

PL/04/24

Minutes of the **Planning Committee** meeting held on Monday 19th August 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. R. Stuchbury
 Cllr. M. Try

Also present: Mr. R. Newall 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
 One member of public

Absent: Cllr. L. Draper
 Cllr. J. Mordue
 Cllr. A. Schaefer
 Cllr. R. Willett

Members **AGREED** that Standing Orders may be suspended at the appropriate time to allow the member of public to speak when they arrive.

205/24 Apologies for Absence

Members received and noted apologies from Cllr. Draper, Cllr. J. Mordue, Cllr. Schaefer and Cllr. Willett.

206/24 Declarations of Interest

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

207/24 Minutes

Members agreed the minutes of the Planning Committee Meeting held on 17th June 2024 and 15th July 2024, to be put before Full Council on 16th September 2024.

208/24 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan/Buckinghamshire Local Plan

The Chair thanked Cllr. Gateley, Mr. Newall, Cllr. Osibogun, Cllr. Davies, Mr. Savage, Cllr. Ralph, Cllr. Try and officers for running the consultation stalls.

The Neighbourhood Plan is progressing well, and the Chair and the Compliance and Projects Manager attended an informal online meeting with Buckinghamshire Council today. Buckinghamshire Council is receptive and keen to help move the Plan forward. Feedback has been received and this must be considered.

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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.....

Buckinghamshire Council raised the following point at the meeting:
Hopefully, the Local Plan will be ready in 2027.

Cllr. Stuchbury Proposed that we ask the local MP to find out if there is clarity around the number of houses Buckinghamshire are expected to build. Seconded by Cllr. O'Donoghue and **AGREED** by Members. **ACTION TOWN CLERK**

Member of public arrived at 7:12pm.

The Chair suspended Standing Orders in accordance with Members' earlier agreement.

Public session

A Member of public attended to explain their objections to a change of use application for an HMO at 39 Bernadines Way. They believe that it is a private estate, and as such the management committee, which is responsible for the wellbeing of the residents, can call a halt and reject this.

The Chair explained that this was considered at our last meeting, and Buckingham Town Council opposed it. We cannot put forward further views unless there is an amended application.

Cllr. Stuchbury offered that, should the resident write to him as a Buckinghamshire Councillor, he will look into it.

The Member of public left at 7.28pm.

The Chair reinstated Standing Orders.

209/24 Planning applications

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on Wednesdays 17th September and 2nd October 2024 at 2.30pm. Strategic Sites Committee meetings are on Thursdays 29th August and 26th September at 2pm.

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

24/01686/APP

NO OBJECTIONS

89 Burleigh Piece

Householder application for single storey rear and two storey side extension.

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

24/02041/APP

NO OBJECTIONS

6 Meadow Gardens

Householder application for single storey side and rear extensions and front porch extension.

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

The following two applications were considered together:

White Hart Hotel, 2 Market Square

24/02054/AAD

OPPOSE

Installation of replacement signs, 1x new post pictorial complete with 2x amenity boards fitted below, 2x projecting pictorial panels to 2x existing gibbets, 1x door plaque, 1x fascia sign, 2x lanterns. 4x sets of sign written text, 8x floodlights and 3x amenity boards.

24/02055/ALB

OPPOSE

Listed building application for installation of replacement signs, 1x new post pictorial complete with 2x amenity boards fitted below, 2x projecting pictorial panels to 2x existing gibbets, 1x door plaque, 1x fascia sign, 2x lanterns. 4x sets of sign written text, 8x floodlights, 3x amenity boards and painting of building exterior.

Members noted that the exterior painting had already been carried out without approval, effectively making the application retrospective; they also felt that the portico colour was too dark. They also could not see the need for the additional lighting – in particular, the floodlights, but also the lanterns – in a well-lit town centre where there is little competition for hotel accommodation. It was noted that the new lighting proposed for the adjacent Grade II Old Town Hall (23/03912/ALB & 03919/AAD) had not yet been approved, and the Heritage comments on those proposals had been negative. Both buildings are in the heart of the Conservation Area, dominating the town centre. Heritage had not yet submitted comments on the White Hart applications.*

Cllr. Cole Proposed Opposing on the grounds of colour and lighting, Cllr. Ralph Seconded and Members **AGREED**. Cllr. Stuchbury abstained.

Cllr. Stuchbury left the meeting at 7:33pm and returned at 7:36pm.

24/02131/VRC

OPPOSE

4 London Road

Removal of condition 4 (occupied solely by students) attached to 23/03405/APP (proposed first floor rear extension and change of use from dwellinghouse to 7-bed student HMO – 7 occupiers).

Members commented on the reason given for the Variation of Condition as follows:

Condition was included according to decision letter in accordance to the aims of policy HP2 of the Buckingham Neighbourhood Plan (2015), however this plan is currently under public consultation to be renewed (From 9th July to 31st August) and HP2 no longer has a requirement for rooms to students.

We point out that the existing Neighbourhood Plan is valid until 31st December 2031, and its policies continue to carry full weight, and the revision in progress has yet to pass through the Regulation 16 phase so the statement has no validity; also the revised plan policy HP2-B retains the requirement for University student accommodation.

Moreover the property can still serve as a student accommodation without the strict requirement to be let to students alone especially in light of government policy that can limit university student intake and make the property underutilised.

The University of Buckingham is a private institution and not bound by Government policy. If the property is underutilised it is more likely to be a matter of the facilities offered and the rental charged.

This is the only known HMO in Buckingham with this condition attached.

Other recent HMOs have all been described as being for student use, as this one was. Members do not know why this particular decision contained the stipulation but surmised it may be linked to the difficult parking provision, as the house is situated on one of the principal roads into the town centre and a bus route. None of the other HMOs have been on a main road.

Moreover, this property could be considered under HP3 of existing Buckingham Neighbourhood Plan (2015) which would align better with the proposed Buckingham Neighbourhood Plan which is under consultation

The existing Policy HP3 deals with the allocation of land for self-build plots. The relevance is not obvious, nor its alignment with the emerging Plan.

The desired variation is stated as:

Application is for Condition to be removed to allow both students and professionals
Whether the condition was imposed for lack of parking or not, opening the residence to 'professionals' would almost certainly lead to more vehicles associated with the HMO; some students may walk or cycle to lectures (though many keep a car for evenings and weekends) but 'professionals' would need to get to their workplace on a regular basis, and few of our employment areas have a bus service. Members queried whether it was possible to police the type of resident anyway, and it was reported that mixing exempt categories with non-exempt could mean the whole premises were liable for Council Tax.

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

24/02213/APP

1 Robin Close

Householder application for single storey front extension.

NO OBJECTIONS

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

24/02286/APP

30 Chandos Road

Householder application for first floor side, single storey front and rear extensions. Vehicular access.

NO OBJECTIONS

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

Amended Plans

24/01640/APP

7 The Holt [*Badgers*]

Householder application for demolition of existing conservatory and garage/storage building and erection of single storey side and rear extension.

Members noted the statement by the neighbour that one of the windows in their extension served the kitchen, a 'habitable room' and therefore entitled to natural lighting per VALP BE3 para 8.47. The Clerk was unable to confirm this, as the extension was Permitted Development, and no drawings were available. A majority of Members therefore voted to oppose the Amended Plans.

The floodability allegation had been refuted by another long-term resident as being caused by a blocked drain.

OPPOSE

Cllr. Cole Proposed Opposing and Cllr. Ralph Seconded. A vote was taken, and the result was:

For: 4
Against: 3
Abstention: 1 (Cllr. Stuchbury)

24/01801/APP **OPPOSE subject to Environmental Health's satisfaction**

11 Edburg Street [*St. Rumbold's Fields*]

Householder application for the installation of an Air Source Heat Pump.

Members noted that Environmental Health had not yet commented on the Noise Assessment and new position of the installation.

They felt that the new orientation and shorter distance from the boundary fence was likely to cause more annoyance to the neighbour, and therefore not an improvement.

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

Not for consultation (trees) circulated separately by email for comment:

24/02190/ATC

NO COMMENT

St Peter And St Paul Church, Castle Street

CHH0300: Common Lime -Tilia - removal and treat stump.

CHH0301: Sycamore - Acer pseudoplatanus - removal and treat stump.

CHH0302: Cherry - Prunus (sp. unknown) – recommended removal and treat stump.

No comment made as the Town Council is the applicant. Members expressed their desire that this Council plants replacements in a suitable location.

24/02248/ATP

NO OBJECTIONS

Land Adj 73 Moreton Road

Proposed works: Removal of 3No trees:

T13: Lawson Cypress

T14: Ash (Common)

T17: Western Red Cedar Trees to be felled to ground level and stumps ground-out.

Replacement Planting: Recommend replacement planting to be provided in similar location, but with greater separation from existing tree groups so as to ensure adequate space for trees to reach maturity. These would consist of heavy standards of either native or naturalised species and would be planted in accordance with BS 8545:2014 Trees: from nursery to independence in the landscape: Recommendations.

5-day notice (emergency works)

24/02338/ATP

NO OBJECTIONS

Maids Moreton Avenue

T1: Lime – reduce height of tree by 3m. No lateral reduction. The top of the crown is dead for indentation reasons.

T2: Dead Beech – reduce height of dead tree to 3m.

T3: dead tree - fell to ground.

210/24 **Planning decisions**

210/24.1 Members received for information details of planning decisions made by Buckinghamshire Council.

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Initial.....

Approved

Application	Site address	Proposal	BTC response
23/01784/APP	Unit C, Tingewick Road Ind. Estate	Repair and extension of employment unit with associated parking	Support in principle ¹
24/01331/VRC	St Rumbold's Fields	Var. Cond 10 of 17/04668/ADP (drawing references)	No objections
24/01653/APP	7 Gilbert Scott Rd.	Single storey side extension	No objections
24/01704/APP	22 Overn Avenue	Demolish garage, erect 2-st side extension & single storey front lobby	No objections
24/01979/APP	9 Bushey Close	Demol. garage & conservatory, erect s/st side & rear extn (granny annexe)	No objections
24/01817/APP	1 Burleigh Court	Garage conversion to habitable space	No objections
24/01839/APP	29 Meadway	Rear conservatory	No objections

¹ Members had the following reservations:

Members welcomed the investment in the site but noted the following:

- The parking bays are to be of the old standard; it was felt that the new standard 5m x 2.8m should be used, as there was currently over-supply according to the site size, and if the parking area was insufficient to accommodate the required number of larger bays, part of the delivery yard could be used.*
- There has been no bus service along the Tingewick Road for many years (Design & Access Statement (¶4.2, p16) which may make a difference to the amount of car parking required, and the services to the London Road stop by Chandos Road (¶2.21, Transport Statement) are limited: a much more comprehensive offer is available at the bus stand in the High Street, a similar walking distance away, including the X5 to Bicester (TS Rail services ¶2.24→) and Milton Keynes.*

An amended Travel Plan was submitted (but not advised for consultation) with parking bays of the required dimensions, and the Highways Officer expressed himself satisfied with that and the related changes. The expenses connected to the TP are the only s106 requirement.

Refused

Application	Site address	Proposal	BTC response
24/01443/APP	12 Bridge Street	External stair & new door to 1 st fl. flat	No objections ²

² However Members had added the comment:

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.

Withdrawn

Application	Site address	Proposal	BTC response
24/01001/ALB	White House Farm, A421	Renovations and repairs to former Dairy, installation of French Drain	No objections subj. HBO

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Initial.....

210/24.2 Planning Inspectorate
An appeal has been lodged against the Refusal of 23/03028/APP: Old Telephone Exchange, Market Hill, MK18 1JT, two storey roof extension to provide 8 flats and change of use of ground floor to 1 residential unit and ancillary residential uses.

Members had no further comments to add to their original objections.

211/24 Consultations

211/24.1 MK City Plan 2050 Consultation

Members considered any response to the MK City Plan 2050 Consultation, taking into account Members' responses requested by email 8/8/24.

Cllr. Cole explained their response and asked Members for comments.

Cllr. Davies noted that the proposed development area is not designated as green belt land and Cllr. Cole accepted a change of wording to 'rural village site.'

Cllr. Harvey suggested that a railway station is placed at Salden Chase which could also be used as a 'park and ride.'

Cllr. Stuchbury suggested that consideration should be given to school catchment areas.

Members **AGREED** to delegate to officers to respond to the MK City Plan 2050 Consultation taking into account responses and comments made by Members of this Committee.

ACTION PLANNING CLERK

211/24.2 Ministry of Housing, Communities and Local Government

Members received a report from the Compliance and Projects Manager.

It is recommended that Members delegate to officers to respond to the NPPF consultation in accordance with any advice received from our Neighbourhood Plan consultants ONH, taking into account comments made by Members of this Committee.

Cllr. Cole noted the Restoration of the 5-year Housing Land Supply; that the Community Infrastructure Levy may be removed; that there was no Local Plan in place; that there was no mention of the loss of agricultural land; or how the proposed changes would affect Neighbourhood Plans.

Cllr. Stuchbury suggested that we seek a definition of grey belt. Members discussed whether previously developed land within green belt, for example disused airfields, car parks, disused petrol stations, constitutes grey belt.

Cllr. Cole Proposed, Cllr. Ralph Seconded and Members unanimously **AGREED** the Recommendation.

Additional comments to be forwarded to the Compliance and Projects Manager by 31st August 2024.

ACTION COMPLIANCE AND PROJECTS MANAGER

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Initial.....

212/24 Buckinghamshire Council matters

No updates received.

213/24 Updates from representatives on outside bodies

No updates received.

214/24 Action reports

214/24.1 Regular Actions update.

Minute (filing date)	File application responses	Minute	News Releases	Date of appearance
Planning 15/7/24	11 filed via Parish Channel 1 attached to email (no longer on Consultee list) 1 CPL decided before meeting			
Extra FC 29/7/24	3 filed via Parish Channel (Osier Way)			

214/24.2 Members received action reports as per the attached list.
575/23 – Cllr. Davies pointed out that the bushes and hedges, and not the sign, affect visibility.
Members discussed the updates.

215/24 Buckinghamshire Council Committee meetings

- 215/24.1 N. Bucks Area Planning Committee (24th July 2024) *No Buckingham applications*
(14th August 2024) *Cancelled*
- 215.24.2 Strategic Sites Committee (1st August 2024) *Cancelled*
- 215/24.3 Growth, Infrastructure and Housing Select Committee (16th July 2024)
- 215/24.4 Transport, Environment & Climate Change Select Committee (12th September 2024)

216/24 Enforcement

No new breaches reported.

217/24 Rolling lists – updates

Tree felling applications – *updated*
Members noted the update.

218/24 Matters to report

Cllr. Cole observed that for parking outside the Community Centre, whilst there are double yellow lines, the sign states parking for up to one hour, and tickets have been issued. Also, that the taxi rank was used for general parking and was rarely used by taxis. Members agreed to ask the highways authority for clarification. **ACTION PLANNING OFFICER**

218/24 Chair's items for information

No items to report.

219/24 Date of the next meeting: Monday 23rd September 2024

Meeting closed at 8:44pm

Chair Date

DRAFT