

**PL/05/24**

Minutes of the **Planning Committee** meeting held on Monday 23<sup>rd</sup> September 2024 at 7.00pm in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

**Present:** Cllr. M. Cole JP Chair  
 Cllr. J. Harvey  
 Cllr. A. Mahi  
 Cllr. J. Mordue  
 Cllr. L. O'Donoghue  
 Cllr. A. Ralph Vice Chair  
 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. F. Davies  
 Cllr. L. Draper  
 Cllr. A. Schaefer

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

**263/24 Apologies for Absence**

Members received and accepted apologies from Cllr. Davies, Cllr. Draper and Cllr. Schaefer.

**264/24 Declarations of Interest**

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

**265/24 Minutes**

Members agreed the minutes of the Planning Committee Meeting held on 19<sup>th</sup> August 2024.

**266/24 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan/  
Buckinghamshire Local Plan**

Cllr. Cole reminded Members that we are still in Regulation 14 and the consultation will soon be coming to an end. Once all of the comments have been taken on board, we can then move forward to Regulation 16.

Cllr. Ralph and the Compliance and Projects Manager will be meeting tomorrow with Buckinghamshire Council and our town planning consultants. The Compliance and Projects Manager confirmed that he will request information about the timeframe for delivering the Buckinghamshire Local Plan.

Members thanked Officers and The Buckingham Society for their work.

Cllr. Try arrived 7:06pm.

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Initial.....

## **267/24 North Bucks Parishes Planning Consortium**

Members received and discussed a verbal report and supporting papers from Cllr. Ralph on the meeting held on 18<sup>th</sup> September 2024:

Cllr. Ralph reported the key points:

- Main discussion was around the new town development and the NPPF consultation.
- A motion was raised regarding a more granular way to achieve a more equitable outcome in regard of housing targets.
- Noted that the NPPF does not mention water supply.
- Housing design – keeping houses cooler in summer and warmer in winter.
- Rosefield Solar Farm - possible 40% reduction in size.
- Land equivalent of a solar farm should be more than 100% by raising the panels to allow for a secondary use underneath.

The Chair thanked Cllr. Ralph.

## **268/24 Planning applications**

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on Wednesdays 2<sup>nd</sup> October and 6<sup>th</sup> November 2024 at 2.30pm. Strategic Sites Committee meetings are on Thursdays 26<sup>th</sup> September and 24<sup>th</sup> October 2024 at 2pm.

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

*The following two applications were taken together.*

The Old Market House, 36-37 High Street

### **24/02183/ALB**

Listed building application for front/side logo sign and 2N<sub>o</sub> planters (retrospective).

**NO OBJECTIONS**

### **24/02185/AAD**

Display of 1N<sub>o</sub> front logo sign, 2N<sub>o</sub> logo planters, 2N<sub>o</sub> floor planters and 1 side logo/sign (Retrospective).

**NO OBJECTIONS**

Cllr. Cole Proposed no objections, Cllr. Ralph Seconded and Members **AGREED**. Cllr. Stuchbury abstained.

### **24/02438/APP**

1 Mallard Drive

Householder application for one and half storey rear extension.

**NO OBJECTIONS**

Cllr. Cole Proposed no objections, Cllr. Ralph Seconded and Members **AGREED**. Cllr. Stuchbury abstained.

### **24/02507/APP**

4 Cropredy Court [Page Hill]

Householder application for conversion of existing garage space to office including replacement of existing garage door by wall and window (Retrospective).

**NO OBJECTIONS**

Cllr. Cole Proposed no objections, Cllr. Ralph Seconded and Members **AGREED**. Cllr. Stuchbury abstained.

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Initial.....

**24/02682/APP****NO OBJECTIONS (see comment)**

Ring Road Garage, Gawcott Road  
Extension to existing vehicle workshop.

*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 asked if it was possible to incorporate solar panels on the roof and grey water recycling into the proposal.

Cllr. Cole Proposed no objections but we would like to see solar panels and grey water recycling included in the proposal, Cllr. Ralph Seconded and Members **AGREED**. Cllr. Stuchbury abstained.

**24/02764/APP****OPPOSE**

24 Holloway Drive

Householder application for single storey front extension and porch.

*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.*

Concern was expressed at the proximity and size of the Field Maple in the front garden, and the lack of any indication of whether the tree was to remain, or have work done to allow sufficient space between it (and its root run) and the proposed extension. Should the proposal include the loss of the tree (which Members would oppose), the size of the extension would be intrusive enough to destroy the uniformity of the street scene as the design of No 24 was identical to that of the neighbouring No 22, though the materials were different. No other houses in the vicinity had forward projections of this size.

The blocking up of the kitchen door to the side passage meant there would be no easy exit from the kitchen in the event of a fire.

Cllr. Cole Proposed opposing due to the blocked fire exit, the loss of uniformity in the street scene and concerns about the large maple tree, Cllr. Ralph Seconded and Members **AGREED**. Cllr. Stuchbury abstained.

**Amended Plans****23/03607/APP****OPPOSE (no change)**

Land Between No. 38 Moreton Road & The Old Police Station, 50 Moreton Road  
Erection of 7no. dwellings with access, car parking, landscaping and associated works.

Members continue to support the views of the Tree and Ecology Officers and look for compliance with the Forestry Commission's Enforcement action. The token addition of a couple of trees to improve the street scene is not an acceptable response and leaves two 4-bed houses with only two parking bays each, in a development with neither garages nor driveway space.

The consequent revision of the garden path of plot 1 requires negotiation of two right angle bends to take a cycle from the shed to the road, and the acquisition of the parking bay by Plot 2 could have allowed a shorter route from the cycle shed to the road. It is noted that all 7 cycle sheds open on to the lawn, not a path, and for Plots 4-7 the route to the roadway involves two flights of steps.

The gated access path to the bank at the east of the site above Mary MacManus Drive would only be required should the LPA be minded to approve the application.

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

**Not for consultation**

**24/02472/CPL**

**OPPOSE**

25 Bernardines Way

Certificate of Lawfulness for proposed C4 HMO (6 Bedroom, 6 Person) converted from C3 dwelling house and internal alterations, loft conversion and construction of rear dormer.

Members noted that this would be a third HMO in a small cul-de-sac with very limited parking, and that, though the description indicated 6 units/6 persons, three of the rooms were illustrated with double beds, so the true occupancy could be 9 persons, all possibly requiring parking space.

The small front area is not large enough for 12 bins, and the terraced nature of the house with no rear access will therefore cause bins to be left on the street to the detriment of the street scene. Members are aware that the HMO on the opposite side of the street (№39) does not have the required bin storage yet. Overflowing bins and inadequate parking occupied on a first-come-first-served basis (because the parking courts do not have marked or designated bays) does not make for good neighbour relations.

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

**Not for consultation (trees) (circulated separately)**

**24/02703/ATC**

**NO OBJECTIONS**

55 Nelson Street

Removal of 5 conifer trees.

**24/02807/ATC**

**NO OBJECTIONS**

Hill House, 12 Castle Street

T1 and T2 (yews) - 5 ft reduction in height.

*For information only; Buckinghamshire Council have registered 'No Objections' (16/9/24).*

**24/02595/AEL**

Land East of Manor Farm, Bourton Road

**269/24.1 Planning decisions**

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

**Approved**

<b>Application</b>	<b>Site address</b>	<b>Proposal</b>	<b>BTC response</b>
24/01640/APP	7 The Holt	Demol.conservatory & garage, erect s/st side & rear extensions	(Amended plans) Oppose
24/01686/APP	89 Burleigh Piece	S/st rear & 2/st side extension	No objections

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Initial.....

24/01827/APP	17 Bourton Road	Loft conversion with rear dormer	No objections
24/01837/ADP	Benthill, London Road	Reserved matters pursuant to 23/02545/AOP (2 new houses)	No objections
24/01847/APP	[Park] Manor Farm	Car port/garden store	No objections
24/01904/APP	Tingewick Road	Entrance sign, St Rumbold's Fields	Deferred for further information*
24/02041/APP	16 Meadow Gdns	s/st porch, side and rear extensions	No objections
24/02213/APP	1 Robin Close	Single storey front extension	No objections

\* Not supplied before decision

### Withdrawn

Application	Site address	Proposal	BTC response
24/02131/VRC	4 London Road	Var.cond 4 (occupation by students only) of 23/03405/APP	Oppose

### Not for consultation

#### Approved

Application	Site address	Proposal	BTC response
24/02190/ATC	St.Peter & St.Paul Church	Removal of 1 x Common Lime, 1 x Sycamore, 1 x Cherry	No objections
24/02338/ATP	Maids Moreton Avenue	Reduction of height, 1 x Lime, 1 dead Beech; Fell 3 <sup>rd</sup> tree, species not named	No objections

### Withdrawn

Application	Site address	Proposal	BTC response
24/02248/ATP	Land adj. 73 Moreton Road	Fell three trees to enable width for new access	No objections

## 269/24.2 Appeals

269/24.2.1 55 Well Street

Appeal against refusal of 22/01692/APP and 22/01693/ALB: refurbishment and alterations to the roofing, walls, flooring, windows, doors, interior and external finishes and a flood barrier.

Inspector has dismissed both appeals.

*Members are advised that the following later applications have all been approved:*

23/00946 *Listed Building application for removal of existing cupboards from upper rooms and reinstate of walls.*

23/00964 *Listed Building application for construction of flood barrier.*

23/01450 *Listed Building application for refurbishment of roofs (temporary cover)*

23/01451 *Listed Building application for removal of existing double-glazed polymer windows.*

23/01452 *Listed Building application for removal of existing polystyrene insulation and installation of new breathable insulation and*

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Initial.....

*render. Installation of new mineral fibre insulation in existing floors*

23/01453 *Listed Building application for erection of new stair and partitions.*

269/24.2.2 Members were advised for information only that an appeal against the refusal of new signage at 22 Bridge Street (24/00798/AAD) has been submitted via the Commercial Appeals Service. No new comments are allowed, only withdrawal of comments made (Members had No Objections), and the four weeks for response ended on 10<sup>th</sup> September. The start date for the appeal was 13<sup>th</sup> August, but we were not advised until 19<sup>th</sup> August so it could not have been included on the last agenda.

269/24.3 Members were advised for information only that an appeal against the refusal of a Variation of Condition 4 of 23/01938/APP (conversion of 4-bed house into 7 HMO units at 36 Chandos Road; condition 4 barred installation of kitchen equipment in the units). The start date was 19<sup>th</sup> August and the response time for additional comments ends on 23/8/24. The Town Clerk circulated details by email 23/8/24 - no additional comments received.

## **270/24 Buckinghamshire Council matters**

Members **AGREED** to bring item 8.4 forward on the agenda:

270/24.1 Members discussed and agreed any response to the Buckingham Conservation Area Review.  
The Buckingham Society raised the issue of a lack of enforcement over the past 20 years; owners of listed buildings do not always take it seriously and enforcement does not happen automatically. Article 4 is extremely difficult to put in place, but The Buckingham Society support the notion of getting an Article 4 direction for our conservation area to preserve the most important buildings in our town.

Points to consider for the responses:

### Question 1

Buckingham is an 18<sup>th</sup> Century market town with historic buildings and a medieval layout of street patterns; surrounding buildings and architecture add character to Buckingham's conservation area.

### Question 2

Lack of attention from the Shire Council. Modern living and lack of policing of the conservation area, for example the Old Town Hall lit signs.

### Question 3

Planters and baskets enhance the look of the town. Buxplore and trails around the town.

### Question 4

The cottages at the top of Lenborough Road should be recognised. The Planning Clerk will look into this and take some photographs.

**ACTION PLANNING CLERK**

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Initial.....

Question 5

The Old Town Hall, The White Hart and Old Market House - there is a full list in the draft Neighbourhood Plan.

Cllr. Cole shared the points put forward by the Working Group.

Members unanimously **AGREED** that Cllr. Cole, the Planning Clerk and the Compliance and Projects Officer will formulate and submit the response.

**ACTION CLLR. COLE, PLANNING CLERK AND COMPLIANCE AND PROJECTS MANAGER**

Mrs. Cumming left the meeting at 8:23pm.

270/24.2 Members received news of Buckinghamshire Council new documents and other information from Buckinghamshire Council Members present.

Cllr. Stuchbury:

- Visited Furze Down School's new 6<sup>th</sup> form centre in Well Street.
- Will be attending the Growth and Infrastructure Select Committee.
- Railway Walk – would like an update about the plans for this.

270/24.3 Members received verbal reports from Cllrs. Cole and Schaefer (in Cllr. Draper's absence) on the presentation of the Buckinghamshire Local Cycling and Walking Infrastructure Plan.

Cllr. Schaefer asked what funding will be in place for this.

Cllr. Cole asked three questions:

- The Greenway map does not show the proposed Buckingham to Stowe/Silverstone cycleways. Is this an error? Response: this will be updated when the landowners' consent is proved.
- Western cycle route alongside the A421 towards Tingewick – what are the intentions of Radclive-cum-Chackmore and Tingewick Parish Councils? Response: They will be consulted.
- Lack of an Eastern cycle route from Buckingham to Milton Keynes. This was noted.

270/24.4 Members discussed and agreed a response to the [Buckinghamshire Local Cycling and Walking Infrastructure Plan](#) consultation.

Members support the Plan. Cllr. Harvey suggested that it would be good if the cycling and walking infrastructure interacted with a north/south regular bus route. The Compliance and Projects Manager suggested that this might fit with the question two response. Members agreed that the width of the path, accessibility and maintenance are important factors.

Members unanimously **AGREED** the response.

**ACTION PLANNING CLERK**

**271/24 Updates from representatives on outside bodies**

There were none.

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Initial.....

**272/24 Action reports**  
 272/24.1 Regular Actions update.

Minute (filing date)	File application responses	Minute	News Releases	Date of appearance
209/24 22/8/24	9 applications 3 tree applications			

272/24.2 Members received action reports.  
 163/24 - response from Buckinghamshire Officer.  
 Cllr. O'Donoghue noted that the response regarding the skatepark shelter implies that only one resident reported anti-social behaviour, and this should be looked into.

**273/24 Buckinghamshire Council Committee meetings**

273/24.1 N. Bucks Area Planning Committee (17<sup>th</sup> September 2024)  
 273/24.2 Strategic Sites Committee (29<sup>th</sup> August 2024) *Cancelled*  
 (26<sup>th</sup> September 2024) *Cancelled*  
 273/24.3 Growth, Infrastructure and Housing Select Committee (26<sup>th</sup> September 2024)  
 273/24.4 Transport, Environment & Climate Change Select Committee (12<sup>th</sup> September 2024)

Cllr. Cole informed Members that the Buckinghamshire Council Quarterly Planning Forum meeting will be held on 14<sup>th</sup> October.

**274/24 Enforcement**

Nothing to report.

**275/24 Rolling lists – updates**

275/24.1 Tree felling applications (*updated information*)  
 275/24.2 Land grab reports (*no change from last report*)  
 275/24.3 Call-in requests (*updated information*)  
 275/24.4 HMO Licences (*updated information*)

**276/24 S106 Quarterly update**

Members received new information on the use of s106 funds.  
 Cllr. Harvey raised concerns about unspent s106 monies.  
 Cllr. Stuchbury requested that this is on the next agenda for Members to consider. The Compliance and Projects Manager suggested that it may be more appropriate that a report from the Town Clerk be submitted to the relevant Committee. **ACTION TOWN CLERK**

**277/24 Matters to report**

Cllr. Harvey wrote to thank the team for cutting back an overgrown hedge reported on FixMyStreet. He recommended that this, more often, forms part of our practice when we report issues that are subsequently remedied.

Cllr. Try noted that the traffic direction sign opposite WH Smiths is still sticking out across the road.

Graffiti on the bus station shelter – this has been reported numerous times.

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Initial.....



Fly tipping in Osier Way - Cllr. Cole has reported this.

Members **AGREED** that the 'For Buck's Sake' signs in the town are offensive and a complaint should be made. **ACTION PLANNING CLERK**

**278/24 Chair's items for information**

No items.

**279/24 Date of the next meeting:** Monday 14<sup>th</sup> October, following an Interim meeting.

Meeting closed at 9:10pm.

Chair ..... Date .....

DRAFT