



# Buckinghamshire Council

## North Buckinghamshire Area

### Planning Committee

## Minutes

**MINUTES OF THE MEETING OF THE NORTH BUCKINGHAMSHIRE AREA PLANNING COMMITTEE HELD ON WEDNESDAY 13 JANUARY 2021 VIA VIDEO CONFERENCE: ACCESSIBLE TO MEMBERS OF THE PUBLIC AT [HTTPS://BUCKINGHAMSHIRE.PUBLIC-I.TV/CORE/PORTAL/HOME](https://BUCKINGHAMSHIRE.PUBLIC-I.TV/CORE/PORTAL/HOME), COMMENCING AT 2:30PM AND CONCLUDING AT 4:36PM**

### MEMBERS PRESENT

P Fealey, T Mills, A Bond, Mr C Clare, P Cooper, N Glover, L Monger, H Mordue, M Rand, S Renshell, R Stuchbury and A Wight

### Agenda Item

**1 APOLOGIES**

Members heard apologies from Councillor S Morgan

**2 TEMPORARY CHANGES TO MEMBERSHIP**

Councillor P Cooper sat in place of Councillor S Morgan as a Nominated Substitute.

**3 MINUTES**

**RESOLVED:–**

That the Minutes of the meeting held on 18th November, 2020 be approved as a correct record.

**4 DECLARATIONS OF INTEREST**

There were none.

**5 20/00823/ADP - LAND OFF SOULBURY ROAD AND DOVE STREET, STEWKLEY**

Reserved matters application pursuant to outline planning permission 16/02551/AOP (landscaping, Layout and Scale) to provide 67 residential dwellings (Use Class C3), and associated works to include details required by Conditions; 4 (Tree Protection) and 5 (Existing and proposed levels).

Prior to consideration of the planning application, Councillor Monger stated that he believed the Committee report did not properly take account of the emerging Stewkley Neighbourhood Plan. As such, and due to other errors that had been highlighted in the report, it should be referred back to the Officers for further and proper consideration before any decision was taken. Following discussion by the Committee it was agreed to proceed and to consider the application. Councillor Monger asked for his objection to this to be minuted.

The Planning Officer then presented the Committee report, after which the Committee heard from the following speakers.

Speakers

**Parish Council:** Councillor Keith Higgins (Chairman, Stewkley Parish Council)

**Objector:** Mrs Diana Fawcett

**Applicant:** Mr Chris Higgins

The Legal Officer present at the meeting then informed the Committee that, upon further consideration, it was recommended to defer the application back to Officers to update and bring back to the Committee at a subsequent meeting. The Chairman agreed that it would be helpful first for Members to be allowed to ask technical questions of Officers to inform the work in updating the application. Members of the Committee then asked technical questions of the Officers and were informed that:

1. Officers would consider the viability of a proposed additional condition to conduct a building survey of adjoining buildings to the proposed development boundary.
2. Member's concerns regarding the tree that was off site within the neighbouring property at 15 Orkney Close could be addressed through details yet to be submitted with condition 4 of the outline permission. The details submitted to Officers concerning the mitigation of risk to the tree were not satisfactory and additional information had been requested from the developers.
3. Officers would consider the concerns raised by Members regarding the proximity of plot 17 in relation to no. 15 Orkney Close along the western boundary of the site. This included suggestions to move properties along the northern boundary of the site eastwards towards the access point to allow a greater distance between the western boundary and increase the gap between no. 15 Orkney Close and plot 17, or moving the properties along the western boundary down to better accommodate properties 16 and 17 at the top of that row.
4. The density of properties within the site was 18 dwellings per hectare as detailed in paragraph 11.22 of the Case Officer's report. It was considered to be in keeping with the density of the existing properties around the proposed development site.
5. The twenty-five visitor car parking bays had been requested by the applicant and exceeded the required number of spaces for the development. It was the opinion of the Officers that the layout of the visitor parking was not an unusual arrangement in development. However, the amount of car parking could be considered further with the developers.
6. Officers would take on board Members' comments concerning the accuracy of information contained within the report and ensure that this was up-to-date to avoid confusion during the discussion stage of applications.

**RESOLVED:–**

That the application be **deferred** back to Officers to update as appropriate following negotiations with the applicant, and as discussed at the meeting.