



BUCKINGHAM TOWN COUNCIL

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Town Clerk: Mr. P. Hodson

Wednesday, 20 February 2019

Councillor,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on **Monday 25th February 2019 following the Informal Council meeting** in the Council Chamber, Cornwalls Meadow, Buckingham.

Mr. P. Hodson
Town Clerk

Please note that the meeting will be preceded by a Public Session in accordance with Standing Order 3.f, 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 and agree the minutes of the Planning Committee Meeting held on Monday 4th February 2019 to be presented to the Full Council meeting to be held on Monday 18th March 2019.
Copy previously circulated
4. **Buckingham Neighbourhood Plan/Vale of Aylesbury Plan**
To receive any update.
5. **Action Reports**
5.1 To receive action reports as per the attached list.
5.2 (650/18) To receive and discuss a response from Cllr. Strachan
5.3 (706/18) To receive a verbal report from Cllr. Ralph.
Appendix A
Appendix B
6. **Planning Applications**
For Member's information the next scheduled Development Management Committee meetings are 14th March and 4th April 2019, with SDMC meetings on 13th March and 3rd April 2019.

Buckingham



Twinned with Mouvaux, France



Members are reminded to declare any prejudicial interest as soon as it becomes apparent.
All Committee documents can be found on the Buckingham Town Council's website. Alternatively, the Clerk send you a copy of any minutes, reports or other information. To do this, send a request using the contact details set out above.

To consider planning applications received from AVDC and other applications

The following two applications may be considered together:

1. 18/04641/AAD Mark Green Scissors Barbers, The Bullring, MK18 1JX
Shop fascia sign (retrospective)
2. 18/04642/ALB Proposed attachment of barber pole, air-conditioning unit and signage to the front of the property (Part retrospective)
Green
3. 19/00391/APP The Workshop, land off Tingewick Road [*land behind Cobblers Cottage*]
Change of use of existing workshop to a B1 office
EP Constructions Ltd.
4. 19/00441/APP 1 Highlands Road, MK18 1PN
Proposed rear dormer and single storey rear extension. Rooflights to front and loft conversion
Withnall
5. 19/00547/APP 49 Overn Avenue, MK18 1LU
Single storey front and side extension and new bay window roof
Gurney

The following Minor Amendments /Additional Information has been received, for information only:

NOT IN OUR PARISH

6. 16/00151/AOP Land off Walnut Drive & Foscoote Road, Maids Moreton
Outline application for up to 170 dwellings, public open space and associated infrastructure
BDW Trading Ltd

New documents:

- *response to Maids Moreton Parish Council's survey of actual traffic volumes*
- *Feasibility plan – calculated density on developable area = 30 dph*
- *Master plan*
- *Agricultural Land Classification Report*

Members will note that this application went to SDMC on 20th February, see agenda 9.1

7. 18/04626/APP Garage Site 456999g Overn Crescent
Erection of 4no. dwellings and associated parking
Monroe (VAHT)

*To note an amended plan and covering letter **circulated separately by email 6/2/19***

Not for consultation

8. 19/00352/ATC 23 Chandos Road, MK18 1AL
Remove Thuja and smaller apple tree in order to make space for the other trees to grow naturally and not impede their growth
Howarth

7. Planning Decisions

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

		BTC response	Officer recommⁿ.
Approved			
18/03474/APP	NatWest Bank Ch/use to coffee shop, new shopfront;air-conditioning units & new windows to rear	Deferred *	
18/03647/APP } 18/03648/ALB }	6 Market Hill Part demolition, erection new s/at.extension + 1 st & 2 nd floor internal alterations & ch/use Office → residential student accommodation	No objections	
18/04010/APP	6 Robin Close Garage conv. and bifold door at rear	No objections	
18/04368/APP	59 Westfields Single storey side extension	No objections	
18/04419/APP	18 Squirrels Way Rear s/st and side 2-st extensions	No objections	

* Members asked for an EIA assessment of the effect on the proposed basement flat of the air-conditioning; the officer notes that this is not the type of development is not EIA development as defined by the regulations. In light of our pointing out the possible effect on the amenity of the residents in the basement flat the officer has taken our response as Oppose.

Refused

17/04630/AAD } 18/04134/ALB }	5 West St. Advertising signs, fascia & banner	Oppose	
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Withdrawn

18/04595/APP	land rear of Wharf Hill Terrace, Stratford Road Erection of a dwelling	Oppose & Attend	
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8. Projection Equipment for the Council Chamber

To receive a report on new projection equipment for the Council Chamber

PL/94/18

9. Development Management Committee

9.1 Strategic Development Management (20th February 2019)

16/00151/AOP Land at Walnut Drive, Maids Moreton 170 houses etc

To receive a report from Cllr. Cole.

9.2 Development Management (21st February 2019) *No Buckingham applications*

10. Enforcement

10.1 To receive the AVDC updated list if available before the meeting

10.2 To report any new breaches

11. BCC Waste & Minerals Consultation

To receive for information advice of modifications to the wording (not relevant to BTC response)

Appendix C

12. Annual Statistics

In light of the continuing receipt of 2018 numbered applications, the annual analysis has been postponed to the March meeting.

13. Matters to report

Members to report any damaged, superfluous and redundant signage in the town, access issues or any other urgent matter.

14. Chairman's items for information

www.buckingham-tc.gov.uk

Email: office@buckingham-tc.gov.uk

15. Date of the next meeting: Monday 25th March 2019 at 7pm.

To Planning Committee:

Cllr. M. Cole	(Chairman)	Cllr. A. Ralph	
Cllr. J. Harvey	Town Mayor	Cllr. R. Stuchbury	
Cllr. P. Hiron	(Vice Chairman)	Cllr. M. Try	
Cllr. D. Isham			
Cllr. A. Mahi		Mrs. C. Cumming	(co-opted member)
Cllr. Mrs. L. O'Donoghue			

ACTION LIST

Mins. 695 & 696/18; 703/18	Extraordinary meeting 2 6/2/19; Planning meeting 2 (direct) + amended plans via Parish Support	Min. 695 & 696 697	News release Major applications West End Farm Care Home	Date of appearance
Subject	Minute	Form	Response received	
AVDC				
Access to website	42/18 235.1/18	Cllr. O'Donoghue to supply details for report		
2 Bourtonville	598.2.2	Contact BCC with concerns		
Streetnaming Hamilton Precision site	600/18	Send suggestions as minuted	Additional discussions are on-going with the Housing Association about naming each block of flats for one of the Dunkley brothers (as there are three of each). "Hamilton" & "Dunkley" out for public consultation until 22/2/19 (details circulated 21/1/19 meeting)	
S106 quarterly update	601/18	Request information on lines marked 'not yet known' (all AVDC monies)	Awaiting further additions to the 'wish list'; BMX track and skatepark upgrade already noted (latter's s106 money recently received)	
Paper plans	602/18 702/18	Send response Clerk to monitor	New system to folders, 4/2/19;	
VALP	701/18	Request timescale		
18/02959/APP (McDonalds)	703/18	Invite applicants to meeting		
BCC:				
Tingewick Road roundabout	357/18	Invite Steve Essam to meeting Prompt sent 17/10/18	SE unable to attend any dates before Christmas. C.Clr Clare reported to Full Council 19/11/18	
Waste & Minerals consultation	657/18	Respond	Receipt acknowledged 4/2/19 Additional info – Agenda 10	
Weight limit sign, Addington Rd.		Ask for removal.	Tom McCarthy TfB: TfB are aware of this sign still being present at Addington Road and are planning on removing it. When we initially tried to remove this sign before Christmas we had	

					issues due to the electrical connection. We have now solved that issue and are looking to programme the removal when we undertake any amendments requested by the Road Safety Audit Stage 3 (RSA3) which is currently being undertaken. I am unable to give an exact date until I receive the RSA3 and can assess the amount of amendments required. However, we do hope to complete any remedial works this financial year. I hope this helps alleviate your concerns and ensures you that we are working towards resolving the issue.
Other:					
Station Road Car Park	524/18 652.1	Review May letter from C Stoker to clarify extent of offer Town Clerk to meet with University and report back			
Lace Hill balancing lakes	654/18	Write to Chamonix as minuted			
Lace Hill Medical Centre	654/18	Committee Clerk to add to Environment agenda			

Subject	Minute	Form	Rating √ = done	Response received
Enforcement reports and queries				
13 High Street	795.3/15 664.2	New signage & lighting Chase response (done regularly)	√	P Dates: 12/5/17, 13 High Street, Buckingham: we had in the past met with the owner to secure the removal of the signs. Whilst this had not materialised we had been aware that its ownership may change and had hoped that the new owner may be have their own plans and/or may be receptive. However, this has not materialised and so I have asked our consultant enforcement officer Will Holloway to take on the case and we will keep you informed of progress.
	148/17	Prompt sent 14/9/17 Chase via Parish Liaison	√	26/10/17 I have written to the operator of the premises asking them to confirm a timetable for the removal of the signage. If a timetable is not agreed then the Council will have to consider formal action. I will update you further when I have received a response from the operator.
		Chased 13/4/18		J Wilmot Planning Enforcement Consultant
	957/17	Advise no longer advertised, Listed Bidg status omitted from description	√	25/4/18: Thank you for your email. The update is that we have been in applying pressure to the owner to either remove the signage or sell the property. We noted that the property had been put back on the market a few weeks ago and appears to be under offer.
		Update requested	√	We are continuing to maintain pressure in order to resolve the issue. Jim Wilmot
	8/10/18	Broken window, water leak and damaged front door reported	√	Acknowledged
	528/18	Details to Cllr. Stuchbury for action	√	Acknowledged and given case number 18/00478/CON3
				Response 5/12/18: I've now had the chance to have a look at the attached and to review progress to date. Apologies that those concerned feel that they haven't been kept in the loop. In short it has historically been very difficult to get any engagement with the building owner, who is very evasive. Certainly we had hoped that progress with this case would be made once the property was sold, but this has since stalled. Given the above - I have asked that we take a fresh look at this and an officer is going out to visit this week. We'll also check land registry to see if the building has changed hands in the meantime. I should add that any building disrepair is not a planning enforcement issue, rather whether this is an at risk historic building. We'll make the necessary referrals if this is the case. I'll update you again once a case officer has visited. Peter Brown > Interim Group Manager - Regulatory Services Customer Fulfilment See agenda 6.2 21/1/19
Reasons for case closure	743.1	Cllr. Stuchbury to investigate further		See agenda 5.2 for update
Missing AVDC	469/18	Chase with DCllrs.	√	

Subject	Minute	Form	Rating √ = done	Response received
September update	5/12/18	Reminder sent	√	Cllr. Mills says September + October will be amalgamated into bumper issue, no publication date as yet <i>Now missing November, December & January updates too</i>
Dominos alley – rubbish etc	469.2/18	Report to Env. Health in addition to Enforcement	√	16/11/18- After investigation into the alleged breach at the address in mention it was found that no breach had occurred. Therefore I shall be closing down case 18/00528/CON3 with no further action. Myles Millward, Planning Enforcement Officer No response from Environmental Health yet, except that they will investigate.
'Unresolved' case load	528/18	Write to Cabinet Member as minuted	√	& added to list of concerns for 21/1/19 meeting See agenda 5.2 for response
New fence, Tingewick Road	528/18	Photo and report	√	9/1/19 BCC have acknowledged report and (10/1/19) referred it to the EA to see if they have granted a permit. Application 19/00391/APP refers – see agenda
Vibins fascia	656.2.2	Report and add Vape Direct to complaint	√	Vibins – Case opened 19/00072/CON3 Vape Direct – forwarded to Enforcement officer with refused application details.
1 Market Hill	706/18	Report drycleaners new signage	√	Case file opened – 19/00082/CON3
Thai Lounge Castle Street	706/18	Report new signage	√	Case file opened – 19/00081/CON3
Cornwalls Meadow signage	706/18	Report as minuted	√	Response from Simone Williams on car park itself: Thank you for your comprehensive report. I have added my comments to this and attached it for your reference. Unfortunately my colleague, who supervised the work, has subsequently left the Council. As a result I'm trying to establish what work has been commissioned/completed and what is still outstanding. I can confirm the planting is scheduled to be completed in the next 2 weeks and I'm reviewing the white lining quotes, as they're ambiguous. <i>[The attachment was circulated by email on 13/2/19]</i> Meeting to be held 22nd February in the car park with SW, KM & Cllr. Ralph. See agenda 5.3

Cllr. Cole (Chairman of the Committee):

1. Disrespect of Buckingham Neighbourhood Plan, currently the most recently made

AVDC considers all made NPs in the determination of planning applications and has not to my knowledge been disrespectful of them.

2. Disregard of Buckingham Town Councillors' local knowledge

Especially where there is no evidence of the Case Officer having visited the site

We take account of all comments provided by parish and town councils and provide opportunity for these organisations to comment and statutory consultees.

3. Disregard of BTC's Section 106 wishes

And refusal to consult on draft agreements, or even to allow local proof-reading to obviate errors

S106 documents are negotiated between the planning authority and the land owner and introducing third parties to these negotiations is impractical. We are not aware of any LPA who engages in this manner.

4. Late posting of statutory notices

And – in some cases – no posting at all, or posting in an inappropriate location

AVDC are happy to receive, and indeed welcome, local reports of yellow notices not being posted.

5. Street naming, Town Council being overruled by officer

And no consultation on naming blocks of flats

This matter has been addressed in correspondence to BTC. In the significant majority of cases, parish and town councils recommendations are taken forward.

6. Enforcement delays, some of them months if not years (eg No 13 High Street) after reporting

Some enforcement cases unfortunately take a long time to investigate and action. No 13 High Street is a complex case, but many of the issues (that the building is in poor repair) are not planning enforcement related. The threshold for formal action is high and requires an expediency test, which is complex and takes time to complete. Specific instances should be highlighted so they can be followed up to jbromilow@aylesburyvaledc.gov.uk (Enforcement Team Manager) or pbrown@aylesburyvaledc.gov.uk (Regulatory Services Manager).

7. Tree applications and TPOs

And little or no action following breaches of the order

Specific instances should be highlighted so they can be followed up to jbromilow@aylesburyvaledc.gov.uk, or pbrown@aylesburyvaledc.gov.uk

Other matters raised by several Councillors or at meetings:

8. Size of Enforcement case load – number of 'unresolved' cases; is AVDC meeting its statutory obligations? What proportion of cases fall within the Conservation Area?

Formal enforcement action is discretionary but should be in accordance with the Councils Enforcement Plan. Notwithstanding this we do acknowledge demand has risen year on year and have recently increased the available resource. There is now have a team of 5 officers (4 of which roles are filled)

which is currently supplemented by three experienced contractors. This includes a new proactive post to for example, monitor conditions on larger sites. The caseload continues to reduce, but we are making steady progress.

- 9. Requests for further information, whether in advance of the meeting (made via Parish Support in the absence of a named Officer) or related to a deferred response, are not actioned, or not supplied in time for the meeting**

Specific instances should be highlighted so they can be followed up.

- 10. A recent increase in requests received via email or by phone, from the Case Officer or via Parish Support, to revise responses made in Committee without enough notice to take it to the next Committee, or amended plans/additional information to base a change of view on**
it is difficult to co-ordinate the life of a planning application to be completely in line with all parish and town council planning committee meetings. We will be practical where possible, but some instances will occur where these requests are made out of necessity to meet internal timeframes at AVDC.

- 11. The (often very many) extensions of time agreed before decisions are made.**

The lack of the true figure for decisions made within the statutory period in the quarterly reports is of concern; surely the government statistics should be calculated on the actual time taken between validation and decision, not adapted by ignoring extensions to produce an optimum figure.

Extensions of time are in place as a recognition that the planning process can sometimes be complicated and applicants are under no obligation to agree to a request for an EOT. The government statistics are in place nationally and allow national comparisons to be made – AVDC does not influence how MHCLG set the targets or what is measured.

Cllr. Harvey (Town Mayor):

- 12. One of the issues raised with us concerns the management charges that many new home owners have to pay in addition to their council tax. Such arrangements did not apply to the other past housing schemes in the town. So we have residents living on (say) Page Hill who pay their council tax and get their communal grass cutting included. Whereas newer members of our community in Lace Hill, pay the same council tax but have to pay extra on top for grass cutting, care of their communal areas etc. This seems unfair and tantamount to double taxation. Would you be willing to take this matter forward to the new county wide single tier authority and put in place something more fair to all our residents - here in Buckingham and beyond?**

This is a matter for residents to take up with their management companies, if they are impacted. AVDC does not control the management fees paid by private residents, or indeed residents of affordable housing. Management company fees should be made available to residents prior to purchase/signing tenancy agreement, and if they have not been then this is a civil matter that can be pursued in the courts.

**BUCKINGHAM TOWN COUNCIL
PLANNING COMMITTEE
MONDAY 25th FEBRUARY 2018**

Contact Officer: Louise Stubbs

Background:

There is a budget of £5,000 to pay for a screen system in the Council Chamber. The aim of this is to replace the previous projection screen (now broken) and projector. This will make it easier for Councillors to view planning applications, as well as to view presentations from visiting guests to the council chamber. The current projection equipment has to be installed each time, and no longer has a screen to project against which makes it difficult for Councillors to see clearly.

The poor WiFi internet connection in the chamber has also been a problem with those attempting to show presentations or plans with the current projection equipment. This is also being reviewed.

There are two options, one to attach a projector to the sloped ceiling of the Council Chamber pointing towards the window, where a projector screen can be installed. The other is to purchase two smart TVs or boards. These can be remotely connected to from any computer or tablet, and can be interacted with by touching the screen. For example, to zoom in and out on plans or to write on the screen. The screens can also be used as a video call facility, allowing councillors or officers to use them for video meetings or conferences.

Quotes for screens:

Option	Details	Quote (not including VAT)	Cons	Pros
A Projector and Screen	High definition projector attached to the ceiling and drop down electric projector screen in front of the Chamber window	£1,731	Limited uses. Some councillors would have to move seats and stand in order to look at the screen whenever it is in use. Not ideal	Lower cost

			installation due to the position of beams and sloped ceiling. Once installed it would be difficult to move the system elsewhere.	
B 2 x 75" touchscreens	2x 75" Prowise Touchscreen One on either side of the chamber.	£4,137.80	More expensive	Touch screens can be used in many more ways than simply viewing a presentation. Zooming in and out on plans, annotating plans and for live video conferences.
C 2x 75" touchscreens	2x 75" BenQ RM7501K Touchscreen One on either side of the chamber.	£6,104	Most expensive	No one will need to move seats to see the screens. The screens are installed by mounting them onto walls in the same way as flat screen TVs are so can be easily moved.

Quotes for broadband:

Option	Details	Total Annual Cost (including installation in first year)
1 BT Up to 76MB Upload 19 MB 2 year contract	£133.50 delivery and charge to install new line £33 monthly broadband charge £16 line rental	£721.50 Future years £588
2	£49.99 installation	£695.11

Mainstream Superfast 80-20 broadband 3 year contract	£99.00 router £34 monthly broadband charge £11.51 monthly line rental	Future years £546.12
3 BT Up to 17MB Upload 0.9 MB 2 year contract	£133.50 delivery and charge to install new line £18 monthly broadband charge £16 line rental	£541.50 Future years £408

Recommendation:

It is RECOMMENDED that Option B is chosen, two 75" Prowise screens. These are the most flexible long term option and would provide the most comfortable and easy to use experience for Councillors and officers.

It is recommended that broadband is installed by Option 1, Mainstream at a cost of £695.11 - £546.12 per annum.

From: Minerals & Waste Policy, Mailbox <mineralswastepolicy@buckscc.gov.uk>
Sent: 11 February 2019 08:49
To: Minerals & Waste Policy, Mailbox <mineralswastepolicy@buckscc.gov.uk>
Subject: An Additional Buckinghamshire Minerals and Waste Local Plan Modification Consultation

Dear Sir / Madam,

An Additional Buckinghamshire Minerals and Waste Local Plan Modification Consultation

Buckinghamshire County Council has progressed the preparation of a new Minerals and Waste Local Plan. We recently consulted with you on the modifications to the Proposed Submission version of the new Minerals and Waste Local Plan.

Due to a technical error within the consultation the County Council are now undertaking an additional consultation on two of the proposed modifications MM14 and MM19.

The document outlining these modifications can be viewed and downloaded at www.buckscc.gov.uk/RMWLP. This consultation will run for a six week period commencing **9.00 am on Monday 11th February** and finishing at **12.00pm on Monday 25th March 2019**.

Representations can only be made on the two modifications, MM14 and MM19. They cannot be made on other parts of the Plan or its accompanying material. All representations must be made by 12.00pm on Monday 25th March 2019. Those received after this time will not be valid and will not be forwarded on to the Inspector. Representations already received on the modification still stand and **do not** need to be resubmitted.

Responses can be made in a number of ways

- emailing mineralswastepolicy@buckscc.gov.uk
- by post addressed to Strategic Planning and Infrastructure Team, County Hall, Walton Street, Aylesbury, Buckinghamshire, HP20 1UY

The modifications MM14 and MM19 are available to view in hard copy format at the main reception areas of the County Council (County Hall), as well as the main receptions of the district councils in the county during normal business hours. Additional hard copies of the document can be found in the libraries at Amersham, Aylesbury, Beaconsfield, Buckingham, High Wycombe, Gerrards Cross and Iver.

If there are any matters on which you require clarification please do not hesitate to contact us.

Yours faithfully

Ismail Mohammed

Ismail Mohammed

Strategic Planning and Infrastructure Manager