

**PL/03/24**

Minutes of the **Planning Committee** meeting held on Monday 15<sup>th</sup> July 2024 at 7.00pm in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

**Present:** Cllr. M. Cole JP Chair  
 Cllr. F. Davies  
 Cllr. J. Harvey  
 Cllr. A. Mahi  
 Cllr. L. O'Donoghue  
 Cllr. A. Ralph Vice Chair  
 Cllr. A. Schaefer Town Mayor  
 Cllr. R. Stuchbury

**Also present:** Mrs. C. Cumming Buckingham Society  
 Mr. S. Beech Compliance and Projects Manager  
 Ms. P. Cahill Committee Clerk  
 Mrs. K. McElligott Planning Clerk  
 One member of public

**Absent:** Cllr. L. Draper  
 Cllr. J. Mordue  
 Cllr. M. Try  
 Cllr. R. Willett

**Public session**

A member of public attended to reiterate their objection to 24/01853/APP (land north of 1 Bath Lane) for 3 additional houses between the old cottages and Bath Lane Terrace. This is in the Conservation Area. There are old Victorian drains, the cottages are dug into the bank and there are already numerous drainage issues; the area of land is useful for drainage, and this must be considered. There are no garages and residents park on the very narrow road. There is also a right of way for the cottage residents across the land.

The Chair thanked the resident for attending and Members **AGREED** to bring the application forward.

**154/24 Apologies for Absence**

Members received and noted apologies from Cllr. L. Draper, Cllr. J. Mordue, Cllr. Try and Cllr. Willett. Cllr. Schaefer apologised that they would be leaving early to attend the Akeley Parish Council meeting.

**155/24 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 has discussed Applications 24/01443/APP and 24/01444/AAD with the owner and will abstain from voting.

**156/24 Minutes**

Members noted that the minutes of the Planning Committee Meeting held on Monday 17<sup>th</sup> June 2024 will be presented at the next meeting.

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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.....

**157/24 Review of training needs**

Members noted that relevant courses and training opportunities are circulated to Members throughout the year and that any requests for training may be made to the Town Clerk.

Cllr. Stuchbury suggested training or perhaps written advice on prejudicial interest. The Compliance and Projects Manager will investigate this.

**ACTION COMPLIANCE AND PROJECTS MANAGER**

**158/24 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan/  
Buckinghamshire Local Plan**

Regulation 14 consultation has begun with planned drop-in sessions arranged.

Cllr. Stuchbury requested that thanks to Cllr. Cole, Cllr. Ralph, Mr. Newall and the relevant officers and working group members are recorded.

**159/24 North Bucks Parishes Planning Consortium**

Members received and noted the minutes of the June meeting.

Cllr. Stuchbury and Cllr. Ralph noted the proximity to Buckingham of the Shenley Park and Salden Chase developments; this should be monitored.

**160/24 Planning applications**

For Member's information the next scheduled Buckinghamshire Council North Buckinghamshire Planning Area Committee meetings are on Wednesdays 24<sup>th</sup> July and 14<sup>th</sup> August 2024 at 2.30pm. Strategic Sites Committee meetings are on Thursdays 1<sup>st</sup> & 29<sup>th</sup> August at 2pm.

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

**24/01853/APP**

**OPPOSE**

Land North of 1 Bath Lane

Creation of 3No dwellings and associated gardens, parking and bin/bike stores  
*Members agreed:*

- *that the proposal was overdevelopment of a site so constrained that the previous application had been refused because the officer had deemed three terraced houses too many for the site;*
- *that the scale and appearance of the proposed dwellings was out of keeping with the adjacent terrace of Victorian cottages (which are in the Conservation Area);*
- *that the pathway to the rear of the cottages was not to be preserved per their deeds either in width or in step-free access;*
- *that the frontage parking would detract from the street scene, affecting the Conservation Area to the south*

*and noted:*

- *that there was no acknowledgment of the drainage problems experienced by the neighbouring cottages to this site, both from surface water flooding from the higher land and the inadequacy of the Victorian sewers to cope with excess water which causes inspection covers to lift and the road to flood, and asked for a SuDS report; concern was expressed that the loss of this permeable ground would make the problem worse;*
- *that cutting further into the bank would need a substantial retaining wall to support the weight of the remainder of the site and the higher land at Westfields;*

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Initial.....

- that Bath Lane is narrow, very narrow in parts, with on-street parking, and the site frontage is used as a passing place;
- that there was no footway either side of Bath Lane from south of Bath Lane Terrace to the access to the Railway Walk by the bridge and six extra vehicles would add to the existing danger for pedestrians walking in the roadway;
- that the site is immediately opposite the emergency access from the Innov8 site owned by the University.

Cllr. Cole Proposed Oppose, Cllr. Ralph Seconded and Members **AGREED**. Cllr. Stuchbury abstained.

#### **24/01346/APP**

**OPPOSE**

39 Bernardine's Way

Change of use from six HMO (C4) to seven HMO (sui generis) with shared facilities and utility/storage.

*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 noted that Condition 2 of the previous application (23/01175/APP) re bin numbers and their storage did not appear to have been complied with, and there was as yet no comment from Waste and Recycling, nor from Highways, for this application. 7 units could imply 7 vehicles and the house only had two bays in the parking court, neither marked with the house number, which could lead to neighbour disputes, and the street was too narrow to accommodate kerbside parking.*

*Concern was expressed that there was no policy on parking provision for HMOs, which do not necessarily accommodate students only – and students in a rural area may well keep a car for weekend use – and a conversion of a family house for this many occupants will almost always lead to more parking than originally planned for.*

*The new Unit 6 in the loft space appeared not to have a desk (which may double as a dining table in other units) so could not be said to have a designated dining area and was two floors away from the communal dining room, which was against HMO guidelines; and full opening of the door in Unit 7 was obstructed by the end of the bed.*

Cllr. Cole Proposed Oppose, Cllr. Ralph Seconded and Members **AGREED**. Cllr. Stuchbury abstained.

*The following two applications may be considered together:*

Lido Romeo Hair Stylists  
12 Bridge Street

#### **24/01443/APP**

**NO OBJECTIONS**

Erection of an external staircase and doorway at the side and rear of the property to flat 1. *Members would have liked to see more detail of the staircase as it was going to be visible in the street scene in the Conservation Area, and on a principal entrance to the town centre.*

Cllr. Cole Proposed No Objection, Cllr. Ralph Seconded and Members **AGREED**. Cllr. Harvey and Cllr. Stuchbury abstained.

#### **24/01444/AAD**

**NO OBJECTIONS**

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Initial.....

Display of 2Nº square signage to front and side. 1Nº Fascia signage. Replacement of window signage

*Members noted Heritage's preference for wooden hanging signs in the Conservation Area.*

Cllr. Cole Proposed No Objection but to note that we would prefer the hanging sign to be made of wood, Cllr. Ralph Seconded and Members **AGREED**. Cllr. Davies, Cllr. Harvey and Cllr. Stuchbury abstained.

**24/01797/APP**

**NO OBJECTIONS**

9 Bushey Close

Householder application for the demolition of a conservatory and detached garage and erection of single storey rear/side extension to form granny annexe.

Cllr. Cole Proposed No Objection, Cllr. Ralph Seconded and Members **AGREED**. Cllr. Stuchbury abstained.

**24/01801/APP** **NO OBJECTIONS subject to Environmental Health's satisfaction following a requested noise impact report.**

11 Edburg Street

Householder application for installation of an Air Source Heat Pump.

Cllr. Cole Proposed No Objection subject to Environmental Health Officer's satisfaction, Cllr. Ralph Seconded and Members **AGREED**. Cllr. Stuchbury abstained.

**24/01817/APP**

**NO OBJECTIONS**

1 Burleigh Court

Householder application for garage conversion to habitable space.

Cllr. Cole Proposed No Objection, Cllr. Ralph Seconded and Members **AGREED**. Cllr. Stuchbury abstained.

**24/01827/APP**

**NO OBJECTIONS**

17 Bourton Road

Householder application for loft conversion with rear dormer.

Cllr. Cole Proposed No Objection, Cllr. Ralph Seconded and Members **AGREED**. Cllr. Stuchbury abstained.

**24/01837/ADP**

**NO OBJECTIONS**

Benthill, London Road

Submission of Reserved Matters (landscaping, appearance, scale, and layout) pursuant to outline planning permission 23/02545/AOP (The demolition of an agricultural building and an Outline Planning Application for the Construction of 2 dwellings with garages, car parking and landscaping on land at Benthill Farm, Buckingham. All matters reserved save access.

*Members noted that air source heat pumps are to be installed as a renewable fuel source for heating and hot water at each property, but there was no indication that solar panels would be fitted, and grey water recycling installed, and referenced Buckingham Neighbourhood Plan policies I2 & I3:*

**I2- Renewable energy generation**

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Initial.....

Planning permission will be granted for small scale micro-generation production for renewable energy generation. This would consist of (but would not be limited to) small scale micro-generation of renewable energy in relation to solar, wind or photo-voltaic energy. Any such development affecting heritage assets, or their setting, will only be permitted where it is demonstrated to preserve or enhance these assets.

### **I3 – Rainwater collection**

All new buildings must have a scheme to collect rainwater for use. To aid in helping reduce the carbon footprint of buildings, reduce surface water flooding and to help in times of drought, a water use scheme should be incorporated into the design of new buildings. Rainwater collection is in addition to and cannot be counted within attenuation of the development drainage proposals.

Cllr. Cole Proposed No Objection but raised a query why there are no solar panels/grey water as per the Neighbourhood Plan, Cllr. Ralph Seconded and Members **AGREED**. Cllr. Stuchbury abstained.

#### **24/01839/APP**

**NO OBJECTIONS**

29 Meadway

Householder application for erection of rear conservatory.

Cllr. Cole Proposed No Objection, Cllr. Ralph Seconded and Members **AGREED**. Cllr. Stuchbury abstained.

#### **24/01847/APP**

**NO OBJECTIONS**

[Park] Manor Farm, Moreton Road

Householder application for erection of carport/garden store.

Cllr. Cole Proposed No Objection, Cllr. Ralph Seconded and Members **AGREED**. Cllr. Stuchbury abstained.

#### **24/01904/APP**

**COMMENT DEFERRED**

Land at Tingewick Road [main entrance to St. Rumbold's Fields]

Stand-alone wall entrance sign (retrospective).

Cllr. Cole Proposed that comment is deferred pending the arrival of the report from Highways regarding visibility. Cllr. Ralph Seconded and Members **AGREED**. Cllr. Stuchbury abstained.

Cllr. Schaefer left the meeting at 8pm.

*The following has been retained on the agenda for information only in case building work is reported. It was approved on 4<sup>th</sup> July, following receipt and validation on 2<sup>nd</sup> July*

#### **24/01937/CPL**

22 Pearl Close [Lace Hill] MK18 7SB

Certificate of Lawfulness for proposed loft conversion with rooflights.

*Burnitt*

## 160/24 Planning decisions

160/24.1 Members received for information details of planning decisions made by Buckinghamshire Council.

### Approved

| Application                  | Site address                       | Proposal  | BTC response  |
|------------------------------|------------------------------------|---|---|
| 24/00572/ALB                 | 58A Well Street                    | Demolition of porch   | No objections   |
| 24/00677/APP<br>24/00678/ALB | White Hart Hotel,<br>Market Square | External works within rear garden<br>+ internal works to breakfast room                                 | Internal works – no objections;<br>External works – oppose (both subj. to HBO)<br>* |
| 24/01069/VRC                 | Land adj. 73<br>Moreton Road       | Variation of cond. 16 (access) of 15/04106/AOP (up to 13 dwellings, new access and closure of existing) | No objections   |
| 24/01235/ALB                 | Almshouses,<br>Market Hill         | Listed building application for balcony remedial works  | No objections subj.HBO  |
| 24/01282/ALB                 | 4 Bristle Hill                     | Re-roofing passage & WC to rear   | No objections   |
| 24/01370/APP                 | 8 Primrose Way                     | Front porch and s/st. rear extension  | No objections   |
| 24/01452/APP                 | 50 Overn Avenue                    | First floor side extension  | No objections   |
| 24/01407/ALB                 | 3 Well Street<br>[The Garage]      | Internal alterations including modification of the staircase and removal of the bar and raised floor    | No objections**   |

\* Amended plans, not consulted on, addressing the HBO's concerns were submitted shortly before the decision date; they included changes to the pergola structures and materials, and conditions specified that the new accessible toilet must match existing joinery and materials. The festoon lighting is approved, and the garden use is restricted to 11.00 – 23.00.

\*\* Applicant is reminded that any change of signage will require a separate application.

### Refused

| Application  | Site address                     | Proposal   | BTC response  |
|--------------|----------------------------------|--|---------------|
| 24/00798/AAD | Bridge Barber Ltd, 22 Bridge St. | 3 x fascia signs and 4 window signs (retrospective)                                  | No objections |
| 24/01365/VRC | 36 Chandos Road                  | Var. cond.4 of 23/01938/APP to allow installation of kitchen facilities in HMO units | Oppose        |

### Not for consultation

### Approved

| Application | Site address | Proposal | BTC response |
|-------------|--------------|----------|--------------|
|-------------|--------------|----------|--------------|

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|              |                |                                |   |
|--------------|----------------|--------------------------------|---|
| 24/01285/CPL | 2 Westfields   | New dropped kerb               | Deferred for further information***         |
| 24/01494/CPL | 6 Treefields   | Loft conversion with skylights | No objections                               |
| 24/01937/CPL | 22 Pearl Close | Loft conversion with skylights | Decision before meeting, see application 12 |

\*\*\* received and circulated by email 11/6/24

160/24.2 Planning Inspectorate  
Stoneleigh House, Castle Street – appeal against refusal of change of use/reversion of hotel to private residence.  
The Inspector has allowed the appeal.

#### **161/24 Buckinghamshire Council matters**

Members received news of Buckinghamshire Council new documents and other information from Buckinghamshire Council Members present.

Cllr. Stuchbury:

- Has been in discussion with Buckinghamshire Council Officers regarding the Library Consultation and has submitted a question for Cabinet tomorrow.
- Has attended a Fire Authority meeting and discussed the impact of contaminants on the life expectancy of fire fighters.
- Will be attending the Growth, Infrastructure and Housing Select Committee.
- Informed Members that the Parking Study is on tomorrow's Buckinghamshire Council agenda.
- Urged Members to read the Housing Consultation on the Bucks Home Choice Allocation as Buckinghamshire Council will introduce a 'one size fits all' policy.
- Informed Members that there is a Localism Committee meeting this week which includes an update on the Parish Charter.

#### **162/24 Updates from representatives on outside bodies**

There were none.

#### **163/24 Action reports**

Members reviewed and discussed items on the action report and received and noted updates from Officers.

**163/24.1 Regular actions**

| Minute (filing date) | File application responses  | Minute | News Releases | Date of appearance |
|----------------------|---|--------|---------------|--------------------|
| 40/24 (22/5/24)      | 10 via Consultee In-Tray<br>1 (CPL) via Comments button<br><i>[deferred for further information] *</i><br>+ 1 application not considered<br><i>[refused before meeting]</i> |        |               |                    |
| 108/24 (17/6/24)     | 1 (CPL) via Comments button<br>3 applications + 1 Amended Plans via Consultee In-tray   |        |               |                    |

\* The information requested was circulated by email on 11/6/24 and the application approved on 18/6/24

163/24.2 Members received and discussed the following action reports:  
163/24.2.1 Moreton Road cycleway s106s – response from Transport Officer.

163/24.2.2 (539/23) s106 Funding of Skatepark.  
Cllr. Harvey noted that there is remaining money and suggested that this is used for a shelter for young people. The Planning Clerk reminded Members that the reason that a shelter was not provided was because this is what the police requested.

Cllr. Stuchbury Proposed that we request further information regarding the remaining balance in addition to detail about the request by the police not to approve a shelter. Cllr. O'Donoghue Seconded and Members unanimously **AGREED.**

**ACTION PLANNING CLERK**

**164/24 Buckinghamshire Council Committee meetings**

164/24.1 N. Bucks Area Planning Committee (26<sup>th</sup> June 2024) *Cancelled [Purdah]*

164/24.2 Strategic Sites Committee (6<sup>th</sup> June 2024) *Cancelled [Purdah]*  
(4<sup>th</sup> July 2024) *Cancelled [Purdah]*

164/24.3 Growth, Infrastructure and Housing Select Committee (16<sup>th</sup> July 2024)

164/24.4 Transport, Environment & Climate Change Select Committee (6<sup>th</sup> June 2024)

**165/24 Enforcement**

Cllr. Davies reported a new Nail Bar on West Street; this has already been reported and photographs sent showing internally lit signage on a Listed Building.



Cllr. Davies reported that a new roof has been erected on a house on the London Road and chimney(s) seem to have been removed.

**ACTION PLANNING OFFICER**

#### **166/24 Rolling lists – updates**

Members noted the following:

|            |                           |                                   |
|------------|---------------------------|-----------------------------------|
| 166/24.1   | Tree felling applications | <i>no change from May meeting</i> |
| 166/24.2   | Land grab reports         | <i>no change from May meeting</i> |
| 166/24.3   | Call-in requests          | <b>updated</b>                    |
| 166.24.4.1 | HMO Licences              | <i>no change from May meeting</i> |

#### **167/24 Street Naming**

##### **167/24.1 Osier Way Phase I (Gawcott-with-Lenborough Parish; BTC not consulted)**

Members received for information the street name and numbering map for Osier Way Phase I.

Members noted that its postcodes are MK18 4xx as it is in Gawcott. The details of plot-by-plot postcodes are also available – contact the Planning Clerk.

##### **167/24.2 Moreton Road Phase III (Min. 110/24 refers)**

Members received and noted the names chosen from the shortlist submitted last meeting, and the related map.

Names selected are, with the colours used on the map:

- Dartmoor = darker blue
- Swaledale = pale yellow
- Herdwick = green
- Wensleydale = pale blue

To be used in addition to the extension of:

- Shetland - pink
- Lincoln - grey

'Cheviot' was rejected as it has already been used in the Unitary area.

Names have been agreed by Royal Mail and are now subject to public consultation.

#### **168/24 Matters to report**

Mrs. Cumming reported a damaged sign on the roundabout at the bottom of Page Hill.

**ACTION PLANNING CLERK**

Cllr. Harvey reported the difficulty in crossing the bypass near the Bourton Road roundabout due to the overgrown hedge limiting visibility.

Cllr. Harvey reported a lack of dropped kerbs on both sides of the Bourton Road near Badgers Estate. Cllr. O'Donoghue will take photographs. **ACTION CLLR. O'DONOGHUE**

Cllr. Stuchbury asked if accessibility funding could be part of s106 contributions. The Compliance and Projects Manager will check the Neighbourhood Development Plan.

**ACTION COMPLIANCE AND PROJECTS MANAGER**

Cllr. Cole reported that the problems in Holloway Spinney with scramble motorcycles has been resolved and the five-bar gate has been put up again and new signs installed. The wooden steps further along have also been replaced and the Chair requested that the

Arboricultural Inspector at Buckinghamshire Council is thanked for the work that they have done on this. **ACTION PLANNING CLERK**

**169/24 Chair's items for information**

There will be an Extraordinary Full Council meeting to consider Osier Way Phases II and III on 29<sup>th</sup> July at 7pm, prior to the Environment Committee meeting.

**170/24 Date of the next meeting:** Monday 19<sup>th</sup> August 2024

Meeting closed at 8:55pm.

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

DRAFT