



BUCKINGHAM TOWN COUNCIL

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Town Clerk: Mr. C. P. Wayman

Tuesday, 04 April 2017

Councillor,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on **Monday 10th April 2017 following/the Interim Council meeting** 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 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 20th March 2017 to be put before the Full Council meeting to be held on 8th May 2017.

Copy previously circulated

4. Buckingham Neighbourhood Plan/Vale of Aylesbury Plan

To receive any update from the Town Clerk.

5. Action Reports

To receive action reports as per the attached list.

Appendix A

5.1 (802.1 Lace Hill Medical Centre) To receive and discuss the email sent to Cllr. Stuchbury

Appendix B

5.2 (657 University plans for Station Road parking) To receive the response from the University

Appendix C

5.3 (660.3; AVDC IT problems) to note that a holding reply has been received from Cllr. Paternoster, but no full response at date of agenda.

Buckingham



Twinned with Mouvaux, France



6. Planning Applications

For Member's information the next scheduled Development Management Committee meetings are Wednesday 26th April and Friday 19th May 2017, with SDMC meetings on Friday 28th April and Wednesday 17th May 2017 (at 10am).

1. 17/00870/APP 16 Boswell Court, MK18 1UU
Single storey rear extension
Skillman
2. 17/00923/ALB 10A West Street, MK18 1HL
Internal alterations on all three floors and amendments to front elevation windows
Pearce
3. 17/00999/APP Red Cross Shop [*Moss, the florists*], 9 Cornwalls Centre, MK18 1SB
Change of use of premises from Class A1 (shop) to a mixed class A1 & A3 use (shops and restaurant/café)
Wallis
4. 17/01003/APP Bridleway №13, Land between A413 and A421, London Road
Construction of a new bridleway and associated works (diversion of Bridleway №13 (part))
Hallam Land Management Ltd
5. 17/01112/APP Waitrose, 14 Meadow Walk, MK18 1RS
Installation of four 1200mm high ram raid bollards
Palmer [Waitrose]

Minor Amendments /Additional Information

6. 16/01850/APP University Precinct, Hunter Street
Demolition of two buildings comprising the Santander Bank and University Marketing Suite and erection of 3 storey building to provide new Teaching Facility (Vinson Centre)
University of Buckingham
7. 17/00057/APP Land off London Road [*Lace Hill employment site*]
3 storey Premier Inn, single storey Beefeater Pub/Restaurant and single storey drive thru Costa with parking, landscaping and access
Premier Inn Hotels Ltd.

Plan amended to include ramp access from London Road

8. 17/00620/APP Former HSBC Bank, Market Hill
To place two tables and four chairs on the pavement for Costa customers' use
Costa Ltd.

Additional correspondence re tables, chairs and barriers and drawing showing street light will be retained

Not for consultation, for information only:

9. 17/01176/ATP Holloway Spinney, Page Hill
Works to trees; Holloway Spinney will require additional thinning of sycamore, crown reductions of defective trees and continuing general woodland management not included in the attached schedule but will be required over the next 2 years.
[AVDC]

10. 17/01166/HPDE 128 Western Avenue, MK18 1LS
 The erection of a single story rear extension, which would extend beyond the rear wall of the original house by 3.48m, for which the maximum height would be 3.57m and for which the height of the eaves would be 2.64m.
Cannon

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			
17/00055/APP 27 Kingfisher Road	Move fence forward of existing line	No objections	-
17/00206/ACL 53 Bourtonville	Single storey rear extension	No objections	-
17/00234/APP 7 Bushey Close	Two storey side & rear extension	No objections	-
17/00397/APP 56 Overn Avenue	Amendment to 16/03803/APP	No objections	-
Refused			
16/03784/APP The Villas, Stratford Rd.	Infill development over parking	Oppose & attend	-
17/00178/AAD } 4-5 Bridge Street	Retro ^{SP} appl. for 1 fascia sign	} No objections	-
17/00180/ALB } (Michael Graham Est. Agents)			
17/00224/ALB Old Latin House	Dismantle and rebuild boundary wall	No objections	-
Not Consulted on:			
Approved			
17/00238/ATP land@Embleton Way	Fell 2 ash trees	No objection	-

8. Development Management Committee

- 8.1 Strategic Development Management (5th April 2017) *Cancelled*
 8.2 Development Management (6th April 2017) *No Buckingham applications*

9. Enforcement

- 9.1 To receive the list for February 2017 **Appendix D**
 9.2 To report any new breaches

10. Winslow Railway Station Application - 16/03132/ADP

To consider any response BTC should make on this application. **Appendix E**

11. Lace Hill Employment/Health site

12. Transport

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

13. Access

To report any access-related issues.

14. Correspondence

15. News releases

16. Chairman's items for information

17. Date of the next meeting: Monday 24th April 2017 at 7pm.

www.buckingham-tc.gov.uk
Email: office@buckingham-tc.gov.uk

To Planning Committee:

Cllr. Ms. J. Bates

Cllr. M. Cole (Vice Chairman)

Cllr. J. Harvey

Cllr. P. Hirons (Chairman)

Cllr. D. Isham

Cllr. A. Mahi

Cllr. Mrs. L. O'Donoghue

Cllr. M. Smith

Cllr. Mrs. C. Strain-Clark

Cllr. R. Stuchbury

Cllr. M. Try

Mrs. C. Cumming (co-opted member)

ACTION LIST

Appendix A

Mins. 863 & 866	Planning Responses posted on AVDC website: 23/3/17 Advice of changed decisions emailed direct 23/3/17 as website "unable to send to case officer"		Min. 877/16	News release Tree protection 16/01413/APP	Date of appearance
Subject AVDC	Minute	Form	Rating √ = done	Response received	
1. Vinson Bldg, Hunter Street	317/16	Make complaint re 16/01850/APP about request to revise response	√		
2. IT problems	660.3 and others	Rejection of request-to-speak; non-communication of new/amended applications and decisions on tracked applications.	√	22/3/17 Cllr. Paternoster looking into points raised	
3. 3 Well Street decision	660.3	Seek HBO & EH views			
4. Lace Hill path parking	744.2	Notify officer of concerns	√	I will forward to colleagues at BCC, as the highway authority, and will look to include some of the sentiments expressed within the new design guide I'm presently drafting. The proposed new design guide will be a SPD (supplementary planning document), which becomes, when adopted, part of our planning policy. Town and Parish councils will be consulted prior to adoption. Once adopted it will have significant 'weight' in decision making. Roger Newall, Forward Plans 22/3/17	
BCC:					
2 Bridge St	586.2	Response re actual parking available	√	Thank you for your email. I will have this look at and will send you a response as soon as I am able. Cllr. Mark Shaw 16/3/17	
Street lighting	664.1	Request details of savings made by removal/turning off	√	I was not involved in the energy side of the street light switch off scheme and any officers who were have now left Transport for Bucks, as this was a small part of the switch off scheme I will need to locate the calculations based on this location. I will look into this next week as I am now on leave until Monday and forward to you.	

Subject	Minute	Form	Rating √ = done	Response received
Local Infrastructure List	710	Respond with list of agreed items	√	Stuart Labross 16/3/17
Castle St. signage	746	Box junction/new signage by Villiers	√	It is noted that the current sign prohibiting the right turn manoeuvre at the end of Castle Street has faded, however this does very much fit in with the need to carry out a full HGV movement/restriction study. As such we still propose to remove this sign as we know the electricity supplier and that the right turn manoeuvre is an easier one for any HGV who has reached this point. Unfortunately it isn't possible to create a "box junction" for this area on Castle Street due to the traffic signs regulations. Kirk Adams Tfb 21/3/17
CIL	796	Letter as minuted	√	
Cotton End steps	865/16	Incorrect drawings supplied	√	Corrected drawings received
TfB concerns	875/16	Relay to Cllr. Whyte per request	√	
Wharf Yard deliveries	586.3	Write to Buildbase re use of banksman		
VALP	656/16	Ask if individual responses to consultation comments will be published; ask how Plan will be modified by comments	√	As you are probably aware the timetable for the VALP is being reviewed, in light of the publication of the Housing White Paper. There will be some explanation of how consultation comments have been taken into account in the committee report which accompanies the pre-submission draft VALP. But please note that at present we do not know the committee date, and the pre-submission draft Local Plan has yet to be written. Kate Gordon 17/3/17
School Travel Plan (RLS)	657	Chase response to letter of 17/11/16	√	Town Clerk, Cllrs. Whyte & Stuchbury to meet Head Teacher Friday 24 th March. Town Clerk reports that RLS will discuss possible solutions with The Buckingham School for allocation of s106 funding
University plans for Station Road	543.3	Write with photos as RLS re parking during construction period	√	See agenda 5.2 & application 17/00746/APP (Interim 10/4/17)
HS2 transport routes	657	Ask again for response	√	
	706	Respond to consultation	√	
School Travel Plan (Bourton Meadow)	709.1	Respond as minuted		

Subject	Minute	Form	Rating √ = done	Response received
Lace Hill medical site	802.1	Cllr. Stuchbury to provide update	√	See Agenda 5.1
East-West Expressway	803.1	Write to Bicester TC as minuted		
Lace Hill path parking	805.1	Write to Residents Association	√	
Access	805.2	Cllr. Strain-Clark to liaise with Disabled-Go over A-board obstructions		
Lace Hill medical centre	865/16	Write to Swan Practice		
Station Road, Graduation parking	865/16	Use of cones without RCO		27/3/17 Dean Jones: Use of cones outside the Chandos Building over graduation weekend. I've looked into this, speaking with Anne Matsuoka, Colin and Estates Team and whilst the University staff were given instructions not to use cones without a road closure, the police who arrived relatively early in the day put out the cones on our behalf. Not really sure what we do in those circumstances other than be grateful for their help.
NALC request for examples	871/16	Respond as minuted		

Enforcement reports and queries				
13 High Street	795.3/15	New signage & lighting	√	"13" needs permission; remainder awaiting HBO decision
4 Cropredy Court	664.2	Chase response New fence (PDR removed)	√	Town Clerk chased up, reply promised for 17/10/16 16/00368/CON3
6 Cropredy Court	705 865/16	Change of use of garage to residential Letter of complaint as minuted	√	
7 Bridge Street Planning conditions	JB report 869.1	Satellite dish in CA Letter as minuted	√	

Robin Stuchbury

From: "Stuchbury, Robin - (County Councillor)" <rstuchbury@buckscc.gov.uk>
Date: 20 March 2017 18:15
To: <rstuchbury@aylesburyvaledc.gov.uk>
Subject: Fwd: Lace Hill, Buckingham

Robin Stuchbury
County Councillor Buckingham west 07752 394162.
44 Hare Close Buckingham 01280 824285
rstuchbury@aylesburyvaledc.gov.uk
stuchbury@dsl.pipex.com BTC

Begin forwarded message:

From: Montpelier Estates <mail@montpelierestates.me.uk>
Date: 20 March 2017 at 17:39:01 GMT
To: "Stuchbury, Robin - (County Councillor)" <rstuchbury@buckscc.gov.uk>
Subject: Lace Hill, Buckingham

Dear Councillor Stuchbury

I am writing to update you on our proposals for the healthcare site at Lace Hill. We have concluded our design work for the care home and the submission of a full planning application is imminent. The health centre is a little more complex. Whilst parts of the design is completed, we are still talking to Hospital Trusts about the extent of their involvement in providing services in a more local setting. There is of course a synergy between the medical centre and nursing home; they are co-located so that the needs of the elderly can be swiftly attended to.

I understand that there are two other healthcare schemes being promoted in Buckingham. I am concerned to the extent that they will impact upon the viability of our proposal which is entirely Policy compliant and of course follows the requirements of the Section 106 Agreement relating to the whole of Lace Hill. There is not sufficient demand in the area to support more than one nursing home and any destabilisation may impact upon the planned medical centre. I am of the opinion that the proposal on the Brackley Road is in an unsustainable location and the Meadow Walk Car Park site is far better suited to assisted living where residents live independently and access shops and amenities of the town centre.

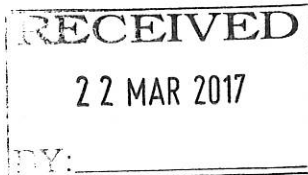
Yours sincerely

John Horsman



Montpelier Estates, Middle Barn, Chilton Business Centre, Chilton, Aylesbury, HP18 9LS

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20 March 2017



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Dear Chris,

Ref: Parking on Chandos Road and Station Road

Thank you for your letter of the 17th November 2016 to Sir Anthony, (your reference Min.543.3/16), and my sincere apologies that it has to date gone answered.

The contingency for parking should the development on the Chandos Road car park take place will be to open up the hard standing on Ford Meadow as a temporary car park during the works.

We have already carried out works at the site, (marking bays, making the barrier operational etc.), in advance of any decision, as we feel it could be beneficial anyway for other developments or indeed events that take place on campus which necessitates closing existing car parks, (e.g. we have just used it for Graduation and are likely to open it up during the Vinson Building works).

The site houses 80 parking spaces (there are currently 51 at Chandos Road) and whilst it would be useful to be able to open it full time, unfortunately because there is lack of lighting on site and the surface is not ideal, we can only use it on a temporary basis and during restricted hours.

I hope that alleviates some of your Members concerns, but should you have any further queries or require any clarification, please do not hesitate to get back to me.

Yours sincerely

A handwritten signature in black ink, appearing to be "Colin Stocker".

Colin Stocker
Estates Bursar

Enforcement Investigations

Received During February 2017

17/00071/CON3

BUCKINGHAM NORTH WARD

Alleged unauthorised breach of tree protection standards (BS5837) - storing of construction materials and equipment inside tree protection area causing possible damage to TPO trees
Land To The Rear Of Hamilton House West Street Buckingham Buckinghamshire
Case Officer: Philip Dales

17/00084/CON3

BUCKINGHAM NORTH WARD

Enquiry regarding the storage of mopeds in the public area of the shop
Domino's Pizza 2 Bridge Street Buckingham Buckinghamshire MK18 1EL
Case Officer: Philip Dales

17/00086/CON3

BUCKINGHAM NORTH WARD

Alleged untidy land - increasing levels of rubbish inside and outside of the property including furniture and food waste
11 Busby Close Buckingham Buckinghamshire MK18 1YW
Case Officer: Philip Dales

17/00059/CON3

BUCKINGHAM SOUTH WARD

Alleged unauthorised works taking place within the 9m buffer zone - plan TWSM18934-12
11/B2116/DIS refers
Tingewick Road Industrial Estate (Part Of) Tingewick Road Buckingham Buckinghamshire
MK18 1SU
Case Officer: Gary Dunne

Enforcement Investigations

Closed During February 2017

17/00059/CON3

BUCKINGHAM SOUTH WARD

Alleged unauthorised works taking place within the 9m buffer zone - plan TWSM18934-12
11/B2116/DIS refers
Tingewick Road Industrial Estate (Part Of) Tingewick Road Buckingham Buckinghamshire
MK18 1SU
Closed: No breach of control
Case Officer: Gary Dunne

Committee Clerk

From: Paul Hirons <phi010@btinternet.com>
Sent: 30 March 2017 16:48
To: 'Nina Stockill'
Subject: FW: Railway Station Application - 16/03132/ADP

Can you please put this on the next planning agenda for discussion.
Paul

From: Roy van de Poll [<mailto:royvandepoll@aol.com>]
Sent: 30 March 2017 11:45
To: 'Paul Hirons'
Subject: FW: Railway Station Application - 16/03132/ADP

Hi Paul

Your help please. Once the new Winslow Railway Station is open for business, it is clear that a significant proportion of people using the new service will be from the Buckingham area and they would rightly expect a new station which in terms of provision for essential services is fit for purpose and future-proofed, however this is not the case.

Network Rail has submitted the above reserved matters application for the new station building, car park and approach road. The Town Council is working very hard to ensure that this badly flawed application does not succeed and a group of residents have been drumming up objections in order to achieve the magic 50, when another 25 minutes of time is provided to residents who wrote in to voice their objections at the Strategic Development Management Committee. So far we only have 30 objection registered, hence this email.

This application is simply not fit for purpose for the following reasons:-

- The size of the site is too small to provide adequately for the necessary facilities in the early years and certainly not for the inevitable passenger usage growth in the future.
- The failure to provide sufficient car parking at the outset, to meet the likely demand well before 2031.
- The failure to provide short-term parking for pick-up, the disabled, taxis and parking for motorbikes, as is standard at other stations. WTC views the non-provision of parking spaces for pick-up of passengers in the evening as probably the most significant issue because it will inevitably cause major parking issues almost from day 1.
- As the application fails to provide the breadth of parking required including for pick-up, taxis etc, it is in direct conflict with Policy 6 of the made Winslow Neighbourhood Plan and is therefore in conflict with the development plan.
- The adverse impacts on our community and rail customers, that the proposed scheme would inevitably result in, demonstrates the failure by Network Rail to recognise it has a clear responsibility and duty of care to the residents of Winslow and its customers to ensure the adverse impacts of the station are minimised.
- Network Rail's passenger usage forecast of 550,000 passenger movements in 2031, for this reserved matters application, is based on out of date (2015 and hence pre-draft VALP) information regarding future housing growth in the north of the Vale and, therefore, is an appreciable underestimate, which makes their scheme badly flawed.

- As there is little likelihood of East West Rail's service through Winslow commencing until 2022, it is difficult to understand why N R has brought this application forward at this stage and is so very anxious to progress the application (they are talking of construction of the station building etc in 2018!), rather than take the new evidence before them into account, recalculate their forecasts and then bring forward a scheme that is fit for purpose.
- Another concern is that Network Rail is refusing to recognise that, from its own outdated figures, before 2031 over 500 of its customers will be accessing the station, to park or be dropped off by car, with most of this traffic coming down the A413 from the North. These vehicles will need to turn right into the site during the morning rush period, yet Network Rail is making no provision to install traffic lights to safely manage the situation.

Obviously, the plea is to encourage Parish Councillors to please write in as private individuals using their own words to AVDC either via an email to DevControl@aylesburyvaldc.gov.uk or directly via the website and send as brief a note of objection as they wish. Once operational, Network Rail are anticipating that passengers from at least a radius of 15 Km around Winslow will be using the new station.

If you've any questions, please do not hesitate to contact me.

Thanks and regards

Roy



Virus-free. www.avast.com

