

**PL/08/21**

Minutes of the **PLANNING COMMITTEE** meeting held on Monday 1<sup>st</sup> November 2021 at 7.00pm in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

**Present:**

Cllr. M. Cole JP (Chairman)  
 Cllr. F. Davies  
 Cllr. Gateley (Town Mayor)  
 Cllr. J. Harvey  
 Cllr. A. Mahi  
 Cllr. A. Ralph (Vice Chairman)  
 Cllr. R. Stuchbury  
 Cllr. M. Try

Cllr. O'Donoghue was present online via Zoom, Members **AGREED** to suspend Standing Orders to allow Cllr. O'Donoghue to speak.

**Also present:** Mrs. C. Cumming (co-opted member)  
 Mrs. N. Stockill (Committee Clerk)  
 Mrs. K. McElligott (Planning Clerk)  
 Mr P. Hodson (Town Clerk)

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

**467/21 Apologies for Absence**

There were no apologies.

**468/21 Declarations of Interest**

To receive declarations of any personal or prejudicial interest under consideration on this agenda in accordance with the Localism Act 2011 Sections 26-34 & Schedule 4.

**469/21 Minutes**

Members received the minutes of the Planning Committee Meeting held on Monday 11<sup>th</sup> October 2021 to be put before the Full Council meeting to be held on 22<sup>nd</sup> November 2021. Members noted a typographical error in the meeting's date. With the above amendments, the minutes were **AGREED**.

**470/21 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan**

Members noted the plan for the Town Clerk and Town Planning Officer to meet with officers from Buckinghamshire Council to discuss working together in the formation of the revised Buckingham Neighbourhood Plan, the new Buckinghamshire Plan and future design codes, and also to discuss the status of the Buckingham Transport Plan.

**ACTION TOWN CLERK**

**471/21 North Bucks Parishes Planning Consortium**

Members received and discussed a report from Cllr. Ralph.

## 472/21 Action Report

(298.2) Tingewick Road Lighting – Cllr. Stuchbury reported there was no funding within the original s106 agreement for street lighting; illumination is included with the upgrade of the Railway Walk to a combined cycle/footpath.

## 473/21 Planning Applications

The next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on Wednesdays 17<sup>th</sup> November and 15<sup>th</sup> December 2021 at 2.30pm. Strategic Sites Committee meetings are on Thursdays 18<sup>th</sup> November and 16<sup>th</sup> December at 2pm.

To consider a response to planning applications received from Buckinghamshire Council and whether to request a call-in

### 21/03714/APP

**OPPOSE**

2 Mallard Drive

Change of use of redundant land alongside dwelling to garden land and erection of 1.8m high timber fence (retrospective)

*Members pointed out that a fence so close to the road – especially on the entrance to the estate – was contrary to the design principle for the Heartlands, which has no front fences or walls to its plots. It also failed to comply with Condition 9 of the original application 94/00489/APP:*

- (9) The amenity open spaces shown on the plan attached to this permission shall remain undeveloped and be retained and laid out as open amenity areas as part of the estate as a whole and shall thereafter be maintained as such as an integral part of the development.

*Together with the matching triangle of grass and shrubs on the opposite side of the road it had formed a pleasant entrance to the estate. The harsh board fence is not attractive and unbalances the symmetry.*

*Concern was expressed that a precedent might be established so that other open spaces on the estate could be acquired, and the situation regularised retrospectively, to the detriment of the amenity of the whole area. Planned open spaces are not 'redundant land' however infrequently maintained.*

*Members also noted that the application form indicates "No" for the questions at #15 "Are there trees or hedges on the proposed development site" and "Are there trees on hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character" - which is technically correct as the shrubbery has already been removed – and felt that it would be more appropriate to relate the answers to the status quo ante to give a true picture.*

### 21/03873/APP

**NO OBJECTIONS**

21 Twickenham Road

Householder application for single story rear extension

A reconsultation request had been received that day revising the description to "Householder application for single story rear extension and relocation of the rear access gate" with response date 29<sup>th</sup> November, and clarification of an apparent anomaly between drawings.

*Members' response was agreed before the application had been advertised in the neighbourhood. If, after the statutory notices 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 agreed to consider the application per the revised description, as the presence of the gate had been noted on the supporting report with the agenda, and presumed the applicant would be negotiating with the owner of the land over access to the new position from the public domain.

**21/03905/APP**

**NO OBJECTIONS**

29 Greenway Walk

Householder application for proposed demolition of porch and erection of a single storey side extension

**21/04129/ALB**

**NO OBJECTIONS**

5 Castle Street

Listed building consent application for proposed replacement window to front elevation

**21/04165/APP**

**NO OBJECTIONS**

24 Plover Close

Householder application for first floor side extension, single storey rear extension and canopy over front door

*Members' response was agreed before the application had been advertised in the neighbourhood. If, after the statutory notices 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.*

**Not for consultation**

**21/04076/ACL**

**OPPOSE**

31 Bourtonville

Application for a Lawful Development Certificate for the proposed two storey rear extension

*Though this is 'not for consultation' Members wondered why an amendment to the rear extension refused earlier in the year (21/00827/APP) would allow a Certificate to be issued. So far as the drawings showed (and there was an anomaly between the first floor plan and the section drawings, unresolved before the meeting) the extension still added a 4<sup>th</sup> bedroom, requiring parking for 3 vehicles within the curtilage. The sole reason for the refusal was that the parking area was inadequate, and this has not changed.*

**474/21 Planning Decisions**

To receive for information planning decisions made by Buckinghamshire Council:

**Approved**

<b>Application</b>	<b>Site address</b>	<b>Proposal</b>	<b>BTC response</b>
21/02978/APP	1 Cheyne Close	Timber garden shed	No Objections
21/03080/APP	3 Wharf View	Timber framed garden room	No Objections
21/03230/APP	25 Willow Drive	Variation of condition 21/00449/APP (s/st extension)	No Objections
21/03263/APP	14 Lenborough Cl.	Single storey rear & side extension	No Objections

21/03306/APP 21/03307/ALB	6 Castle Street	Demol. conservatory & erect rear extension	No Objections (subj. HBO)
Correction from last agenda – wrongly listed as Refused:			
21/02882/APP	9 Botolph Mews	Single storey rear extension	No objections

### Refused

Application	Site address	Proposal	BTC response
21/01491/ALB	32 Nelson Street	Internal works & external paintwork	No Obj. subj. HBO

### Not for consultation

### Approved

Application	Site address	Proposal	BTC response
21/03602/ACL	6 Portfield Way	S/st rear extension & garage conversion	No objections
21/03652/ATC	1 Church Street	Fell 5 conifer trees	Oppose

Members **AGREED** for the Planning Clerk to report back on the powers of Party Wall Act and to issue a press release in conjunction with the Town Mayor and Committee Chair.

**ACTION PLANNING CLERK**

### Prior approval not required

Application	Site address	Proposal	BTC response
21/03794/HPDE	3a Lenborough Rd	S/st rear extension	Deferred for further information

### 475/21 Buckinghamshire Council Matters

475.1/21 To receive news of Buckinghamshire Council new documents and other information from Buckinghamshire Council Members present.

Cllr. Stuchbury reported that he had raised the disgraceful condition of Top Angel, the road linking the Industrial Estate with Osier Way.

475.2/21 An updated list of undecided OPPOSE & ATTEND/CALL-IN applications was circulated for information.

### 476/21 Buckinghamshire Council Committee meetings

476.1/21 N. Bucks Area Planning Committee (27<sup>th</sup> October 2021) *Cancelled*

476.2/21 Strategic Sites Committee (21<sup>st</sup> October 2021) *Cancelled*

### 477/21 Consultation

Members received and discussed responses to the Buckinghamshire Council proposal to make a new Traffic Order which contains (amongst many other items) the following for Buckingham

(entrance to) Summerhouse Hill	No waiting at any time
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Tingewick Road*, Buckingham	30 mph
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\* and part of the bypass

Members **AGREED** to issue a press release and for the Planning Clerk to respond to the consultation with a covering letter. **ACTION PLANNING CLERK**

**478/21 Enforcement**

The following reports were noted by the Planning Clerk:

- Construction of a wall on Addington Road
- Oddfellows Hall

**479/21 Matters to report**

480.1/21 Members received and noted a brief verbal report from the Chairman on a meeting with The University of Buckingham re Ford Meadow.

480.2/21 Members received and noted a report from the Chairman on the quarterly Buckinghamshire Council Planning & Environment service update for Town and Parish Councils (Zoom meeting held 26/10/21).

480.3/21 Members reported new signage at 1 The Chewar and 24 Market Hill.

**481/21 Chairman's items for information**

None.

**482/21 Date of the next meeting:** Monday 29<sup>th</sup> November 2021 at 7pm.

Meeting closed at 21.01pm.

Chair

Date