

PL/06/24

Minutes of the **Planning Committee** meeting held on Monday 14th October 2024 at 7:53pm in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

Present:

Cllr. M. Cole JP	Chair
Cllr. F. Davies	
Cllr. L. Draper	
Cllr. J. Harvey	
Cllr. A. Mahi	
Cllr. J. Mordue	
Cllr. L. O'Donoghue	
Cllr. A. Ralph	Vice Chair
Cllr. A. Schaefer	Town Mayor
Cllr. R. Stuchbury	

Also present:

Mrs. C. Cumming	Buckingham Society
Ms. C. Molyneux	Town Clerk
Ms. P. Cahill	Committee Clerk
Mrs. K. McElligott	Planning Clerk
Cllr. P. Hardcastle	Maids Moreton Parish Council

Absent: Cllr. M. Try

Members of the public were in attendance, but no-one spoke.

Members **AGREED** that agenda Item 4 will be brought forward; Standing Orders will be suspended if Councillors want to ask questions of Cllr. Hardcastle, who spoke on the item in the public session at the preceding Interim Council meeting.

318/24 Apologies for Absence

Members received and accepted apologies from Cllr. Try.

319/24 Declarations of Interest

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

320/24 Minutes

Members agreed the minutes of the Planning Committee Meeting held on 23rd September 2024 to be put before Full Council on 4th November 2024.

321/24 Planning applications

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on Wednesdays 6th November and 4th December 2024 at 2.30pm. Strategic Sites Committee meetings are on Thursdays 24th October and 21st November 2024 at 2pm.

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

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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.....

The following application was taken out of agenda order for the benefit of the member of the public present.

Not in our parish

24/02780/VRC

OPPOSE

Land off Walnut Drive and Foscott Road

Variation of Condition 13 (foul water drainage scheme) attached to planning permission) 16/00151/AOP (Outline application with all matters reserved except access for up to 170 dwellings, public open space, and associated infrastructure.

Members felt that the application to vary Condition 13 - which was included to safeguard the environment, and to comply with VALP Policy 15 and Strategic Delivery D-MMO006, and with the Government's National Planning Policy Framework - was both premature (because Ofwat are not expected to make a decision on Anglian Water's business plan until December) and underhand (in that variation of the condition to allow building to start will force AW into providing a connection to any houses built, whether or not work has been authorised to cope with the excess flows). Nearby residents are already suffering nuisance from the number of tankers serving the Water Treatment Works, and this can only increase, given that it also serves Buckingham, which has approval for 130 houses at Moreton Road and 420 at Osier Way which are currently under construction. BTC has already drawn attention to the lack of capacity at Buckingham Water Recycling Centre in opposing the reserved matters applications for Osier Ways Phase 2 (24/01965/ADP and Phase 3 (24/01966/ADP).

They were also aware that Condition 13 is in compliance with VALP:

15 Water resources and Wastewater Infrastructure

The council will seek to improve water quality, ensure adequate water resources, promote sustainability in water use and ensure wastewater collection and treatment has sufficient capacity.

The baseline position on water resources, quality and supply infrastructure, wastewater collection and treatment work capacity is set out in the Aylesbury Vale Water Cycle Study 2017. On major developments where development could have an impact on water resources and wastewater infrastructure capacity, early consultation is advised with either Anglian or Thames Water (whichever is appropriate) at the time a planning application is submitted (and evidence of this must be provided) to understand if the baseline position on water resources and wastewater has changed. Development proposals must meet all the following criteria:

....

Wastewater treatment

c. Planning applications must demonstrate that adequate capacity is available or can be provided within the foul sewerage network and at wastewater treatment works in time to serve the development.

and – in a town extremely prone to flooding – Members wholeheartedly support this Policy and trust the LPA to be steadfast in enforcing it. Concern was expressed that additional pressure on an inadequate facility would lead to polluting overflows into the Great Ouse. It was noted that Environmental Health had not seen fit to make any comment on this aspect of the application, nor had Parks and Recreation; the recent flood event in Buckingham had resulted in the elderly sewage system being overcome and both parks subject to sewage in the floodwater.

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

Members thanked Cllr. Hardcastle for attending the meeting.

Cllr. Hardcastle left the meeting at 8:12pm.

Agenda order was resumed.

24/02544/APP

NO OBJECTIONS

Buckingham Pavilion, Stratford Road [*Buckingham FC clubhouse*]

Replace floodlighting of 4no existing 18m masts with a like for like 18m base hinged masts and LED floodlights.

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

24/02729/APP

NO OBJECTIONS

85 Western Avenue

Householder application for an air source heat pump installation. (12kW)

Some Members questioned whether, in view of the increasing number of applications, such proposals should fall within Permitted Development Rights and asked for a briefing note to be brought to the next meeting.

ACTION TOWN CLERK

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

24/03028/AGN

NO OBJECTIONS

White House Farm, Bourton Road

Replacement agricultural building with solar panels.

For information, the application was for a machine shed with solar panels on the south-facing roof slope, to replace a derelict Dutch barn.

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

Not for consultation (trees) circulated separately due to time constraints

The following application was approved on 7th October 2024

24/02677/ATP

NO OBJECTIONS

Land at Fishers Field

Various works to trees as set out in schedule.

24/02758/ATP

NO OBJECTIONS

15 Moreton Drive

5 day notice to remove dead oak tree.

24/02806/ATP

NO OBJECTIONS

The Old Surgery, West Street

4 x Common Beech; Reduce canopy by up to 3 metres. Crown lift up to 4 metres.

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Initial.....

24/02890/ATP**OPPOSE**

130 Western Avenue

T1 – Cherry tree – Remove tree – tree is dying/dead.

Members felt that an aerial view was inadequate information on a Protected tree; some evidence of disease or damage would be useful, especially as there is another (unprotected) cherry nearby.

24/02953/ATP**NO OBJECTIONS**

15 Moreton Drive

T1 Sycamore – tree unbalanced (Towards neighbouring property) due to shading, reduce canopy by approx.. 30-40%, equating to approx.. 5m to balance crown.

322/24 Planning decisions

322/24.1 To receive for information details of planning decisions made by Buckinghamshire Council.

Approved

Application	Site address	Proposal	BTC response
23/01593/APP	Garage court, Overn Crescent	Demolish garages, erect three new dwellings & associated parking	Oppose & Call-in *
23/03912/ALB 23/03919/AAD	Old Town Hall, Market Square	<i>[description amended to]</i> Installation of fascia signage, elliptical canopies over ground floor windows, 2 downlighters under door canopy **	No objections to lettering if not illuminated; oppose canopies and uplighters
24/01104/ALB	White House Farm	Re-roofing works (retrospective)	No objections (subj.HBO)
24/02286/APP	30 Chandos Road	S/st. front & rear extensions, 1 st floor side extension. New access	No objections
24/02438/APP	1 Mallard Drive	1½ storey rear extension	No objections

* Call-in rejected 24/3/24

** **VILLIERS BALLROOM** only, unlit, over door; no up/downlighters; no re-consultation on changes.

The Planning Clerk has reported to Enforcement that the signs are still lit.

Not for consultation**Approved**

Application	Site address	Proposal	BTC response
24/02677/ATP	Land at Fishers Field	Works to riverside trees	Decision taken before meeting

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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.....

322/24.2 Planning Appeal
23/03078/APP Old Telephone Exchange, Market Hill; two storey roof extension to form 8 flats and change of use of ground floor to residential. Appeal against refusal.
The Planning Inspector has dismissed the appeal.

323/24 Buckinghamshire Council Committee meetings

323/24.1 N. Bucks Area Planning Committee (2nd October 2024) *Cancelled*
(6th November 2024)

323/24.2 Strategic Sites Committee (26th September 2024) *Cancelled*
(24th October 2024)

323/24.3 Growth, Infrastructure and Housing Select Committee (26th September 2024)

323/24.4 Transport, Environment & Climate Change Select Committee (7th November 2024)

324/24 Town & Parish Councils Quarterly Forum

Members received a brief verbal report of the Forum Meeting held at 10am on 14th October 2024. *[The slides will be circulated prior to the next meeting].*

- Housing supply quandary: In 2023, under the Local Plan, 35,000 new houses was the worst case stated. That number is now 60,900.
- Neighbourhood Plan: In relation to the referendum, Buckingham Town Council must be proactive.
- CIL: Public consultations will start this winter.

325/24 Chair's items

Accessibility testing is Wednesday, 16th October 2024.

326/24 Date of the next meeting: Monday 11th November 2024

Meeting closed at 8:45pm

Chair Date