

PL/10/24

Minutes of the **Planning Committee** meeting held on Monday 6th January 2025 at 7.00pm in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

Present:

Cllr. T. Allen	
Cllr. M. Cole JP	Chair
Cllr. F. Davies	
Cllr. L. Draper	
Cllr. A. Mahi	
Cllr. J. Mordue	
Cllr. A. Ralph	Vice Chair
Cllr. A. Schaefer	Town Mayor
Cllr. R. Stuchbury	
Cllr. M. Try	

Also present:

Mrs. C. Cumming	Buckingham Society
Mr. S. Beech	Compliance and Projects Manager
Ms. P. Cahill	Committee Clerk
Mrs. K. McElligott	Planning Clerk

Absent:

Cllr. J. Harvey
Cllr. L. O'Donoghue

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

A one minute silence was held for Mr. Stephen Staley, a former Market Manager for Buckingham Town Council.

487/24 Apologies for Absence

Members received apologies from Cllr. Harvey and Cllr. O'Donoghue.

488/24 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 at the Committee for another member.

489/24 Minutes

Members noted that the minutes of the Planning Committee Meetings held on 2nd December 2024 and 16th December 2024 will be presented at the February Planning Committee meeting.

490/24 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan/ Buckinghamshire Local Plan

The Compliance and Projects Manager explained that we are currently in the middle of Regulation 16; we should receive feedback soon after 30th January 2025. Regulation 16 is the consultation undertaken by Buckinghamshire Council with the public and statutory consultees.

491/24 Planning applications

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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.....

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on Wednesdays 8th January and 5th February 2025 at 2.30pm. Strategic Sites Committee meetings are on Thursdays 16th January and 13th February 2025 at 2pm.

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

The following application was circulated by email due to a request for an extension of response time being refused. A majority of the Committee responded, agreeing that the response to the amended description considered at the 11th November meeting be re-sent, as the revised drawings submitted were the same. The text of the response sent is included for the record and the decision (approval) was issued before the meeting.

24/03712/AGD

NO OBJECTIONS

White House Farm, Bourton Road, MK18 1DT

Details required for siting of proposed agricultural building ref. 24/03028/AGN

Due to the holiday period, it was not possible to hold an additional meeting before the due date (3rd January 2025), so this application was consulted via email and the response agreed by the Town Clerk using delegated authority following consultation with the Planning Committee.

Members had no objections to the proposal, but regretted the loss of the solar panel array from the previous application, feeling that (a) the new building presented a side elevation to the Listed Building (where the applicant lives) so the solar panels would not be visible, and (b) the farm complex is not visible from the public domain so the harm done in heritage terms was outweighed by the benefits of the solar power generation. Members would like to see the solar panels reinstated.

Cllr. Schaefer arrived at 7:10pm.

24/03816/ADP

NO OBJECTIONS but see comment

Land to West of Osier Way Buckingham Ring Road

Submission of reserved matters details of appearance, landscaping, layout and scale, for 9 custom built dwellings pursuant to outline planning permission 19/00148/AOP (outline planning permission (with all matters other than means of access reserved) for a residential development of up to 420 dwellings (including affordable housing), and associated infrastructure including provision of open space (including formal play space); car parking; new pedestrian and cycle linkages; landscaping and drainage works (to include SuDS attenuation and two new accesses off Osier Way and one new access off Gawcott Road. Includes demolition of the existing pigsty).

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 the four houses facing onto Gawcott Road were not included in this proposal, nor were they within the revised boundary of Phase 2.

Members had no objections to the application but would like a decision to be deferred until Anglian Water had confirmed there would be capacity at the Buckingham Water Recycling Centre..

Cllr. Cole Proposed No Objections, Cllr. Ralph Seconded and Members **AGREED**. There were four abstentions.

Amended plans

24/01965/ADP (Amended)

OPPOSE

Land off Osier Way East of Gawcott Road and South of Buckingham Ring Road

Submission of reserved matters details of appearance, landscaping, layout and scale, pursuant to outline planning permission 19/00148/AOP (outline planning permission (with all matters other than means of access reserved) for a residential development of up to 420 dwellings (including affordable housing), and associated infrastructure including provision of open space (including formal play space); car parking; new pedestrian and cycle linkages; landscaping and drainage works (to include SuDS attenuation and two new accesses off Osier Way and one new access off Gawcott Road. Includes demolition of the existing pigsty)).

(Phase 2)

Members' response was agreed before an Amended 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 the amendments largely addressed the comments made by the CPDA and Highways, but the matter of tenure blindness in the Housing Officer's response (and the Town Council's original response) had not.

- *None of the Affordable dwellings have a garage and few have driveway parking; the majority of the Sale housing has one or both;*
- *The dph for the Affordable housing is noticeably denser than for the Sale housing;*
- *A lot of the grouped houses have banks of perpendicular parking bays in front which (a) identifies the tenure type, and (b) does not enhance the street scene in any way;*
- *The parking rank for plots 315-320 has been moved from the front of the houses to the end of the back gardens, meaning that surveillance by the residents is to be blocked by a 1.8m brick wall;*
- *The parking court for plots 367-372 & 391 has an improved allocation layout, but involves the loss of about half the garden area of plot 387, and Members failed to see the advantage of replacing 4 bays with an open-sided car barn housing three vehicles;*
- *None of the Affordable house types are named, even though some are almost identical to the named house types, which indicates a negative attitude to those who cannot afford to buy....*

- reinforced by the use of lower quality materials; every house should be of the same build quality and materials, including unseen items like insulation thickness. There should not be a separate list of inferior-quality materials at all.
- There is no Social Rent housing proposed; people (e.g. many Key Workers) who cannot afford 80% market rent still need housing;
- Some of the paths to rear access gates are very long, and that haul length does not appear to have been included in the measured length from the frontage to the Bin Collection Point, where applicable; this is likely to lead to bins being left at the front of the house in between collections, to the detriment of the street scene. There are still some haul distances well over the stated 25m (residents) and 15m (operators). Members' opinion is that this is a greenfield site, so the road layout could have been planned for kerbside collection at the outset; Members have always been against block paving for road surfaces, as it is maintenance-heavy, and may not be adopted, so in estates with management companies it becomes a continuing additional cost to residents.
- Members also noted that – once again – there is open air leisure provision for children, but no undercover places to meet or exercise for teenagers and adults. Taking this estate together with St. Rumbold's Fields, diagonally across the Gawcott Road/bypass roundabout, that is over 800 houses with no facilities for social activities that might help build a community rather than an uninspiring dormitory.

There is still doubt that Anglian Buckingham Water Recycling Centre will have capacity for this number of new houses.

Cllr. Cole Proposed Opposing on the grounds detailed above, Cllr. Ralph Seconded and Members **AGREED**. Cllrs. Stuchbury and Schaefer abstained.

492/24 Planning decisions

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

Approved

Application	Site address	Proposal	BTC response
23/03607/APP	Land between 38 Moreton Rd. and the Old Police Station	7 houses with access, car parking, landscaping, and associated works	Oppose and call-in*
24/03280/APP	9 Threads Lane	Single storey rear extension	No objections

* Call-in advised not to be actioned 2/9/24

Refused

Application	Site address	Proposal	BTC response
24/02745/APP	27 Osberg Road	Conversion of carport to study & washroom (retrospective)	Oppose
24/03221/APP	24 London Road	Front & rear extensions, raising roof, rear facing dormer	Oppose

24/03293/APP	Alder House, Verney Close	Conversion of undercroft to residential unit, erection cycle store & bin store	Oppose
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Not for consultation

Approved

Application	Site address	Proposal	BTC response
24/03435/ATC	1 Salisbury Cottages, Bath Lane	Crown reduce 1 apple tree away from overhead wires	No objections

493/24 Buckinghamshire Council Committee meetings

493/24.1 N. Bucks Area Planning Committee (8th January 2025) *No Buckingham Applications.*

493/24.2 Strategic Sites Committee (16th January 2025).

493/24.3 Growth, Infrastructure and Housing Select Committee (30th January 2025).

493/24.4 Transport, Environment & Climate Change Select Committee (13th February 2025).

494/24 Enforcement

Members received for information the following actions taken by Buckinghamshire Council:

- 1) Issue of an Enforcement Notice for the installation of signage/advertisements to the front (west facing) elevation of the building and the unauthorised exterior painting of the front (west facing) elevation of the building consisting of windows, window architraves, fascia, balustrade, shop fronts, shop cornice, central shop pediment, doors, door architraves and door reveals at 18 Castle Street (a Listed Building). *[Dipalee/Thai Lounge]*
- 2) Issue of an Enforcement Notice for the installation of signage/advertisements on the front of the building without permission for the installation of signage/advertisements to the front (west facing) elevation of the building and the unauthorised exterior painting of the front (west facing) elevation of the Building consisting of windows, window architraves, fascia, balustrade, shop fronts, shop cornice, central shop pediment, doors, door architraves and door reveals at 19 Castle Street (a Listed Building). *[Essentials]*
- 3) Issue of a Listed Building Temporary Stop Notice prohibiting, from the date on which the notice takes effect *[17th December 2024]*, the removal, replacement or works to windows; internal works comprising subdivision of rooms, removal of flooring, removal of plaster, installation of plasterboard or insulation, works to the roof comprising removal, replacement or installation of roof tiles or coping tiles, re-pointing on east and west elevations at 15 Church Street *[Grade II Listed]*

495/24 Matters to report

April Cottage – it is deteriorating further. Can we report this again?

ACTION PLANNING CLERK

Rubbish being dumped in the layby on the bypass. This can be reported on FixMyStreet.

There is an access issue in the town due to the Open Reach 4-way traffic lights which will be in place until 16th January 2025.

496/24 Chair's announcements – for information only

No announcements.

497/24 Date of the next meeting: Monday 3rd February 2025

Meeting closed at 7:50pm

Chair Date