

PL/01/23

Minutes of the **Planning Committee** meeting held on Monday 20th May 2024 at 7.00pm in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

Present:

Cllr. M. Cole JP	Chair
Cllr. F. Davies	
Cllr. L. Draper	
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
Mr. S. Beech	Compliance and Projects Manager
Ms. P. Cahill	Committee Clerk
Mrs. K. McElligott	Planning Clerk
Four guests	Warner Planning

Absent:

Cllr. J. Harvey
Cllr. A. Mahi
Cllr. R. Willett

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

32/24 Election of Chair

Proposed by Cllr. O'Donoghue, Seconded by Cllr. Stuchbury and unanimously **AGREED** to elect Cllr. Cole as Chair of the Planning Committee for 2024-2025.

32/24 Apologies for absence

Apologies were received and accepted from Cllr. Harvey, Cllr. Mahi and Cllr. Willett.

33/24 Election of Vice Chair

Proposed by Cllr. Stuchbury, Seconded by Cllr. Draper and unanimously **AGREED** to elect Cllr. Ralph as Vice Chair of the Planning Committee for 2024-2025.

34/24 Declarations of interest

Cllrs. Ralph, O'Donoghue, and Schaefer declared an interest in 24/01235/APP as Trustees of the Charity.

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

35/24 Minutes

Members agreed the minutes of the Planning Committee Meeting held on 22nd April 2024 and received at Full Council on 13th May 2024.

36/24 Terms of Reference

Members noted the Terms of Reference for the Planning Committee, as agreed by Full Council.

The Chair informed Members that the Clerk has issued a reminder that, in accordance with Standing Orders, Members should speak for only 3 minutes on any item and not more than once.

37/24 Members received a presentation from Warner Planning on a new proposal for the land behind Wheeldon House, Market Hill

Members noted that the discussion was without prejudice to any Town Council response to an eventual planning application.

Warner Planning talked Members through the slide pack:

- The aim is to create a mixed-use scheme with nine residential and one commercial unit.
- It is not yet at the planning stage; the pre-application was submitted at the end of 2023 and the intention is to submit the application in the summer.
- An explanation of the location of the site was given and the intention that layout and design is influenced by historic patterns.

Members raised the following points:

- Traffic management should be considered, particularly for construction vehicles.
- Refuse collection.
- Grey water, EV charging, solar panels consideration.
- More acknowledgement to the Buckingham Neighbourhood Plan, including good quality outdoor space.
- Refer to the Buckingham Design and Access Statement and the Vision and Design Statement.

Warner Planning responded that they have a transport consultant who covers parking and refuse collection and discussions are taking place with Highways. EV points will be part of the proposal. The points raised will be considered in the plans and they would be happy to come back and update Members.

The Chair thanked Warner Planning for attending the meeting and informed Members that they may raise any further questions through the Planning Clerk.

Warner Planning representatives left the meeting at 7:28pm.

38/24 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan/Buckinghamshire Local Plan

Cllr. Schaefer left the meeting at 7:30pm

Cllr. Cole informed Members that as Buckinghamshire Council are still not in a position to give us housing numbers, it was agreed by the Working Group that, rather than delay any further, their recommendations will be presented to Interim Council on 17th June.

39/24 North Bucks Parishes Planning Consortium

Members received a verbal report from Cllr. Ralph:

- 11 Members have rejoined this year.
- A revised constitution will be presented at the next meeting.
- Padbury Parish Council raised issues and possible solutions about timely planning notices.
- A meeting took place with Cllr. Strachan from Buckinghamshire Council to look at how a more collaborative approach may be achieved.
- A421 study mentioned but no news on progress.
- Updates to the Local Plan, levelling up and regeneration were discussed.

40/24 Planning applications

For Members' information the next scheduled Buckinghamshire Council North Buckinghamshire Planning Area Committee meetings are on Wednesdays 22nd May at 10.00am and 26th June 2024 at 2.30pm. Strategic Sites Committee meetings are on Thursdays 6th June and 4th July at 2pm. (All dates to be confirmed at their Annual Meeting on 15th May.)

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

24/01235/APP **NO OBJECTIONS** subject to the satisfaction of the Heritage Officer

Christ's Hospital Alms Houses, Market Hill

Listed building application for balcony remedial works.

Cllr. Draper Proposed No objections subject to the satisfaction of the Heritage Officer, Cllr. Davies Seconded and Members **AGREED**. Cllr. Stuchbury, Cllr. O'Donoghue and Cllr. Ralph abstained.

24/01237/PAPCR

NO OBJECTIONS but see comments

11A Cornwall Place, High Street

Determination as to whether prior approval is required in respect of transport and highway impact, noise, contamination risk, flooding, and locational considerations for the conversion [of] ground floor (part) and 1st floor from (class E) to 4 flats (3 x 1B/1P and 1 x 1B/2P) (class C3) – GPDO Schedule 2, Part 3, Class MA.

Concern was expressed at the lack of information on the website, given the extensive list of subjects to be addressed in the description; Members mentioned in particular

- *The fumes vented from the drycleaners on the ground floor*
- *The lack of fire exit (a redesign of the layout was suggested to utilise the existing customer access stair from the pedestrian walkway) and the absence of any comments from the Fire Brigade*

Cllr. Cole Proposed No objections (but see comments), Cllr. Ralph Seconded and Members **AGREED**. Cllr. Stuchbury abstained.

The following application had been refused earlier that day [CPL inappropriate as PDR removed] so Members did not review the application

24/01248/CPL

7 Gilbert Scott Road

Certificate of Lawfulness for proposed single storey side extension.

24/01282/ALB**NO OBJECTIONS**

4 Bristle Hill

Listed building application for re-roofing of existing covered passageway and WC to rear. Cllr. Cole Proposed No Objections, Cllr. Ralph Seconded and Members **AGREED**. Cllr. Stuchbury abstained.

24/01285/CPL**DEFERRED FOR FURTHER INFORMATION**

2 Westfields

Certificate of Lawfulness for proposed dropped kerb to give access to new permeable driveway being installed in front of house.

Members would like to know

- *Whether the new driveway is to be large enough to accommodate all three standard parking bays required for a 4-bedroom house, and if so*
- *Whether the existing dropped kerb is to be replaced by a continuous standard kerb (to allow roadside parking; retaining the existing dropped kerb would discourage this)*
- *What is to happen to the existing hardstanding and gravelled parking area (If it is also to be retained, this reduces the garden area of the site considerably)*

Cllr. Cole Proposed that we request further information prior to a decision, Cllr. Ralph Seconded and Members **AGREED**. Cllr. Stuchbury abstained.

24/01331/VRC**NO OBJECTIONS**

Land at Tingewick Road [St. Rumbold's Fields south]

Variation of condition 7 (water quality) 10 (plans) relating to application 20/00886/ADP (Variation of condition 10 of planning permission 17/04668/ADP as amended by 17/A4668/NON - To vary drawing references within condition 10 to allow amended distribution, and amendment, of proposed homes and give effect for 9 additional homes to the layout of homes south of Tingewick Road).

Cllr. Cole Proposed No Objections, Cllr. Ralph Seconded and Members agreed. Cllr. Stuchbury abstained.

24/01365/VRC**OPPOSE**

36 Chandos Road

Variation of condition 4 (No kitchen facilities including kitchen units, kitchen sink or cooking hobs shall be installed at any time within any of the 7 bedrooms hereby permitted) attached to 23/01938/APP (Conversion of 4-bedroom house into 7 HMO units with shared facilities).

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 Design & Access Statement had not been amended to reflect the drawing revision (E) listed on the decision sheet for 23/01938/APP ("Layout 4. Proposed 8 unit has been designed to meet the HMO standards ensuite have been created and added to the existing rooms plus two new rooms created on the ground floor, for a share utility space. The garage is proposed to convert into an office. Each room has been provided with a small kitchenette.") and that only 6 of the 7 units had an en-suite shower-room (the one without is Unit 7). Units 2 & 7 were also shown as not having a kitchenette on the Rev.C drawing that showed the proposed kitchenettes even though Unit 7 was the exactly the same size as Unit 6 next to it which had both. Furthermore the reason given on the application for requesting the Variation is identical to the change desired, which is unhelpful.

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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.....

A comparison with other recent HMO conversions in Buckingham shows that only one has kitchen facilities in the rooms – 19 Bernardines Way (23/01175/APP; same applicant) and it, too, has one unit without en-suite washing facilities though it does have a kitchenette; the remaining 5 are self-contained units. No others have individual kitchens including 4 London Road (23/03405/APP) which backs onto this site.

Cllr. Davies Proposed No Comment, Cllr. O'Donoghue Seconded and Members **AGREED**.
Cllr. Stuchbury abstained.

24/01370/APP

NO OBJECTIONS

8 Primrose Way

Householder application for front porch and single storey rear extension.

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**. Cllr. Stuchbury abstained.

24/01407/ALB

NO OBJECTIONS but see comments

3 Well Street

Listed Building application for internal alterations to include removal of bar and raised floor, modifications to modern staircase, demolition of modern partitioning and construction of new partitioning.

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 would like to see a Travel Plan for this application, as Well Street is narrow with parking restrictions on much of its length, and the vehicles dropping off ballet class pupils and waiting to pick them up could cause problems.

Cllr. Cole Proposed No Objections (but see comments), Cllr. Ralph Seconded and Members agreed. Cllr. Stuchbury abstained.

24/01412/APP

NO OBJECTIONS but see comments

Avenue Lodge, Stratford Road

Householder application for two storey side extension.

Members had concerns about

- The lack of a response from the Heritage Officer; Members considered this building should be on the Local Heritage Asset list*
- The lack of a Construction Management Plan with permitted hours of working, given the constricted nature of the site, the placement of the extension, and the residential nature of the area*
- the very narrow gap between the proposed extension and No28 Stratford Road*

Cllr. Cole Proposed No Objections (but see comments), Cllr. Ralph Seconded and Members **AGREED**. Cllr. Stuchbury abstained.

24/01452/APP

NO OBJECTIONS

50 Overn Avenue

Householder application for first floor side extension.

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

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Initial.....

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**. Cllr. Stuchbury abstained.

Amended Plans

23/03831/AOP

OPPOSE (no change)

Land adj. 33 Hare Close

Outline application with all matters reserved for erection of two storey dwelling.

Members considered that the new and amended drawings and documents did not address their previous objections and pointed out that the response to comments made

- stated that the speed limit was 20mph when it is 30mph (confirmed by Highways' response)
- that an absence of comments by Highways at this stage does not constitute a "No objections" response
- that a dropped kerb to access the new garage does limit kerbside parking, as neighbours will not park across it out of courtesy, and there is no other visitor parking proposed
- delivery and storage of materials is across a public pathway and verge, and the available area within the site boundary may not be adequate, leading to encroachment on the public open space to the front of the row of houses
- the reduction of private amenity space is contrary to Buckingham Neighbourhood Plan policy DHE6
- The statement that "The very limited impact to its immediate context from an urban planning point of view suggests that this is a good opportunity to use available land to create an additional dwelling with no significant impact." (referring to BNP Policy HP7 on Windfall Sites) ignores the impact on the immediate neighbour (No.33) and the residents opposite, especially as there is only parking for one vehicle per household. It will also bring a two-storey house nearer the street than its neighbours, closing an open aspect and not reflective of the general planned density of the estate.

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

41/24 Planning decisions

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

Approved

Application	Site address	Proposal	BTC response
24/00673/APP	15 Wharf View	Two storey side extension	No objections
24/00744/ALB	55 Well Street	Insertion of flue & fittings to chimney	No objections
24/00775/APP	17A Western Ave.	Part single/part 2-st rear extension	No objections
24/00811/APP	76 Western Ave.	Side & rear extension and home gym	No objections
24/00830/APP	12 Pillow Way	S/storey rear infill extension	No objections

Not for consultation

Approved

Application	Site address	Proposal	BTC response
24/00876/ATP	21 Beech Close	T1 Ash – prune to previous points and remove deadwood	No objections *

* Members asked that the work be delayed until after the nesting season, and the decision includes the standard Informative on this.

42/24 Buckinghamshire Council matters

42/24.1 Members received news of Buckinghamshire Council new documents and other information from Buckinghamshire Council Members present.

Cllr. Stuchbury:

Primary Care – begun to change the scenery around how applications are considered.

The Cabinet Member for Housing Development and Homelessness is working positively on social and keyworker housing.

42/24.2 Buckingham - Silverstone Cycle Link
Members received an update on this project.
It was noted that the map shows the planned route and landowners are being approached.

Cllr. Stuchbury suggested that we write back and ask how far along they are with negotiations. Cllr. Davies suggested that the question raised should be: 'we note from your map the key showing greenway built and greenway planned but this does not seem to include what you are referring to going to Silverstone Park - can you give us further information on this? We would also appreciate any further information on negotiations with landowners.'

ACTION PLANNING CLERK

42/24.3 Members received for information the consultation notice and map for the Osier Way Phase I street naming. Note that Phase I is in Gawcott-with-Lenborough Parish.

43/24 Updates from representatives on outside bodies

There were no updates.

44/24 Action reports

Members received action reports.

Cllr. Draper noted the Tree Officer's response under Forestry Commission Designated Areas item, and that one of the dark green areas, which indicate a priority habitat area, has already been removed.

It was agreed that the Planning Clerk will contact the Tree Officer.

ACTION PLANNING CLERK

45/24 Buckinghamshire Council Committee meetings

- 45/24.1 N. Bucks Area Planning Committee (10th April 2024) *Cancelled*
45/24.1.1 (22nd May 2024)
The following applications are on the agenda: 23/00178/AOP (Site Q) & 23/03977/APP (Well Street Centre). BTC Speaker(s) will be confirmed at the meeting (places have to be booked by 10am Monday 20th May).

Cllr. Cole will be speaking at the meeting on behalf of Buckingham Town Council. The Planning Clerk and Vice Chair will be in attendance.

- 45/24.2 Strategic Sites Committee (11th April 2024) *Cancelled*
(9th May 2024) *No Buckingham applications*
- 45/24.3 Growth, Infrastructure and Housing Select Committee (18th April 2024)
45/24.3.1 Members received the Clerk's notes on matters of interest in the meeting.
45/24.3.2 Members noted the Service Director's Performance Report submitted to the GIH meeting.
- 45/24.4 Transport, Environment & Climate Change Select Committee (28th March 2024)
Nothing relevant on agenda.

46/24 Enforcement

The yellow lines recently painted in Verney Close and Market Hill are incorrect and in the wrong colour.

At Fleece Yard the paving is a mishmash of different materials with a huge dip.

ACTION PLANNING CLERK

New blocks where the market stalls stand, and cars park, have been poorly laid – this has been reported on FixMyStreet.

Cllr. Davies suggested that we look back at the minute that notes repairs should be made 'like for like' and consider whether a letter to the appropriate government department is warranted. The Chair said that this could be considered for the next agenda.

ACTION PLANNING CLERK

Loss of dropped kerbs at bottom of Summerhouse Hill has been reported to Enforcement but the Planning Clerk will revisit this.

ACTION PLANNING CLERK

47/24 Rolling lists – updates

- 47/24.1 Tree felling applications *no change from March 25th*
47/24.2 Land grab reports *no change from March 25th*
47/24.3 Call-in requests *updated*
47/24.4 HMO Licences *no change from March 25th*
Cllr. Try noted that the list published on Buckinghamshire Council's website does not match the Planning Officer's list.

48/24 Matters to report

Takeaway signs are still on the bypass.

Standing water on the skatepark – the Planning Clerk will take photographs when it rains.

ACTION PLANNING CLERK

Increased traffic noted on Osier Way – sight lines should be considered.

Manhole covers – there seems to be an issue with the materials used as they keep failing.

49/24 Chair’s items for information

The Chair informed Members that the motion carried at Full Council regarding a joint letter is no longer valid: Winslow Town Council have decided that they do not want to be a part of this. Cllr. Ralph will bring the motion back to a future meeting for consideration.

ACTION CLLR. RALPH

50/24 Date of the next meeting:

Monday 17th June 2024 following an Interim Meeting of the Full Council

Meeting closed at 9:20pm

Chair

Date

