

PL/08/24

Minutes of the **Planning Committee** meeting held on Monday 2nd December 2024 at 8:05pm in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

Present:

Cllr. T. Allen	
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	
Cllr. M. Try	

Also present:

Mrs. C. Cumming	Buckingham Society
Ms. C. Molyneux	Compliance and Projects Manager
Ms. P. Cahill	Committee Clerk
Mrs. K. McElligott	Planning Clerk

Absent:

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

430/24 Apologies for Absence

There were none.

The Chair welcomed Cllr. Allen to the Planning Committee.

431/24 Declarations of Interest

Cllr. Stuchbury noted that, as a member of the North Buckinghamshire Area Planning Committee, he will not be voting on applications. Cllr. Schaefer will also abstain from voting as she may cover in the future for another member.

432/24 Minutes

Members agreed the minutes of the Planning Committee Meeting held on 11th November 2024, to be put before the Full Council on 16th December 2024.

433/24 Planning applications

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on Wednesdays 4th December 2024 and 8th January 2025 at 2.30pm. Strategic Sites Committee meetings are on Thursdays 19th December 2024 and 16th January 2025 at 2pm.

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

24/03498/APP

21 Bernardines Way

Householder application for erection of garden shed.

NO OBJECTIONS

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

Amended description

White Hart, Market Square. The following two applications were considered together:

24/02054/AAD

OPPOSE

The description has changed from

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.

to

Installation of replacement signs, 1x new post pictorial, 2x projecting pictorial panels to 2x existing gibbets, 1x door plaque, 1x fascia sign, 2x lanterns. 4x sets of sign written text, 6x floodlights and 3x amenity boards (part retrospective).

and **24/02055/ALB**

OPPOSE

from

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.

to

Listed building application for installation of replacement signs, 1x new post pictorial, 2x projecting pictorial panels to 2x existing gibbets, 1x door plaque, 1x fascia sign, 2x lanterns. 4x sets of sign written text, 6x floodlights, 3x amenity boards and painting of building exterior (part retrospective).

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



(Photograph taken 25/11/24)

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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.....

Members criticised the amount of lighting in the proposal in their August 2024 response, which they judged to be unnecessary in the town centre – every sign has at least one trough light. The use of floodlights rather than uplighters creates too much light pollution, and five more than shown in the application drawings have been installed over the ground floor shop unit (№4 Market Square; the hotel acquired № 3 and the first and second floors of № 4 in 1986. Both are Grade II Listed). There is also a new strip light along the eaves, also not included in the application, which spans the full length of the front elevation.

It was noted that the Heritage Officer had responded with a one-line email offering No Objections, but without any report or analysis of the detailed proposal.

Members continued to **OPPOSE** the proposal.

They would also like to point out that the adjacent Old Town Hall (Grade II* Listed) applied retrospectively for a new lighting scheme (23/03919/AAD) which proposed two rows of halo-lit lettering, two up/down-lighters, and two downlighters (one each side of the front door, under the porch canopy). Following a negative 4-page assessment from a Heritage Officer, a much reduced scheme (one line of lettering, unilluminated, no up/down-lighters) was approved in September 2024. The unapproved lighting has yet to be removed, but it is an indication of what is appropriate in the Conservation Area, in Members’ opinion.

Not for consultation (trees: circulated separately)

24/03409/ATP

NO OBJECTIONS

Stratford Fields Play Area, Wittmills Oak, Linden Village Works to 2 Field Maple (two adjacent trees), 3-4 meter crown lift to allow machinery through for nearby play area improvement works.

24/03435/ATC

NO OBJECTIONS

1 Salisbury Cottages, Bath Lane Apple tree – crown reduction of 1.5m to prevent contact with power lines that run directly above the tree.

434/24

434/24.1 Planning decisions

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

Approved

Application	Site address	Proposal	BTC response
24/01444/AAD	12 Bridge Street	New and replacement shop signage	No objections
24/01801/APP	11 Edberg Street	Installation of air Source Heat Pump	No objections
24/02614/VRC	Land adj. 73 Moreton Road	Variation of conditions 4, 6, 7, 8, 10, 11, 12, 13, 17, and 20 attached to 24/01069/VRC (Variation of condition 16 (access) attached to 15/04106/AOP (Outline application with access to be considered and all other matters reserved for the erection	Oppose

		of up to thirteen dwelling houses with associated parking and amenity space provision. Construction of new vehicular access and closure of existing access from Moreton Road) to enable development to be commenced more expeditiously).	
24/02616/VRC	Land adj. 73 Moreton Road	Variation of condition 1, 2, 3, 4, 5 attached to 19/00902/ADP (Approval of Reserved Matters pursuant to outline permission (15/04106/AOP) for appearance, landscaping, layout, and scale of a residential development of 12 dwellings).	Oppose
24/02764/APP	24 Holloway Drive	S/st front extension and porch.	Oppose ¹

¹ Members were concerned about the well-being of the large tree in the front garden.

Not for consultation

Approved

Application	Site address	Proposal	BTC response
24/02890/ATP	130 Western Ave	T1 Cherry tree – remove (dying/dead).	Oppose ²
24/02953/ATP	15 Moreton Drive	T1 Sycamore; reduce canopy by approx. 30-40% to balance crown.	No objections

² To be replaced this planting season with a Field Maple of at least 8-10cm girth

434/24.2 Planning Inspectorate

434/24.2.1 22 Bridge Street (Golden Scissors barbers) 24/00798/AAD
Retrospective application for new signage – appeal against refusal.
Inspector has dismissed the appeal.

434/24.2.2 Avenue Lodge, Stratford Road 24/01412/APP
Householder application for two-storey side extension.
Appeal against Refusal.

If Members wish to add anything to their response, the closing date is 25th December 2024 – please send any additional responses to the Planning Clerk for submission. Further information in the Clerk's report as above.

435/24 Action reports

Regular Action update: Responses from last meeting

Minute (filing date)	File application responses	Minute	News Releases	Date of appearance
372/24 (13/11/24)	10 via Parish channel 1 by email (AGN amended plans) 1 works to tree			

436/24 Trees

Members received for information only:

Four TPOs have been made, covering the whole of Linden Village (except the school area and Jarman Close), both individual trees (25) and groups of trees (16). Map attached.

The Town Clerk told Members that procedures for TPOs will be checked with the Tree Officer.

ACTION PLANNING CLERK

437/24 Chair’s announcements - for information only

The Chair and Vice Chair attended the A421 corridor workshop. A full report will be made at the February meeting.

438/24 Date of the next meeting:

Monday 16th December 2025, following a meeting of the Full Council

Meeting closed at 8:33pm

Chair

Date