



# BUCKINGHAM TOWN COUNCIL

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Wednesday, 20 November 2013

Councillor,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on **Monday 25<sup>th</sup> November 2013 at 7pm** in the Council Chamber, Cornwalls Meadow, Buckingham.

C.P.Wayman  
Town Clerk

Please note that the meeting will be preceded by a Public Session in accordance with Standing Order 1.4, which will last for a maximum of 15 minutes, and time for examination of the plans by Members.

## AGENDA

1. **Apologies for Absence**  
Members are asked to receive apologies from Members.
2. **Declarations of Interest**  
To receive declarations of any personal or prejudicial interest under consideration on this agenda in accordance with the Localism Act 2011 Sections 26-34 & Schedule 4.
3. **Minutes**  
To receive the minutes of the Planning Committee Meeting held on Monday 28<sup>th</sup> October 2013 ratified at the Full Council meeting held on 18<sup>th</sup> November 2013.

**Copy previously circulated**

4. **Buckingham Neighbourhood Development Plan**  
To receive a verbal update from the Town Clerk on the Consultation Plan
5. **Action Reports**
  - 5.1 To receive action reports as per the attached list.
  - 5.2 Lace Hill sewage – response from NHBC
  - 5.3 (484/13) To receive a report on Lace Hill employment figures
  - 5.4 (487.4.1) Licensing responded that they were aware; Environmental Health had closed the case file:  
I had previously investigated this property in connection with an earlier complaint and at that time it was found to be in multiple occupation and occupied by staff members from local takeaways. I wrote to the owner in respect of fire safety and management issues. However, the property has since been sold and I have received written confirmation that the property is now occupied by the new owner and two male relatives. On this basis I have decided that I am unable to take any further action under the Housing Act 2004.  
Nigel Parsons  
Environmental Health Officer (Housing) Aylesbury Vale DC

**Appendix A**  
**Appendix B**  
**PL/35/13**

*Members are reminded that they must declare a prejudicial or personal interest as soon as it becomes apparent in the course of the meeting.*



## 6. Planning Applications

For Member's information the next three scheduled Development Control meetings are on 12<sup>th</sup> December 2013, 9<sup>th</sup> January and 30<sup>th</sup> January 2014, with SDCC meetings (which deal with e.g. Lace Hill applications) on 11<sup>th</sup> December 2013, 8<sup>th</sup> January and 29<sup>th</sup> January 2014.

To consider planning applications received from AVDC and other applications

1. 13/02432/APP 17 Hill Radnor, MK18 1SJ  
Single storey side extension  
*Boros*
2. 13/02687/ATC 14 Chandos Road, MK18 1AH  
Fell 1 ash tree  
*Parkinson*

*Due to the 8<sup>th</sup> November response date, Members were canvassed by email on this application, and the majority view of those who responded was to Oppose; this response has been sent to AVDC.*

*The following application will be placed on the agenda of an Extraordinary Council meeting to be held on Monday 9<sup>th</sup> December before the EP&H meeting per Min. 513/13. The drawings will remain available in the Chamber.*

- ~~3. 13/02832/ADP *[Catchpin Street, Lace Hill]*  
Erection of Primary School, Nursery and Community Hall  
with external play areas, carparking and landscape.  
*Thaneja [Woods Hardwick]*~~

*The following two applications may be considered together:*

4. 13/02901/APP 25-26 West Street, MK18 1HF
5. 13/02917/ALB Change of use to residential dwelling including two storey rear extension  
*Aznavoole*

*The following two applications may be considered together:*

6. 13/02939/APP Bourton Mill Health and Leisure Club, MK18 7DL
7. 13/02940/ALB Two storey front extension and conversion of roof with dormers  
*Sagoo*

8. 13/02946/APP 1 Portfield Way, MK18 1BB  
First floor extension and creation of new access  
*Lacovara*

9. 13/02960/ATP 6 Naseby Court, MK18 1TS  
Reduction of canopy of No.1 Maple  
*Pegley*

*Members' attention is drawn to the TPO listed below which includes this tree. An extension to the response date has been obtained due to lack of email response from Members.*

10. 13/02997/ADP Subphases 2A & 2E, Lace Hill  
Approval of reserved matters for the erection of 117 dwellings with garages, roads, sewers and ancillary matters  
*David Wilson Homes/Bovis Homes/Barratt Homes*

*The following application will be placed on the agenda of an Extraordinary Council meeting to be held on Monday 9<sup>th</sup> December before the EP&H meeting as it is a mixed development (Min. 10/09 & Committee Terms of Reference). The drawings will remain available in the Chamber.*

- ~~12. 13/03041/AOP~~ ~~Innov8 site, Tingewick Road, MK18 1EF~~  
~~Demolition of factory building, with exception of office building and redevelopment of site for Class D1 (teaching accommodation) erection of D1 (teaching accommodation) building and C2 (student accommodation) with associated access, car parking, landscaping and footbridges~~  
~~University of Buckingham~~
13. 13/03049/ATP 20 Waglands Garden, MK18 1EA  
Thuja and Lawson Cypress hedge – reduce height by up to 1.5m  
Cove
14. 13/03088/ATC Ford Meadow Site, Ford Street MK18 1AG  
Fell Leylandii trees on north, south, west sides and centre  
*Brown [University of Buckingham]*
15. 13/03097/APP 106 Needlepin Way, Lace Hill, MK18 7RB  
Erection of dwelling with conservatory  
*Nash [David Wilson Homes]*
16. 13/03100/ATC Sunley Building, Hunter Street  
Coppice №1 Willow. Crown reduction of 305 of weeping willow. Works to №2 Crack Willow and Prune №1 Ash and Hazel.  
*Brown [University of Buckingham]*

**AMENDED PLANS**

17. 13/02233/APP 10 Market Square  
18. 13/02234/ALB Single storey rear extension for B1 use.  
*West, Cook & Gotzheim*

*Members opposed these applications on 9<sup>th</sup> September 2013:*

*“Members noted that the building was not single storey, and had a projecting upper storey window not marked on the floor plan. It had a separate entrance from the 10 Market Square office and no internal connection with it and thus was not really an extension, but rather an abutting building; the upper storey would take the light from the windows in the building to the south, with a blank wall 3m distant. Notwithstanding the garden provision, Members decided it was overdevelopment of the plot and deplored the inaccuracy of the information supplied.”*

**Amendments:** *The footprint of 10 Market Square has been corrected, both in shape and extent, and thus the proposed extension is now further west and does not overlap with the adjacent building (rear of No.9) to the same degree. The extension is provided with a small sitting area surrounded by a close-boarded timber fence 1.2m high and the remaining area is garden for the flat above 10 Market Square. The existing rubblestone boundary wall is to be retained and incorporated into the building, although this will require underpinning, and some repointing and realignment of the top which is out of true. The projecting “hayloft” window on the front (northern) elevation has now been included in the floor plans for the first floor. The*

*bin store has been moved to the boundary wall to the north instead of standing against the extension.*

The following Minor Amendments have been received, for information only:

**13/01465/AOP Lace Hill employment area**

Demolition of existing restaurant and development of supermarket (class A1 use), Petrol filling station (sui generis use) with 394 Car Parking spaces and 36 cycle parking spaces together with a Health Care facility (Class D1 use) or building for Class B1( office use) with 77 Car parking spaces and 12 cycle parking and associated highways works (including realignment of existing spine road), access, landscaping and ancillary works.

*Minor amendment (1): removal of "or building for Class B1( office use)" from description*

*Minor amendment (2): response to BCC on Transport Matters [138pp of traffic data]*

**13/02378/APP 1 Gawcott Fields First floor front extension**

*Minor amendments: drawing showing relationship of internal rooms to extension. Roof of extension is also now gabled with eaves parallel to the existing.*

*Members are advised that the decision has been made on this application [see below].*

**13/02402/APP The Whale PH Erection of timber pergola to rear**

*Minor amendments: 1:200 scale plan showing the position of the proposed pergola and note about retaining existing steps and planting.*

## 7. Planning Decisions

To receive for information details of planning decisions made by AVDC as per 'Bulletin' and other decisions.

<b>Approved</b>		<b>BTC response</b>	<b>Officer recomm<sup>n</sup></b>
11/02116/AOP Tingewick Rd.Ind.Est. Application to extend the time limit of 06/03332/AOP *		Support	
13/01367/APP The Saleroom, Moreton Rd. Demolish outhouse. Ext'n & conversion warehouse into 8 flats		Oppose	Defer/delegate subj.s106
13/02378/APP 1 Gawcott Fields First floor front extension		No objections	-
13/02433/APP 11 Church Street Ext'n to outbuilding to create carport		No objections	-
13/02449/APP 5 Boswell Court Single storey front extension		No objections	-
13/02530/APP 4 Bostock Court Ground floor rear extension		No objections	

\* "Demolition of existing structure and erection of commercial (class B1 (a) and (c)) and 93 residential units and provision of associated landscaping and carparking".

*Members should note that the number of dwellings has been reduced to 86 of which 14 (16%) are Affordable Housing units.*

### **Tree Preservation Order confirmed**

TPO 2013 No.2 Land along Foscott Way

T1 Norway Maple; T2 Norway Maple; T3 Norway Maple; T4 Norway Maple; T5 Field Maple; T6 Field Maple; T7 Ash; T8 Apple (Ornamental); T9 Ash; T10 Norway Maple; T11 Field Maple; T12 Ash

AVDC

## 8. Case Officer Reports (& Recommendations)

Reports have been received for the following applications, and are available in the office

### **8.1 Strategic Development Control (13<sup>th</sup> November)**

No Buckingham applications.

### **8.2 Development Control (14<sup>th</sup> November)**

13/02402/APP The Whale PH Erection of Timber Pergola to rear

*Officer has recommended approval*

8.2.1 To receive a report from Cllr. Strain-Clark on this meeting.

**Appendix C**

**8.3** For Members' information an extract from the agenda and minutes of the 3<sup>rd</sup> October Development Control meeting is inserted below to show how BTC non-representation is recorded - *on the Determination Sheet*

The Town Council indicated that they would speak at Development Control Committee when they objected to the application; however they failed to register and turn up to speak when the application was presented. Therefore the application was withdrawn from the agenda and is to be dealt with under the Scheme of Delegation.

- *and in the Minutes*

**13/01760/APP, Tesco Store, London Road, Buckingham.**

Installation of pod with canopy.

Report withdrawn by officers as the application could now be determined under delegated powers due to Buckingham Town Council failing to register to speak at the committee on the application and there being no other representations.

**9. Consultation – New scheme of officer delegated powers**

To receive the letter and form and discuss a response

**Appendix D**

**10. Enforcement**

10.1 To receive and discuss AVDC's proposal for *Satellite Dishes in Conservation Areas – A Protocol for Enforcement Procedures in Buckingham Conservation Area* **Appendix E**

10.2 To receive for information the October Enforcement Bulletin for Buckingham North.

**Appendix F**

10.3 To receive for information a letter re 24 Stratford Road.

**Appendix G**

*Members are informed that the house has been put up for sale as an "investment opportunity" for letting with 6 bedrooms (3 original + two reception rooms and a garden annexe with ensuite facilities).*

10.4 To receive the updated list

**Appendix H**

10.5 To report any new breaches

**11. Transport**

11.1 To receive a report on the meeting held on 12<sup>th</sup> November 2013 re s278 works around the London Road bypass roundabout

**Appendix I**

11.2 To receive an update from Cllr. Stuchbury re flooding on the London Road; relevant email correspondence is attached.

**Appendix J**

11.3 To receive a report from a resident about lorries in Church Street and discuss any action

**Appendix K**

11.4 To report any damaged superfluous and redundant signage in the town.

**12. Any other planning matters**

12.1 To receive a verbal report from Cllr. Stuchbury on an approach from Buckingham United for use of the public playing field at Lace Hill. Email correspondence and selected sections of the s106 agreement are attached for information.

**Appendix L**

12.2 To receive Planning News from Bulletin 44/13

**Appendix M**

12.3 To receive for information the street names allocated for Phase 2 of Lace Hill and the numbering layout for part of Phase 1J.

**Appendix N**

**13. Correspondence**

13.1 To receive notice of, and agree, a proposed change in the deputy for the co-opted member of the Committee

**Appendix O**

13.2 To receive for information notice of removal of street lamp poles in Bath Lane. The correspondent has been advised to contact the County Council for a decision about replacement columns.

**Appendix P**

**14. News releases**

15.

**16. Chairman's items for information**

**17. Date of the next meeting:** Monday 16<sup>th</sup> December 2013 following the Interim Council meeting.

To Planning Committee:

Cllr. J. Harvey

Cllr. P. Hirons (Chairman)

Cllr. A. Mahi

Cllr. M. Smith

Cllr. Mrs. C. Strain-Clark (Vice Chairman)

Cllr. R. Stuchbury

Cllr. M. Try

Cllr. W. Whyte

Mr. I. Orton (co-opted member)