



BUCKINGHAM TOWN COUNCIL

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Town Clerk: Mr. P. Hodson

Tuesday, 06 August 2019

Councillor,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on **Monday 12th August 2019 at 7pm** in the Council Chamber, Cornwalls Meadow, Buckingham.

PP 

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 22nd July 2019 to be put before the Full Council meeting to be held on 30th September 2019.
Copy circulated with this agenda
- 4. Buckingham Neighbourhood Plan/Vale of Aylesbury Plan**
To receive a report from the Town Plan Officer summarising progress with VALP and its impact on the BNP. **PL/46/19**
- 5. Action Reports**
To receive action reports as per the attached list. **Appendix A**
- 6. Planning Forum**
To receive a verbal report from the Chairman on the AVDC Planning Forum meeting held on Tuesday 30th July.

Buckingham



Twinned with Mouvaux, France

Members are reminded when making decisions that the Public Sector Equality Duty 2010 requires Members to have due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct that is prohibited by the Act, advance equality of opportunity between people who share a characteristic and those who don't, and to foster good relations between people who share a characteristic and those who don't..

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.

7. Planning Applications

For Member's information the next scheduled Development Management Committee meetings are 15th August and 5th September 2019, with SDMC meetings on 14th August and 4th September 2019.

To consider planning applications received from AVDC and other applications

1. 19/01984/APP 6 Market Hill, MK18 1JN
Variation of condition 3 of planning permission 18/03647/APP
Approved drawings – Minor alterations to suit site conditions and client adjustments, reference latest submitted plans
Behan [Newbottle Investments]

This is essentially the APP parallel to 19/01976/ALB which Members reviewed on 3rd June, responding No Objections. Almost all the documents lodged on 24th May on the website are identical to those on the earlier application; only those with later dates are new. The labelling on the new front elevation drawing has been amended.

2. 19/02473/APP 8 Bridge Street, MK18 1EL
Change of use from A1 (shop) to Sui Generis – Beauty Salon and Massage Parlour (retrospective)
Albury

3. 19/02645/APP 8 London Road, MK18 1AS
Single storey rear and two storey side extension
Coughlan

4. 19/02647/APP 6 Wharf View, MK18 1XF
Two storey rear extension
Tether & King

5. 19/02741/APP 26 Shetland, MK18 1WG
Loft conversion with dormer extension to rear roofslope and rooflights to front roofslope
Poole

Follows the refusal of 19/02061/ACL due to the Permitted Development Rights having been withdrawn for this estate

6. 19/02777/APP Field House Day Nursery & Field Farm Barns, Tingewick Rd., MK18 1ST
Change of use of Field farm barns to children's day care nursery (Use Class D1) together with alterations and incorporation into existing nursery. Alterations together with single storey front and rear extensions to Field House Children's Day care nursery
Childbase Partnership Ltd.

7. 19/02864/APP 1 Skelton Road, MK18 1UT
Single storey rear extension
Brown

AMENDED PLANS

8. 19/01852/ALB 28 West Street, MK18 1HE
Mounting of a security camera, the installation of a security grill to the inside of the front door and shop windows, the display of non-illuminated signage on the front elevation, the rendering of the stall riser and paintwork to the shop front, the

installation of a satellite dish and external lighting (part retrospective)

Sivananthan

Members responded No Objections subject to HBO's satisfaction on 3rd June; the Heritage & Conservation Officer has supported the application with the following exceptions:

The security camera should be removed with immediate effect

The external illumination is removed from all external signage

The satellite dish is reduced in sized and the brackets painted black

The new drawings reflect these requirements [note that the camera was to the right of the fascia board; the label indicating it has been removed is unreadable because it coincides with the windowsill]

ADDITIONAL DOCUMENT

9. 19/01147/APP The Coach House, Wharf Yard, Stratford Road, MK18 1TD
Infill of front display window and side opening, insertion of rooflights and window replacement plus alteration to internal walls.

Alway

On 15th April Members responded: OPPOSE & ATTEND; Members felt that piecemeal development of the Yard should be postponed until a design proposal for the whole Yard was drafted and agreed. This was the last sizeable area close to the town centre and thus had commercial, economic and social importance. A large workshop had been vacant for some time.

The proposal to lose the shop window facing on to the main road was therefore felt to be both premature and detrimental to the street scene. Members had no objections to the internal improvements which would allow two businesses to operate independently from the same building, but would prefer a comprehensive plan for the Yard complying with BNDP Policy EE2 and would resist any change of use from employment.

The Case Officer has requested Members review the agent's reply to the above in case it changes their response.

Appendix B

NOT FOR CONSULTATION

10. 19/02785/ACL 2 Constance Street, Lace Hill, MK18 7RG
Application for Certificate of Lawfulness for proposed loft conversion to habitable space. Insertion of roof lights, erection of partitions and installation of window in gable end.
Obeng

11. 19/02800/ACL 9 Twickenham Road, MK18 1ED
Application for Certificate of Lawfulness for proposed loft conversion with rear dormer and velux windows to front.
Simons

12. 19/02875/ATP 3 Highland Mews, Moreton Drive, MK18 1SG
We would only like to cut off a few branches as it is getting very close to the house and some of the lower branches have fallen in the latest storms as they seem to be dead. The tree has got very large close to the house and we believe cutting a few of the lower branches will create more light into the house and be safer to use the garden space it covers.

Batchelor

The TPO lists 2 oaks and a sycamore but without more information I can't identify this tree more precisely. The website map puts it in the garden of No.2 Highland Mews. The Tree

Officer – who presumably has access to the original Order – has been asked for this information, and an indication of the extent of the proposed work in proportion to the tree.

8. Planning Decisions

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

Approved		BTC response	Officer recomm ⁿ .
19/01103/APP	Scout Hall, Adams Cl. Demol.hall, erect terrace of 4 houses	No objections	
Refused			
19/02247/APP	12 Pillow Way	S/st. rear extn & conv of garage	Oppose & attend
Withdrawn			
19/00511/APP	Rear of 2 Market Hill	Detached block of 10 flats, etc	Oppose & attend
Not Consulted on:			
Approved			
19/01467/ATC	54 Well Street	Works to trees	Partial oppose
Refused			
19/02061/ACL	26 Shetland	Loft conversion with rooflights	
<i>ACL inappropriate; full planning application required, see above.</i>			

9. Development Management Committee

- 9.1 Strategic Development Management (14th August 2019) *No Buckingham applications*
- 9.2 Development Management (15th August 2019) *Agenda not available at date of printing*

10. Enforcement

- 10.1 To receive any updates
- 10.2 To report any new breaches

11. Matters to report

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

12. Chairman's items for information

13. Date of the next meeting: Monday 9th September 2019 following the Interim Council meeting.

To Planning Committee:

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

BUCKINGHAM TOWN COUNCIL

Briefing Note on AVDC Update Meeting on VALP for Parish Councils, 23rd July, 2019 and meeting with AVDC Strategic Planning Officers, 24th July, 2019.

PLANNING COMMITTEE

12th AUGUST 2019

Agenda Item No: 4

Committee Chair: Cllr. Lisa O'Donoghue

Author: Sheena McMurtrie, Town Plan Officer

Summary:

Progress of VALP – will not be adopted before December, 2019 at the earliest.

Major Modification – removal of site BUC051 [BNDP Reserve Site M] as result of BCC's objections on traffic access and potential town centre congestion. Serious impact on BNDP and delivery of housing numbers.

Major modification – possible saving of NDP affordable home levels [if well-evidenced] in VALP; would not be retained, if new or modified NDPs then brought forward.

Developer Contribution – it appears that there is no prospect of CIL until Unitary Authority brings forward its Local Plan which must be done within the first five years. This is not clear and further information is being sought.

Background:

Update meeting for Parish Councils – I attended with Cllr O'Donoghue, Chair of Planning Committee. The meeting was chaired by Councillor Paternoster, and the key speakers were Peter Williams and Andy Kirkham.

Meeting with AVDC Strategic Planning; Paul Hodson, Town Clerk & Sheena McMurtrie, Town Plan Officer for Buckingham Town Council; Peter Williams, David Broadley & Allan Bennett for AVDC.

For simplicity, I have drawn information from each meeting in the following document.

Progress of VALP

- (i) Modifications have been published
- (ii) Inspector decides on whether major modifications are accepted and the actual wording of those;
- (iii) Six week consultation period – hoped to start in September, 2019

- (iv) AVDC consider consultation responses
- (v) Inspector has cleared November to consider modifications
- (vi) Hoped to be able to adopt in December 2019.

Only in exceptional circumstances will Inspector consider further hearings re modifications.

Loss of Site BUC051 [BNDP Reserve Site M]

- (i) AVDC has withdrawn site BUC051 from VALP. This was done with no consultation with us, and does not seem to have been considered at Members' Briefing on VALP before publication of modifications. The lack of consultation/warning was justified as confidentiality between AVDC and Inspector.
- (ii) The reason for withdrawal is that BCC raised concerns re access at Hearings last July [cannot comment on this]; BCC then applied higher level modelling and concluded that only access was onto A422. As MK is deemed the main destination, the assumption is that traffic from development will go through town centre via West Street, which is too narrow to handle increased traffic; or traffic will use Radclive as a rat-run to A421.
- (iii) BCC believe that development would be acceptable only when there is a western by-pass. As site would not be able to provide for such infrastructure – they can only object to the site.
- (iv) This is a loss of 300 homes. VALP will place these in the new Shenley Park allocation, alongwith other loses across the district – so instead of anticipated 500 homes the figure is 1000+. North-East parish councils are extremely concerned; especially regarding traffic, and are all set to oppose and try to force further hearings from the Inspector – if successful, this will delay VALP even further.
- (v) It was stated that MK Council have declined to accept this development into their education provision. Although there will be a new secondary school at the Salden Chase development, this will be in 11+ catchment, and specifically RLS catchment – so there may be an impact on RLS, and more buses as well.
- (vi) It will also have implications for BNDP as BCC will raise same objections to the site if brought forward under BNDP. This leaves BNDP 300 homes short. The reserve site would have been triggered as Site I [Tingewick Industrial Estate – 100 homes] does not look as if it will come forward in the foreseeable future.
- (vii) Moreton Road Phase III remains as does Osier Way in VALP.
- (viii) After discussions with AVDC, it appears that AVDC is of the opinion, that there are very few, if any, sites suitable for significant development in BNDP area. This may be seen as a good outcome for some, but it will mean that there will be little in significant developer contributions for infrastructure going forward.

Affordable Homes

- (i) Modification – VALP would save current NDPs' affordable home requirements. This would still be subject to evidenced justification but would be the starting position. This is a proposed modification and has not been accepted by the Inspector.
- (ii) This would mean that NDP policy does not fall behind the more recent policy in VALP – if accepted by Inspector.
- (iii) The catch is that "saving" would be lost if a new NDP or significantly revised NDP comes forward. It would be required to be in "general conformity" with VALP and that could be very difficult to evidence [10% difference] sufficiently for Examiner to accept that it was still in general conformity.
- (iv) There will still be difficulties in aligning old NPPF with new NPPF. VALP had to be prepared to old NPPF but any planning decisions must adhere to new NPPF.

Developer Contributions

- (i) AVDC suggested that CIL might be brought into line by UA immediately to bring AV areas into line with southern districts.
- (ii) Contrary view has been raised that it can only be done when new LP comes forward from UA – clarification is being sought.
- (iii) There are pros and cons to both CIL and s.106 which may need to be considered from BNDP viewpoint.

Sheena McMurtrie, 26th July, 2019.

ACTION LIST

Subject	Minute	Form	Rating √ = done	Response received	Date of appearance
Min. 223/19	6 via Parish Channel 1 via Parish Support		Min. 136/19	News release 1. Silverstone (depending on AVDC response) 2. Coffee#1 pavement tables	
			137.2.1		
AVDC					
Record Keeping	46.2/19	Letter to acting Chief Exec. as minuted	√		
Silverstone Hotel	136/19 222.3/19	Letter to acting Chief Exec. Respond as minuted	√	See agenda 5.3, 22/7/19	
Innov8 CMS	223.11/19	Request portakabins be moved away from cottages Advise residents of plan	√	Both residents grateful for Town Council's action	
Design Award	227/19	Submit both suggestions	√	Submission acknowledged 2/8/19	
Damaged street sign	228/19	Report	√	Report acknowledged 2/8/19	
BCC:					
CCTV	917.1/18	Letter to be written to Mark Shaw regarding continuing lack of CCTV installation on Tesco roundabout	√		
Section 106	139/19	Suggest Lace Hill Police contribution be used for CCTV	√		
Bridge Street Footbridge - flooding	917.3/18	Planning Clerk to write to both the County Councillors and TFB asking for a timescale to repair or unblock the drainage.	√		
Coffee#1 pavement tables	137.2.1/19	Ask Cllr Whyte to intervene over pavement licence	√		
Tingewick Road roundabout	139/19	Road markings, esp. right-hand turn arrow	√		

ACTION LIST

Other:					
Lace Hill balancing lakes	654/18 920/18	Write to Chamonix as minuted Planning Clerk forward a copy of the response to the Lace Hill Residents Association	✓ ✓		
HS2	917.2/18	Town Clerk to write to the Government and HS2 appealing for the cessation of construction work until the line north of Birmingham is confirmed.	✓		
RLS fence	135.3/19 222.2/19	Write to Governors Respond as minuted	✓ ✓		RLS response – agenda 5.2, 22/7/19
E-W Expressway	220/19	Letter to neighbouring Councils as minuted	✓		
Grand Junction	222.4/19	Liaise with new owners over presentation to Committee	✓		Both 12th August and 9th September not convenient. Owners to contact office when plans are submitted.
Enforcement reports and queries					
Reasons for case closure	743.1	Cllr. Stuchbury to investigate further	✓		Reminder sent as requested 4/7/19
'Unresolved' case load	759/18	Respond to Cabinet Member as minuted	✓		
Lack of Bulletins	225.1/19	Request updates on open & closed cases end of August (1 year since last update)	In hand		

APPLICATION 19/01147/APP

01/05/2019

THE COACH HOUSE – THE WHARF BUCKINGHAM

RESPONSE TO BUCKINGHAM PARISH COUNCIL

This is not piecemeal development of the site but minor structural alterations to an existing building having the existing benefit of commercial use.

There is no reason to request a design proposal for the whole yard, all the structures on the site are designated for commercial use and are let as such.

Any vacant units or voids are an issue for the landowner and not a planning issue.

The suggestion that the current shopfront facing the road would be lost and its removal would be “detrimental to the street scene” is a naïve observation in the extreme.

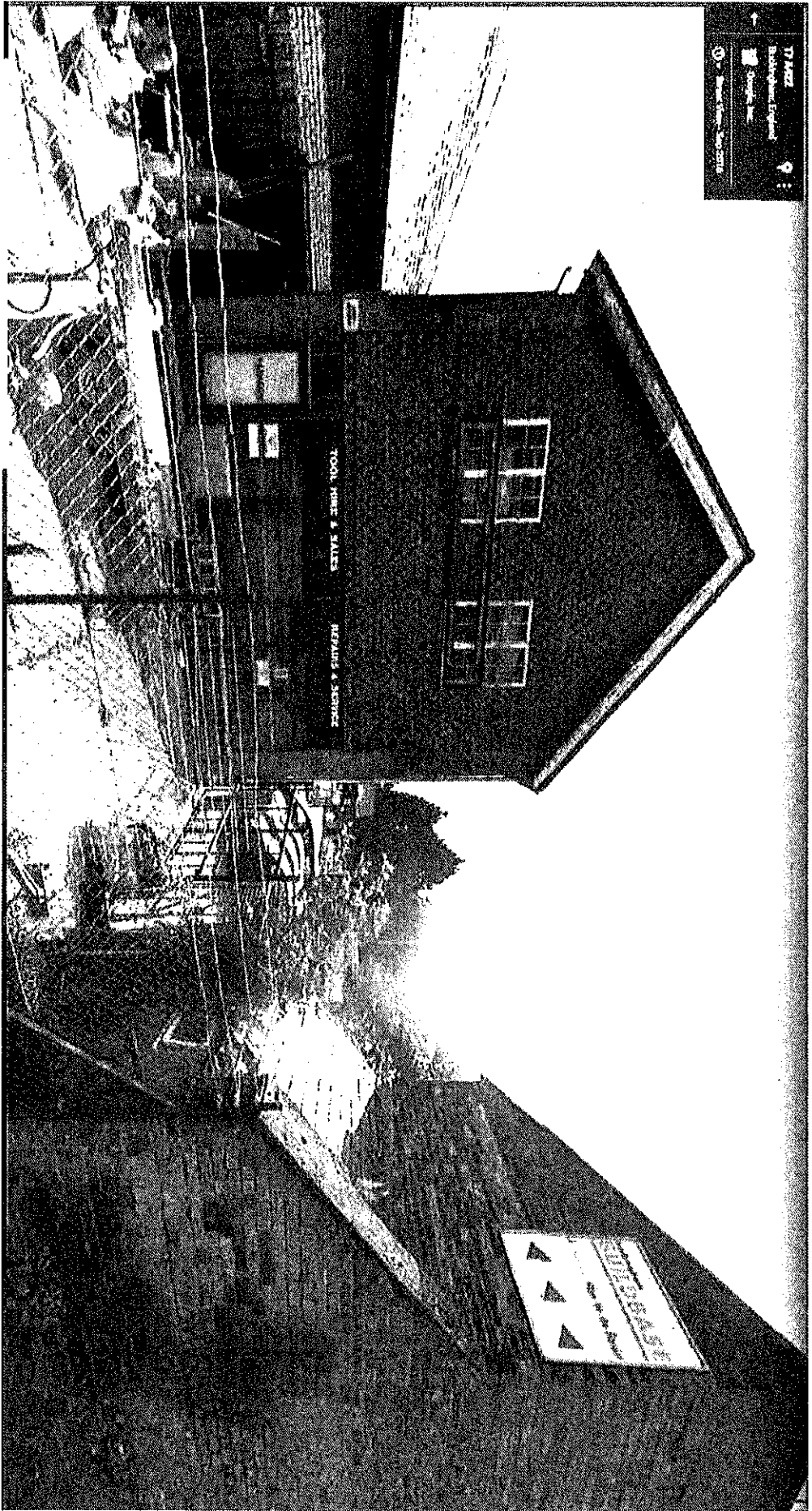
The likelihood of pedestrians gaining access to a shop front is ridiculous.

The Parish would appear to assume that this location is quite unfeasible and the current proposal can only improve the visual appearance of this building.

I rest my case...

Gavin Cook

* See attached street image



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