



BUCKINGHAM TOWN COUNCIL

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Town Clerk: Mr. P. Hodson

Wednesday, 30 January 2019

Councillor,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on **Monday 4th February 2019 following the Extraordinary 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 the minutes of the Planning Committee Meeting held on Monday 21st January 2019 to be put before 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**
Would Members please note that only the application responses and consultation response have been actioned due to it being only a week since the last meeting and pressure of work for the earlier meeting
Appendix A

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.

6. Planning Applications

For Member's information the next scheduled Development Management Committee meetings are 21st February and 14th March 2019, with SDMC meetings on 20th February and 13th March 2019.

To consider planning applications received from AVDC and other applications

1. 19/00220/APP 26 Page Hill Avenue, MK18 1TW
Two storey side extension
Robinson
2. 18/00249/APP 31 Lime Avenue, MK18 7JJ
Garage conversion
Billingham

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

3. 18/02959/APP Land adjacent to Tesco Stores Ltd, London Road, MK18 1AB
Development of a drive-thru restaurant (Class A3/A5) with associated car parking and landscaping works
Tesco Red (Nominee 1) Limited and Tesco Red (Nominee 2) Limited

*Letter from agents addressing comments from various consultees
Landscaping details
Amendments to Exit and Tracking drawings
Transport Planning Assessment
Flood Assessment & Drainage Strategy*

Appendix B

7. Planning Decisions

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

Approved		BTC response	Officer recommⁿ
18/02735/APP	51 Bourtonville	Single storey rear extension	No objections
18/03088/APP	Land.adj.2Bourtonville	New detached dwelling	Oppose&attend Approve
18/03777/ALB	4 Castle Street	Replace windows	No objections subj. HBO
18/04120/APP	5 Akister Close	S/st rear extn & garage conversion	No objections
18/04141/ALB	rear of 10 Market Sq.	Work to boundary wall	No objections subj. HBO
18/04197/APP	Lloyds Bank	New level access/internal alterations	No objections
18/04198/ALB			

Not Consulted on:

Approved

18/04119/ATP	42 Mallard Drive	Crown lift oak	no objections
18/04149/ATP	1 Manor Gardens	Crown lift oak	oppose
18/04233/ATP	35 Constance Street	Crown lift ash over bridleway	oppose

8. Development Management Committee

- 8.1 Strategic Development Management (30th January 2019) *No Buckingham applications*
- 8.2 Development Management (31st January 2019) *No Buckingham applications*

9. Enforcement

- 9.1 Should the missing bulletins arrive before the meeting they will be circulated separately.
- 9.2 To report any new breaches

10. Matters to report

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

11. Chairman's items for information

12. Date of the next meeting: Monday 25th February 2019 following the Interim Council meeting.

To Planning Committee:

Cllr. M. Cole	(Chairman)	Cllr. A. Ralph	
Cllr. J. Harvey	Town Mayor	Cllr. R. Stuchbury	
Cllr. P. Hirons	(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. 653/18	12 via Parish Support due to system not accepting responses		Min.	News release None agreed	Date of appearance
Subject	Minute	Form	Rating √ = done	Response received	
AVDC					
Access to website	42/18 235.1/18	Cllr. O'Donoghue to supply details for report	To do		
Design Award	295/18	Send nominations as minuted	√		
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 (details circulated 21/1/19 meeting)	
S106 quarterly update	601/18	Request information on lines marked 'not yet known' (all AVDC monies)	√		
Paper plans	602/18	Send response	√	Withdrawal of paper plans postponed	
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.Cllr Clare reported to Full Council 19/11/18	
Waste & Minerals consultation	657/18	Respond	√		
Other:					
Station Road Car Park	524/18	Review May letter from C Stoker to clarify extent of offer Town Clerk to meet with			
	652.1				

		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 Dales: 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 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. 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. J Wilmot Planning Enforcement Consultant 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. We are continuing to maintain pressure in order to resolve the issue. Jim Wilmot Acknowledged
	148/17	Prompt sent 14/9/17 Chase via Parish Liaison	√	Acknowledged and given case number 18/00478/CON3
	957/17	Chased 13/4/18 Advise no longer advertised; Listed Bldg status omitted from description Update requested	√	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
	8/10/18	Broken window, water leak and damaged front door reported	√	See agenda 6.2 21/1/19
	528/18	Details to Cllr. Stuchbury for action	√	
Reasons for case closure	743.1	Cllr. Stuchbury to investigate further	√	
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 updates as well</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. & added to list of concerns for 21/1/19 meeting
'Unresolved' case load	528/18	Write to Cabinet Member as minuted	√	
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.
Vibins fascia	656.2.2	Report and add Vape Direct to complaint		

BUCKINGHAM TOWN COUNCIL
PLANNING COMMITTEE
MONDAY 4TH FEBRUARY 2018

Agenda No 6.3

Contact Officer: Mrs. K. McElligott

ADDITIONAL DOCUMENTS

18/02959/APP

Land adjacent to Tesco Store, London Road

Development of a drive-thru restaurant (Class A3/A5) with associated car parking and landscaping works [McDonalds]

Tesco Red (Nominee 1) Limited and Tesco Red (Nominee 2) Limited

Additional documents:

1. *Letter from applicants' agents to AVDC Officer addressing comments made by Statutory Consultees*
2. *Flood Risk Assessment & Drainage Strategy*
3. *Transport Technical Note*
4. *Revised Landscape Plan*
5. *Revised Planting Plan*
6. *Existing Site Plan (Rev C)*
7. *Revised Car Park Exit drawing*
8. *Revised Tracking drawing*

1. Letter from applicants' agents to AVDC Officer addressing comments made by Statutory Consultees

a) BCC Flood Officer has objected – Document 2 has been submitted as requested

b) BCC Highways – Document 3 has been submitted as requested and drawing 6 amended to show the Click & Collect booth which is currently on the proposed restaurant site. It also confirms that Tesco's extension plan (10/00360) is not going to be completed.

c) AVDC Tree Officer – commented on loss of trees, planting of new trees and impact on Root Protection Areas. The trees to be removed are in the car park area, and the surrounding hedge & shrubbery are not affected. 8 additional new trees will be planted, making a total of 15. Encroachment of the hard surfacing on RPAs is also addressed.

d) Town Council (Response deferred pending further information)

– Opening hours: *With regards to the proposed opening times, given the distance of the nearest residential dwellings from the proposed site, it is not considered that the proposed 24 hour opening hours of the restaurant would result in significant impacts on residential amenity. Indeed, the site's location within an industrial / commercial area comprising industrial units, hotels, a supermarket and café/restaurant and adjacent to the A421 suggests that the proposal would not result in any noise impacts over and above the existing context of the site. Also, as set out in the submitted Transport Assessment, given the relatively low numbers of new trips generated by the proposal in peak hours, it is not considered that the 24-hour operation of the unit would result in traffic noise at night, as the number of new trips generated outside of peak hours would be even lower. In light of this, the proposed 24-hour opening of the store is not considered to result in material amenity impacts.*

- CCTV: the store has been designed to incorporate areas of extensive glazing, allowing for natural surveillance of the surrounding environs by both staff and customers. A CCTV system is installed externally to cover the rear of the store with monitors linked into the managers' office and kitchen areas.
- Loss of car parking for the Tesco store as a result of the proposal: the Transport Assessment confirms that car park surveys have been undertaken. The survey results show that the maximum accumulation of 259 cars on the Friday occurs between 10.30am and 11.30am, the maximum accumulation of 305 on the Saturday occurs at 11.45am and the maximum accumulation of 190 vehicles occurs at 12.15pm on Sunday. The proposed development would result in an overall car parking provision of 324 vehicles which, given the aforementioned maximum car park occupancy figures, would not result in the car park operating over capacity during peak periods and would also allow for fluctuations in trade. Furthermore, the number of car parking spaces to be provided is in excess of Buckinghamshire County Council's 'optimal' standards for such a development.
- Access arrangements and the effect on the bypass roundabout: a traffic impact assessment has been requested by the Town Council. This assessment has already been provided in the submitted Transport Assessment. [Clerk's note: it wasn't on the website when the report was prepared]. An analysis of the access and bypass junction confirms that the proposed development would not lead to a severe impact upon the operation of the London Road / A421 roundabout junction and the London Road / New Road * / Tesco roundabout junction during the Friday and Saturday peak periods. *Needlepin Way.
- Litter: dust bins are to be provided across the site and staff will pick up litter within the vicinity of the site. Though every effort will be made to encourage customers to dispose of waste in the bins provided, littering is a behavioural issue. Whilst it is unfortunate that some customers do litter, it would be unreasonable to withhold planning permission for the proposed drive-thru restaurant on the basis that some of its customers might litter.

e) Neighbour Comments.

A total of 12 neighbour comments have been received, 4 of which are in support of the proposals and 10 of which object.

Selection of comments:

With regards to the comment that the drive-thru does not fit in with the historic market town, it should be noted that the site is not located within the town centre. Rather, the site is located in an out-of-centre location and the design of the proposal is considered to be in keeping with the surrounding environs, including the Tesco store and industrial units to the south and west.

Highways Impacts. Given that the Royal Latin School, Buckingham School and Lace Hill Academy are more than 560, 600m and 660m from the site (as the crow flies) respectively, it is not anticipated that the proposal would encourage school children to walk to the site. In the case of the Royal Latin School and Buckingham School, which are located north of the A421, it is likely that many of the pupils will live in the surrounding residential areas, also located north of the A421. As such, it is unlikely that these pupils would walk to McDonalds as the site would not be located on their route home. With regards to Lace Hill Academy, this is a primary school and therefore it is expected that the majority of pupils will be picked up by their parents and not walk home via the site. In light of this, it is not anticipated that the proposal would result in increased risk taking or a large number of children using the central island at the lighting controlled junction on the A421.

2. Flood Risk Assessment & Drainage Strategy

As the new building is to be on an existing car park, the hard surfacing is only increased by the loss of the existing landscaping in the site area (increase of 595m² from 1,913 to

2,508). The existing Tesco attenuation tank is under part of the McDonalds site, but not under the building. It is to be extended to cope with the additional run-off. Drainage for surface water is proposed via the existing drain in the northern corner of the site which leads under the bypass and into the ditch on the London Road between Meadway and the Swan Pool. Their modelling shows no flooding in the drain downstream of the pumping station.

3. Transport Technical Note

¶ 2.13 BCC had concerns about the visibility at the exit with likely conflict between vehicles exiting the drive-thru and those existing the disabled spaces – the priorities have now been reversed (see drawing #7)

¶ 2.14 BCC noted that the delivery lorry (length 16.5m) would have to park across several customer parking bays. This is to be dealt with by a timed delivery plan so deliveries are not at peak times..

¶ 2.22 Main points: Parking spaces – Tesco store 327 + 22 proposed off service road – 10 for resited Click & Collect = 339 total; McDonalds 30

¶ 2.27 Survey shows more than 300 places occupied only on a Saturday (11.30 -11.45 & 11.45 – 12.00). Other than that occupation was less than 250.

¶ 2.39 (BCC had noted no designated staff parking areas on the site) *Whilst the restaurant may employ 65 staff, only around 15 – 20 of these will be on shift at any one time. Staff of McDonald's are generally young and employed locally, which would further reduce the number of cars driven to the site by employees, typically only around 25% of staff drive. No designated staff parking will be assigned to staff, which is consistent with the practice operated at the Tesco Store, although staff would be required to register their number plate to ensure that their vehicles are not included in the waiting limits that will be in force in the Tesco and McDonald's car park. [Clerk's comment: the 'local area' includes the surrounding villages with scant public transport not best timed for working hours, especially night shifts]*

The following drawings will be on display in the Chamber.

4. Revised Landscape Plan
5. Revised Planting Plan
6. Existing Site Plan (Rev C)
7. Revised Car Park Exit drawing
8. Revised Tracking drawing

KM

January 2019