepted apologies from Mrs. Cumming, Cllr. Draper and Cllr. Willett.

**766/23 Declarations of Interest**

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

**767/23 Minutes**

Members agreed the minutes of the Planning Committee Meeting held on 25<sup>th</sup> March 2024.

**768/23 Planning applications**

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meeting is on Wednesday 22<sup>nd</sup> May at 2.30pm. Strategic Sites Committee meeting is on Thursday 9<sup>th</sup> May at 2pm.

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

**24/00572/APP**

58a Well Street

Listed building application for demolition of porch.

**NO OBJECTIONS**

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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.....

*The following application had been approved before the meeting but had been retained for Members information in case 'unauthorised work' was reported.*

**24/00882/CPL**

4 Rogers Lane

Certificate of lawfulness for proposed removal of chimney.

*Members regretted the loss of a chimney, especially as it formed a pair with that on the neighbouring house.*

*The Clerk was asked to find out why Condition 3 of 13/01325/APP ["Development shall be carried out in accordance with the approved details before the buildings are occupied and shall be retained as such thereafter."] did not apply in this case when similar conditions were given as reasons for refusal and a consequent APP application.*

**ACTION PLANNING CLERK**

Cllr. Cole Proposed no objection, Cllr. Ralph Seconded. Members **AGREED**. Cllr. Stuchbury abstained.

**24/00977/APP**

**SUPPORT**

Puratos Ltd., Middle Slade [*Industrial Estate*]

Extension of existing food processing facility (use class B2 & B8) to provide additional processing/storage space.

*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 welcomed the investment in the town and its workforce.*

Cllr. Cole Proposed that we support this application, Cllr. Ralph Seconded. Members **AGREED**. Cllr. Stuchbury abstained.

**24/00992/CPL**

**SEE COMMENT**

1 Burleigh Court, Burleigh Piece

Certificate of Lawfulness for proposed garage conversion.

*Members had no objections to the proposal, but queried whether a CPL was the appropriate type of application, given the wording of Condition 9 of 85/00031/APP [...no enlargement, improvement, or other alterations....shall be carried out without the previous express consent... of the LPA.]*

Cllr. Cole Proposed no objection, Cllr. Ralph Seconded. Members **AGREED**. Cllr. Stuchbury abstained.

*As there were two applications for the same premises Members reviewed the second out of agenda order for convenience.*

**24/01001/ALB      NO OBJECTIONS subject to the satisfaction of the Heritage Officer**

White House Farm, Bourton Road [*A421*]

Listed building application for externally and internally, removal of windows to the ground and first floor of the former Dairy, installation of a French Drain, removal of ceilings, removal of the staircase, steps, stone floor, side piers and central brick plinth to the former Dairy, removal of the kitchen fireplace, opening up works for two blind windows, and removal of timber framing in the Cellar (Part retrospective).

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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' 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 objection subject to the satisfaction of the Heritage Officer, Cllr. Ralph Seconded. Members **AGREED**. Cllr. Stuchbury abstained.

**24/01104/ALB NO OBJECTIONS subject to the satisfaction of the Heritage Officer**  
White House Farm, Bourton Road [A421],

Listed building application for re-roofing works largely on a like-for-like basis, including re-slating, EDPM membrane to flat roof, removal of modern chimney, provision of rainwater goods. Internal insulation to roof space (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.*

Cllr. Cole Proposed no objection subject to the satisfaction of the Heritage Officer, Cllr. Ralph Seconded. Members **AGREED**. Cllr. Stuchbury abstained.

**24/01012/APP**

**NO OBJECTIONS**

14 Bourtonville

Householder application for non-permanent wooden structure in rear garden (Retrospective) to be used as a business to temporarily house cats.

Cllr. Cole Proposed no objection, Cllr. Ralph Seconded. Members **AGREED**. Cllr. Stuchbury abstained.

**24/01069/VRC**

**NO OBJECTIONS**

Land adj. 73 Moreton Road

Variation of condition 9 & 16 (access) attached to 15/04106/AOP (Outline application with access to be considered and all other matters reserved for the erection of up to thirteen dwellinghouses with associated parking and amenity space provision. Construction of new vehicular access and closure of existing access from Moreton Road). To enable development to be commenced more expeditiously.

*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 discussed the application and their previous opposition, particularly in respect of the difficult access and the lack of a safe crossing point for residents walking into the town but agreed the rewording of the two conditions (with two abstentions) to facilitate progress on this site.*

*Condition 22 [provision of vision splays] is also relevant.*

*A formal crossing, above the access point where the hill levels out, was suggested, with the bonus that this would give access to the bus stops at the end of Western Avenue.*

Cllr. Cole Proposed no objection, Cllr. Ralph Seconded. Members **AGREED**. Cllr. Stuchbury and Cllr. Harvey abstained.

**24/01085/AAD****NO OBJECTIONS**

University of Buckingham Verney Park Campus, London Road,  
 Display of entrance signs and 2 totem signs, removal of existing 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.*

Cllr. Cole Proposed no objection, Cllr. Ralph Seconded. Members **AGREED**. Cllr. Stuchbury abstained.

**24/01188/PVN****NO OBJECTIONS**

Beloff House, Hunter Street [University of Buckingham]

Determination pursuant to Schedule 2, Part 14 (Class J) of the town & Country Planning (General Permitted Development (England) Order 2015 as to whether prior approval is required for the installation of solar PV equipment on the roof of Beloff House.

*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 objection, Cllr. Ralph Seconded. Members **AGREED**. Cllr. Stuchbury abstained.

**AMENDED PLANS (1)****24/00830/APP****NO OBJECTIONS**

12 Pillow Way

Householder application for single storey rear infill extension.

Cllr. Cole Proposed no objection, Cllr. Ralph Seconded. Members **AGREED**. Cllr. Stuchbury abstained.

**AMENDED PLANS (2) - not in our Parish (Maids Moreton)**

Members agreed that, as the additional drawings and documents were identical in both application lists, duplicate responses would be sent for the following two applications.

Land off Walnut Drive and Foscoote Road:

**23/01636/ADP****NO FURTHER COMMENTS**

Submission of details of siting, design, external appearance, and landscaping for the erection of 163 dwellings pursuant to outline planning permission 16/00151/AOP and discharge of condition 22 (biodiversity net gain) and condition 8 (CMP) of planning approval. 16/00151/AOP

**23/02826/ADP****NO FURTHER COMMENTS**

Reserved matters being sought for appearance, landscaping, layout, and scale for 163 dwellings on land off Walnut Drive and Foscoote Road and discharge of condition 22 (biodiversity net gain) and condition 8 (CMP) of outline approval 16/00151/AOP.

Members noted that nearly 100 documents had been posted on the respective case files on Good Friday. Meticulous comparison of the two lists showed they were identical, and furthermore, approximately one-third were neither new nor the latest revision. It was agreed that none of the new materials affected Members' previous responses to these applications.

Members also noted that **16/A0151/NON** (Proposed non-material amendment to planning permission 16/00151/AOP - Outline application with all matters reserved except access for up to 170 dwellings, public open space and associated infrastructure) was also 'Pending Consideration' but not for consultation.

Cllr. Cole Proposed no further comment, Cllr. Ralph Seconded. Members **AGREED**. Cllr. Stuchbury abstained.

**Not for consultation (tree application)**

**24/00876/ATP NO OBJECTIONS provided the work was done after the nesting season**

21 Beech Close

T1 Ash – reduce back to previous pruning points, approx. 2 metres apical and lateral growth. Remove deadwood.

**769/23 Planning decisions**

769/23.1 To receive for information details of planning decisions made by Buckinghamshire Council.

**Approved**

Application	Site address	Proposal	BTC response
22/04135/APP	Candleford Court	Replacement timber bin store & extractor fan building	Oppose (initially) No objections (amended) *
24/00402/APP	110 Western Avenue	Single storey front extension	Oppose
24/00507/APP	33 Willow Drive	Proposed 2.7m dropped kerb	Oppose
24/00658/APP	18 Hilltop Avenue	Ch/use garage to habitable room	No objections
24/00874/APP	39 Burleigh Piece	Ch/use garage to habitable room	No objections

\* No trees will now be lost.

**Not for consultation**

**Approved**

Application	Site address	Proposal	BTC response
24/00882/CPL	4 Rogers Lane	Proposed removal of chimney	Decision made before meeting

769/23.2 Planning Inspectorate

769/23.2.1 An appeal has been lodged against the refusal of **23/02843/CPE**, 12 Brackley Road Certificate of lawful existing use of land as residential curtilage together with construction of landing deck to edge of riverbank. This is a Written Representations procedure, so if Members wish to add any further comments to their responses, they must be with the Inspectorate by 1<sup>st</sup> May.

769/23.2.2 An appeal has been lodged against the refusal of **23/02120/APP**, Stoneleigh House Boutique Hotel, Castle Street Change of use of boutique hotel to private residence. This is a Written Representations procedure, so if Members wish to add any further comments to their responses, they must be with the Inspectorate by 2<sup>nd</sup> May.

Members of Buckingham Town Council Planning Committee support the owner's wish to return Stoneleigh House to private use, and wish to point out that:

- The loss of 6 bedrooms in the town centre is more than compensated for by over 50 Airbnb lets in Buckingham and surrounding villages;
- The Best Western on the bypass was failing before the Government requisitioned it to house asylum seekers; it was out of hotel use for about two years before being taken over by the University as a student residence and teaching facility;
- There is a Premier Inn (82 rooms) and Travelodge (40 rooms) on the bypass for passing trade;
- and the Villiers Hotel (49 rooms) and White Hart Hotel (19 rooms) in the town centre for forward bookings;
- The new Hilton Garden hotel at Silverstone Circuit (197 rooms) has recently opened which we consider more than adequate for a town of this size.

**770/23 Chair's items for information**

Cllr. Cole and Cllr. Ralph met with Winslow Town Cllr. Roy van de Poll to discuss mutual concerns regarding a lack of respect from the Local Planning Authority. A joint letter to Martin Tett, from Winslow and Buckingham Town Councils, was agreed and a motion for this will be put to the Full Council.

**771/23 Date of the next meeting:** Monday 20<sup>th</sup> May 2024 at 7pm.

Meeting closed at 8pm

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