

PL/09/24

Minutes of the **Planning Committee** meeting held on Monday 16th December 2024 at 8.40pm 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. J. Mordue	
Cllr. L. O'Donoghue	
Cllr. A. Ralph	Vice Chair
Cllr. A. Schaefer	Town Mayor
Cllr. R. Stuchbury	
Cllr. M. Try	

Also present:

Mrs. C. Cumming	Buckingham Society
Ms. Z. Taylor	Deputy Town Clerk
Mr. S. Beech	Compliance and Projects Manager
Ms. P. Cahill	Committee Clerk
Mrs. K. McElligott	Planning Clerk
Cllr. H. Mordue	

Absent: Cllr. L. Draper

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

478/24 Apologies for Absence

Members received and accepted apologies from Cllr. Draper.

479/24 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. Schaefer will also abstain from voting as she may cover in the future for another member.

480/24 Minutes

Members noted that the minutes of the Planning Committee Meeting held on 2nd December 2024 will be presented at the next meeting.

481/24 Planning applications

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on Wednesdays 8th January 2025 and 5th February 2025 at 2.30pm. Strategic Sites Committee meetings are on Thursdays 19th December 2024 and 16th January 2025 at 2pm.

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

24/03375/ALB

NO OBJECTIONS

9 Bristle Hill

Listed building application for replacement of rear middle and top floor windows

Cllr. Cole Proposed No Objections, Cllr. Ralph Seconded and Members **AGREED**. Cllrs. Schaefer and Stuchbury abstained.

Members **AGREED** to bring forward Item 9.

24/03616/APP

SUPPORT

Land behind Lace Hill Manor Care Home, 112 Needlepin Way

Proposed Lace Hill Health Centre comprising Primary Care Health Centre, including Dental Suite (Class E) and 15 Bed Home for young Adults with complex needs (Class C2) with associated access road, parking, and external amenity 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.

Cllr. Try Proposed Supporting, Cllr. Mahi Seconded and Members **AGREED**. Cllrs. Schaefer and Stuchbury abstained.

Cllr. H. Mordue left the meeting at 8:53pm.

The following three applications are for the same site, but for different proposals. They are therefore grouped out of sequence for convenience.

Cllr. Stuchbury left the meeting at 8:54pm.

24/03536/ALB

SUPPORT subject to the Heritage Officer's satisfaction

White House Farm, Bourton Road

Listed building application for structural works to former Dairy including removal and reinstatement of staircase together with associated works (part retrospective).

Cllr. Cole Proposed Supporting, Cllr. Ralph Seconded and Members **AGREED**. Cllr. Schaefer abstained.

24/03577/ALB

SUPPORT subject to the Heritage Officer's satisfaction

White House Farm, Bourton Road

Listed building application for external works including re-opening of 2No blind windows, replacement of others, provision of French Drain, provision of lime render and Keim paint (Part 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 Supporting, Cllr. Ralph Seconded and Members **AGREED**. Cllr. Schaefer abstained.

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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.

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24/03593/ALB**SUPPORT subject to the Heritage Officer's satisfaction**

White House Farm, Bourton Road

Listed building application for internal works (Part 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 Supporting, Cllr. Ralph Seconded and Members **AGREED**. Cllr. Schaefer abstained.

24/03569/APP**OPPOSE**

Loth Lorient, Mount Pleasant Close

Demolition of an existing bungalow and replacement with a two-storey residential 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 regretted the proposed loss of another bungalow from the housing stock; bungalows allow older or less able residents to continue to live independently and the emerging revision of the Buckingham Neighbourhood Plan aspires to provide more bungalows. It was suggested that a 1½ storey building would be more suited to a cul-de-sac where half the existing dwellings are single storey.

The design of the proposed house was described as bland and did not complement the other house styles, and the lack of chimneys was an anomaly in the street-scene.

Cllr. Cole Proposed Opposing, Cllr. Ralph Seconded and Members **AGREED**. Cllr. Schaefer abstained.

Cllr. Stuchbury returned to the meeting at 8:58pm.

24/03595/PVN**NO OBJECTIONS**

Swan Pool & Leisure Centre, London Road

Determination pursuant to Schedule 2, Part 14 (Class J) of the Town and Country Planning (General Permitted Development) (England) Order 2015 as to whether prior approval is required for the Installation of solar PV equipment.

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 and Members **AGREED**. Cllrs. Schaefer and Stuchbury abstained.

24/03600/APP**NO OBJECTIONS but see comment**

Land off Market Hill

Redevelopment of the site including removal of dilapidated barn, creation of x8 residential units (3 x 1 bed and 5 x 2 bed apartments) with 174 sqm of office (Class E(g)(i)) accommodation with associated parking, communal amenity space, landscaping, storage, refuse storage and public realm improvements.

Members noted that the 'dilapidated barn' was to be renovated and turned into office space, not demolished.

There was a discussion about traffic management to and from the site; the main access is from a one-way street with no footways and limited vision to the right when emerging into Market Hill and then West Street, and all incoming vehicles will have to come via the Bull Ring through the constriction by the Post Office. A one-way system was suggested utilising the entrance on West Street between Nos 6 and 7 to reduce the number of vehicles using the Market Hill access.

The communal 'amenity space' was also very small given the likely number of residents.

Cllr. Cole Proposed Supporting, Cllr. Ralph Seconded and Members **AGREED**. Cllrs. Schaefer and Stuchbury abstained.

24/03608/APP

OPPOSE AND CALL-IN

Home Appliances, The Old Telephone Exchange, Market Hill,
Two storey roof extension to provide 8No. flats and change of use of the ground floor to provide 1No. residential unit and ancillary use.

Members felt that this scheme provided no remedies for the reasons for refusal of the previous scheme. The access was the same narrow entry to the Royal Mail's Delivery Office yard, with related security issues and difficult vision on exit. The response from Royal Mail (20/11/23) to the 2023 application indicated that deliveries causing noise and disturbance run from 4.00am – 6.30pm Monday-Saturday with free access and turning space required all day between these times for vehicles up to 7.5 tonnes. Any delays caused by congestion at the entrance are a problem, as would residents parking in the yard, or deliveries and materials storage during the construction period. Windows in seven bedrooms face this yard.

The Planning Statement does not mention the Grade II* Listed Old Gaol opposite the access at all (as before) though the Planning Inspector made the following comment in his decision document: under *Other heritage assets*

19. I have also had due regard to the setting of other heritage assets in the vicinity which have been identified as the Lower Shop the Upper shop (Grade II) The Old Gaol (Grade II) and the White House (Grade II).*

The Inspector also noted:

7. The proposal would increase the prominence of the appeal property, particularly when viewed in the context of the immediate commercial environment. Due to the elevated nature of the Market Square, there are very clear and direct views of the site from this part of the Conservation Area.

and

9. As a result of the height, bulk and massing of the building, it would appear as a prominent addition to the street scene generally and would fail to relate to the existing scale and context of the surrounding area. It would as a result fail to preserve the character and appearance of the Buckingham Conservation Area. The proposal would therefore conflict with policies

S1, BE1 and BE2 of the Vale of Aylesbury Local Plan (2021). Policy S1 states that in assessing development proposals, consideration will be given to, amongst other things, (g) minimising impacts on heritage assets. Policy BE1 requires that all development should seek to conserve heritage assets in a manner appropriate to their significance, including their setting. Policy BE2 requires, amongst other things, development proposals to respect and compliment the physical characteristics of the site and surroundings including the scale and context of the site and local distinctiveness.

Neither of these is acknowledged in the current application. The previous scheme had a flat roof and large balconies to each flat; this has a pitched roof and solid walls with small windows that increase the bulky appearance of the building.

The previous application also proposed a sedum roof which would have absorbed some rainfall; the tiled roof now proposed would not have this attenuation facility and concern was expressed that surface run-off would add to the increasingly frequent flooding of the car park east of the site.

In flats 02 and 05 the only bedroom has no natural light at all.

Balcony doors open outwards, reducing the usable amenity space, and the 108m² quoted for the ground floor flat appears to include the communal areas of the entrance lobby and stairwell and the landscaped strips around three sides of the building. The stairwell area is roofed by the proposed upper floors which reduces its amenity value and has no fencing or other security across the opening facing the new telephone exchange.

Though the ground-floor flat is wheel-chair accessible, there is no indication that the doorways are other than standard width, or that the en-suite facilities contain wet-room showers.

Cllr. Cole Proposed Opposing and request a call-in, Cllr. Ralph Seconded and Members **AGREED**. Cllrs. Schaefer and Stuchbury abstained. **ACTION PLANNING CLERK**

Not for consultation: *Retained on agenda for information only; Certificate granted 5/12/24 24/03524/CPL*

85 Burleigh Piece [*Linden Village*]

Certificate of Lawfulness for proposed single storey infill extension to dwelling house.

482/24 Planning decisions

482/24.1 Members received for information details of planning decisions made by Buckinghamshire Council.

Approved

Application	Site address	Proposal	BTC response
23/03831/AOP	Land adj. 33 Hare Close	Outline application with all matters reserved for erection of two-storey dwelling	Oppose
24/03244/APP	1 Waglands Garden	Juliet balcony to 2nd floor bedroom	No objections

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24/02780/VRC	Land at Walnut Drive, Maids Moreton	Variation of condition 13 (Foul water drainage scheme) of 16/00151/AOP (up to 170 dwellings etc)	Oppose
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Not for consultation

Approved

Application	Site address	Proposal	BTC response
24/03009/ATP	University site, Bath Lane	T1 Oak: reduction of lateral branches over neighbouring property	No objections
24/03524/CPL	85 Burleigh Piece	Single storey infill extension to dwelling	Decided before meeting

483/24 Action reports

Minute (filing date)	File application responses	Minute	News Releases	Date of appearance
Interim 425/24 (10/12/24) Planning 433/24 (5/12/24)	1 major application 1 application + 2 Amended plans 2 Tree applications separately			

484/24 Buckinghamshire Council Committee meetings

Members received for information only:

484/24.1 N. Bucks Area Planning Committee (4th December 2024) *No Buckingham applications*

484/24.2 Strategic Sites Committee (6th December 2024) *Cancelled*
(19th December 2024)

484/24.3 Growth, Infrastructure and Housing Select Committee (30th January 2025)

484/24.4 Transport, Environment & Climate Change Select Committee (13th February 2025)

485/24 Chair's announcements – for information only

The Chair wished members a Merry Christmas and Happy New Year.

486/24 Date of the next meeting:

Monday 6th January 2025, following an Interim meeting of the Full Council.

Meeting closed at 9:34pm.

Chair Date

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