



BUCKINGHAM TOWN COUNCIL

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Town Clerk: Mr. C. P. Wayman

Wednesday, 24 January 2018

Councillor,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on **Monday 29th January 2018 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 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 15th January 2018 to be put before the Full Council meeting to be held on March 12th 2018.
Copy previously circulated
4. **Buckingham Neighbourhood Plan/Vale of Aylesbury Plan**
To receive any updates.
5. **Action Reports**
To receive action reports as per the attached list. **Appendix A**
6. **Planning Applications**
For Member's information the next scheduled Development Management Committee meetings are 15th February & 8th March 2018, with SDMC meetings on 14th February & 7th March 2018.

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

1. 17/004583/ACL 17 London Road, MK18 1AR
Application for a Lawful Development Certificate for a proposed new studio in rear of garden
Ash
2. 18/00007/APP 5 Castle Street, MK18 1BS
Change of use of attached office building to ancillary residential accommodation to be used in association with 5 Castle Street.
Box
3. 18/00095/COUORMusicopia Ltd, The Dukes Music, 24 Market Hill, MK18 1JX
Determination as to whether prior approval (Class O) is required in respect of transport and highway impact, contamination risk, flooding and noise for the conversion of B1 offices into a dwelling (C3)
Easton
4. 18/00113/APP 10 Woodlands Crescent, MK18 1PH
Single storey side extension with attic room and rear dormer and replacement front porch. 2 No. front rooflights. Remove detached garage.
Gates
5. 18/00149/APP 16 Meadow Gardens, MK18 1BJ
Fencing to private garden (retrospective)
Hammond
6. 18/00151/APP 6 Stowe Avenue, MK18 1HT
First floor side and rear extension
Parker

The following **Additional Information** has been received, completing the RLS application documents:

7. 17/02939/APP Provision of new all weather pitch and sports building with associated flood lighting
Royal Latin School
New material: detail drawings of the proposed acoustic fence (height revised to 3.25m) and a revised Noise Assessment
plus detail drawings of floodlighting (height of lights 15m)
plus comments from BCC SuDS officer (which are to lead to a revised FRA)
plus drawing detailing field drainage installation and soakaway
plus Landscape Statement and drawing of replacement planting
A summary of previous comments is attached. **Appendix B**

Not for consultation

8. 18/00243/ATC The Old Surgery, 16 West Street, MK18 1HP
Ts1&2 (TLC ID 5631) Common Beech - reduce canopy by up to 25%. The trees have become too large for their environment and in-line with good arboricultural practice, need to be reduced in order to remain healthy and safe.
Ts3&4 Common Beech - reduce canopy by up to 25%. The trees have become too large for their environment and in-line

with good arboricultural practice, need to be reduced in order to remain healthy and safe.
T5 1 x Common Beech - fell to ground level. This tree is has become to large for its situation and is of low amenity value.
Rodwell

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			
17/01020/ACL 12 Brackley Road	Continued use as chiropractic clinic	No objections	-
17/04200/APP Cricket Ground	Replacement training nets	No objections	-
17/04706/ACL 4 Osprey Walk	Remove conservatory, build ext'n	<i>approved before meeting</i>	
Refused			
17/003961/APP 51 Bourtonville	Single storey rear extension	No objections	-
17/04335/ALB 25 Market Hill	Replacement of 4 windows & door	No objections,subj.HBO	

Planning Inspectorate

To receive a report from the Chairman on the hearing for 16/02320/AOP, appeal against non-determination on the application for 170 houses on the field east of Page Hill (in Maids Moreton).

Appendix C

8. Development Management Committee

- 8.1 Strategic Development Management (24th January 2018) *Cancelled*
- 8.2 Development Management (25th January 2018) *No Buckingham applications*

9. Enforcement

- 9.1 To receive any updates for November and December 2017
- 9.2 To report any new breaches

10. (494.2/17) Street Naming

Barratts have agreed the estate name as St. Rumbold's Fields; at the 30th October 2017 meeting Members were in general support of the Anglo Saxon names proposed by Cllr. Smith. Cllr. Smith's list of suggestions is attached, as is the map. **Appendix D**
Proposed by Cllr Smith, seconded by Cllr. O'Donoghue and **AGREED** to name the overall development St Rumbold's Field and the principal roads to be titled Pilgrim's Way, Bucca's Way and Conduit Street.

Now that we have the detailed drawings, it can be seen that the following will need to be named:

- "The Avenue" linking Tingewick Road Access A to the "Focal Square";
- "The Focal Square";
- Primary Roads – one on the small site; one linking Access B to the Focal Square, plus a circular loop from and to the Square;
- Secondary Roads – 2
- Shared surface streets – 8, possibly 9 (depending on whether the one crossing the Avenue is regarded as 1 or 2)
- Green Lanes – 1 on the smaller site and 4 or 5 (one crosses the Avenue as above) on the larger
- Private Drives – 6 or 7

11. Transport

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

12. **Access**
 To report any access-related issues.
13. **Correspondence**
14. **News releases**
15. **Chairman's items for information**
16. **Date of the next meeting:** Monday 19th February 2018 following the Interim Council and Informal meetings.

To Planning Committee:

Cllr. Ms. J. Bates

Cllr. M. Cole

Cllr. J. Harvey

Cllr. P. Hirons

Cllr. D. Isham

Cllr. A. Mahi

(Chairman)

Town Mayor

(Vice Chairman)

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

Min. 700/17 & 703/17	2 Planning Responses emailed to Parish Liaison 16/1/18 due to being overdue (extension of time agreed); confirmed added to appropriate files 16/1/18	Min. 559/17 712/17	News release	Date of appearance - 19/1/18
			Enforcement decision on Chandos Road trees Response to 16/00151 Traffic Assessment	

Subject	Minute	Form	Rating √ = done	Response received
AVDC				
Poplars, Franciscan	374/17 428/17	Investigate 'revoking' further Write to Mr. Bercow and S/State & Min. Environment	√ √	Acknowledged
S106	186. 3/17 374. 4/17	Obtain info on good practice from LGA, DCLG, NALG EoI request to AVDC on Cllr Paternoster amendment 1. Narrow dates to May 2. Match answers to CP's amendments and send to Leader & Chairman	√ √ √ √	DCLG acknowledged but unable to give response date LGA acknowledged. Answer to be expected by 18/8/17; Chased 25/8/17; Received 17.10.19/17 with an apology for late response
Equality Act compliance	317/17 (489/17) 549/17 706/17	Query to Equalities Commission as minuted Follow-up letter Circulate address for individual Cllrs. to use Send Cllr. Harvey response to Lace Hill Residents Assn.	√ √ √ √	Response received; unsatisfactory See agenda 7.3 See agenda 9; response to Cllr. Harvey
Ford Meadow parking & lighting	432.2/17	Write to University	√	Parish Liaison 13/10/17: I have caught up with the case officer and they have provided me with more information in regards to this application. They have some concerns with the points you have raised and is going to raise the issue with the University for clarity. The case officer has also made enforcement aware of the situation and will keep them updated on how things unfold. As soon as I have more information I will contact you directly. The university has opened additional car parking spaces at Ford Meadow; (60 spaces), which will help ease the demand on parking space around the campus. Access is via the Ucard, so only open to staff and students. 27/10/17 Enforcement should report shortly
Quarterly stats	553/17	Query missing 6 appeals &	√	

Subject	Minute	Form	Rating √ = done	Response received
		enforcement stats		
S106 update	612/17	Questions as minuted		
Cornwalls Meadow new path	611.2	Check consultation/source of money	√	22/1/18: /I am only in the office 2 days this week so will try and get a response to you before we meet on 1 st February. Susan Kitchen, Corporate Planner, Customer Fulfilment
BCC: /				
Addington Rd traffic calming	118/17	Check on progress	√	Cllr. Whyte (11/9/17) Verbal update provided to meeting
Waste & Minerals consultation	374/17	Respond to consultation Circulate neighbouring parishes	√ √	
Development Management consultation	379/17	Respond to consultation	√	
Cyclepath, new plans	546/17 709/17	Circulate notes of 24/14 meeting Respond to consultation	√ √	See also agenda 12.1
Path outside Old Police Station	611.1	Check whether contractor to make good	√	
Secure by Design	186.4/17	Circulate main points for assessing applications against	started	
Street/Estate Naming	433/17	All Members to forward suggestions to Clerk for 30 th October meeting		
Tingewick Road	494.2	Write to developers with suggestion	√	Acknowledged 8/11/17; will consult and respond; Prompts sent 15/12/17 and 3/1/18; phoned 12/1/18, no response as yet. 23/1/18 Suggestion accepted. See Agenda 10.
Nursery Bungalow	494.1	Write with agreed name	√	
Criteria for path mending	556.2	Check with TfB, esp w.r.t. visually impaired	√	

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 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. 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 No update 3/1/18 17/00169/CON3
Dominos	313.2/17	Compressor unit not as plans: motorbikes and skips blocking alley Awaiting response from officer on discharge of Condition 4 – Waste disposal	√	Parish Liaison Officer has in hand 15/1/18: Cllr. Hiron reported to meeting that bikes and skips no longer in alley.
Police Station wall	117.2 250.1/17	Report damage Ask for copy of officer's report	√ √	Case file opened 17/00226/CON3 Parish Liaison: "The enforcement officer has informed me that this particular case is now closed. They concluded there was no breach of planning permission. Reports are not created for these enforcement investigations." Buckingham Society have sent photographs of damage to wall for forwarding to AVDC (done) Case file reopened
Costa tables and fixed barrier	313.3/17	Tables out on market day and fixed barrier contrary to approval	√	AVDC Case number 17/00386/CON3. BCC Licencing following up barrier contravention: Officer has contacted to say in hand, barrier hopefully removed before Fair
Garden encroachment into Maids Moreton Avenue	378/17	CC to have photos sent to office Office to report breach	Received √	
Cornwalls Meadow path	381/17	Ask why no planning application & consultation	√	
New barbers – ex-pet shop	493.2/17	Permission needed for new signage?	√	
Signage	555.2	Parking sign by Community		

Subject	Minute	Form	Rating √ = done	Response received
	555.3	Centre Larder café, Bourton Road roundabout	√	
November & December updates	708/17	Cllr. Stuchbury to find out why not received		

Agenda Item 6.7**17/02939/APP**

*Provision of new all weather pitch and sports building with associated flood lighting
Royal Latin School*

Summary of responses to date

Original application (21/8/13)

NO COMMENT AT THIS TIME

Members declined to make a formal response as insufficient information was available; in particular the absence of the SUDs strategy document, for a site acknowledged to be readily floodable. They have concerns for the effect of the new building and pitch on the brook at the far end of The Buckingham School's field, and the Railway Walk.

Other matters for which documentation was not available, though listed in the D&A Statement, were the Ecological Survey and External Lighting Report, both of which affect the adjacent Railway Walk, in the Town Council's ownership.

The loss of 12 trees and 2 groups of trees was very much regretted and Members would like details of the siting, age and species of the proposed replacements.

Though 'Dedicated cycle storage is provided....to encourage the use of alternative transport to cars' and the Travel Plan 'hopes to inspire more students to cycle to school', the provision of parking for 6 cycles, uncovered, is derisory. Well over 100 individuals surveyed for the School Travel Plan indicated cycling as their 'preferred' mode of travel, and the opening of the new cycle route along the A413 to Winslow might well encourage more. However without covered secure storage, this is unlikely to occur, and the School should propose better car parking provision as an alternative.

Details of availability for public use of the sports hall and pitch would be appreciated. Members look forward to the supply of the missing documents so that they can formulate a full response to the application.

(9/10/17)

The following **Additional Information** had been located on the AVDC website, though not formally advised for consideration, but as it was one of the documents Members requested when refusing to comment on the original application for lack of information it had been included on the agenda:

NO FURTHER COMMENT

New document: SuDS Strategy.

Members were also advised that Sport England and the BCC SuDS & Highways officers have all requested more information before making comment.

It was noted that the surface water was to be drained via the Buckingham School land drains and foul water via Chandos Road sewer, though proof of adequate capacity of either was not submitted, and the map was of Embleton Way, some distance away from the site and at a higher level.

Additional Plans (30/10/17)

Additional plans: Vehicle Tracking diagrams for lorries entering and leaving (a) by Brookfield Lane and (b) by Chandos Road (the BCC officer had commented that the

previous tracking showed vehicles over-riding the kerbs); electrical services site layout; dimensioned car park layout; all weather pitch plan + two elevation drawings
Members agreed to postpone a formal response until the remainder of the missing documents – in particular, the SuDs and drainage details – were available to review.

Additional Plans (18/12/17)

Additional Plans: Flood Risk Assessment (including the Appendix as a separate document, due to file size) the drainage drawings 25324-600 & 25324-610 and cover letter.

Members left the technical response on the FRA to the County Officers, noting that the field drainage was now proposed to utilise the land drains on the Buckingham School site.

The acoustic barrier would be 4.5m tall, and extend 5m beyond the pitch to the south and overlap the new building to the north, without gaps or holes. Members saw the need for sound shielding if the pitch was to be used out of school hours but felt this was excessively tall, and a barrier to wildlife.

The details of the floodlighting were still awaited, and Members deferred comment until all the additional documents were available.

The new drawings will be displayed, and the file made available, in the Chamber before the meeting, together with assorted other updates as listed.

**PLANNING APP 16/02320/AOP
LAND EAST OF BUCKINGHAM BETWEEN MAIDS MORETON AND A422**

The Appeal by Catesby Estates against non-determination of 170 dwellings was heard at Aylesbury starting on 23 January 2018 under inspector William Fieldhouse.

Catesby's case was put by its barrister Peter Warren, who said;

- * AVDC's 2004 plan was out of date, and the current plan had yet to be submitted, so there were no relevant policies.
- * That there was a national housing shortage, and whilst ADVC claimed it had a five-year housing supply, this had not been tested under examination
- * Catesby was currently working on an s106 agreement which would provide 30% affordable housing
- * That whilst there would be a loss of some agricultural land and loss of views (most of them from Page Hill), the benefits of additional housing would outweigh that degree of adversity, and that while the site was not designated for development, and AVDC claimed it was a site of landscape value, Catesby would argue that it was not a valued landscape, and that there was no heritage objection to the development

AVDC's case was outlined by its barrister Isabella Tafur, who said:

- * It was an unsustainable development, and did not meet any development plan, so whether or not AVDC could provide a five-year housing supply was irrelevant, although she stressed that AVDC did have that supply
- * AVDC's HEDNA has been endorsed by other inspectors after a number of other appeal enquiries (*most notably at Tingewick and Waddesdon this January*).
- * that there was no need for housing here; it was in the wrong location, when many other more suitable sites were available, and that the proposal went against all relevant government policies

Both myself and County Cllr Warren Whyte were invited to address the Inspector after the opening remarks. I said:

"Buckingham Town Council is opposed to this proposed 170-dwelling development in Maids Moreton, because of the impact it would have on the town's infrastructure. Whilst it is not in the parish of Buckingham, the influx of another 400-plus residents and the traffic they would bring would put even greater strain on Buckingham's roads, schools, NHS facilities and parking.

"The proposal is that traffic from this development – which is high above the town and too far from the town centre, schools and the industrial areas for people to walk to – should use a new junction onto the A422, which is already busy throughout the day, and create even more congestion in Buckingham. There is no connectivity with Maids Moreton, so all traffic would be directed towards Buckingham.

"The development would generate increased traffic, as would a further 170-dwelling proposal (16/00151/AOP) pending behind Maids Moreton High Street, which is currently being considered by AVDC, and which BTC opposes for the same reasons. The two applications, if both approved, would create 340 new houses in Maids Moreton, almost doubling the size of the

village. Neither application should be treated in isolation regarding traffic issues, as both would put even more traffic onto the A422, and would need a joint traffic plan.

"BTC is also concerned about the upgrading of the historic bridleway from Maids Moreton to Buckingham, which separates the Page Hill estate from the agricultural fields on which this development is proposed, and much used by riders and dog-walkers. Being on a steep hillside, the development would tower above houses on Hilltop Avenue, impacting upon residents."

"BTC also notes that developer is under the impression that Bourton Meadow Primary School is a secondary school, and all senior schools as well as employment areas are a considerable distance from the proposed development. BTC stands by the comments it made in July 2017.

"It should also be noted that a new 400-dwelling development on the west side of Buckingham, which conforms with the Parish's made Neighbourhood Development Plan, has already been approved, and is currently going through the detailed planning stage. Another 170 dwellings – possibly 340 - on the eastern side of the town would put Buckingham's infrastructure under impossible strain."

The Inspector questioned me on the bridleway, asking what objection we had to its being upgraded. I answered that it would be an urbanisation of what was a rural walk forming the eastern boundary of the town. Mr Warren seemed surprised that I had not seen Catesby's latest (January 2018) latest proposals for the bridleway.

(Nothing has been posted on the appeal portal since 22 December. I was later shown a copy, which is only an 'Indicative Bridleway Upgrade' non-specific to this application, showing yellow tarmac paths with concrete edges, lit by columns, bollards or studs – as I said to the Inspector, urbanisation...)

Mr Warren also asked if I had seen the Travel Plan, and I said yes, but my council could not agree with it as it was full of inaccuracies, and that we stood by our comments made both previously on-line and here at the appeal today.

Warren Whyte spoke in similar terms about the impact upon Maids Moreton and upon the A422 and traffic; he too noted the 400-house development on the west side of Buckingham, and said that any further development of Buckingham was zoned for the western side, not the eastern side of the town, following the referendum and adoption of the BNDP in 2015.

The Appeal was scheduled for 3.5 days, followed by a site visit (the Inspector having already made an initial visit to the site, Buckingham and Maids Moreton last week). Having made our representations and listened at length to technical examination of witnesses on HEDNA and FOAN, Warren and I left at the lunch break, there being nothing further for us.

Cllr Mark Cole JP, Chairman, BTC Planning Committee
January 23rd 2018

The proximity to St Rumbold's Well suggests that as a potential starting point. Rodney Shirley's excellent pamphlet about St Rumbold gives a number of possibilities:

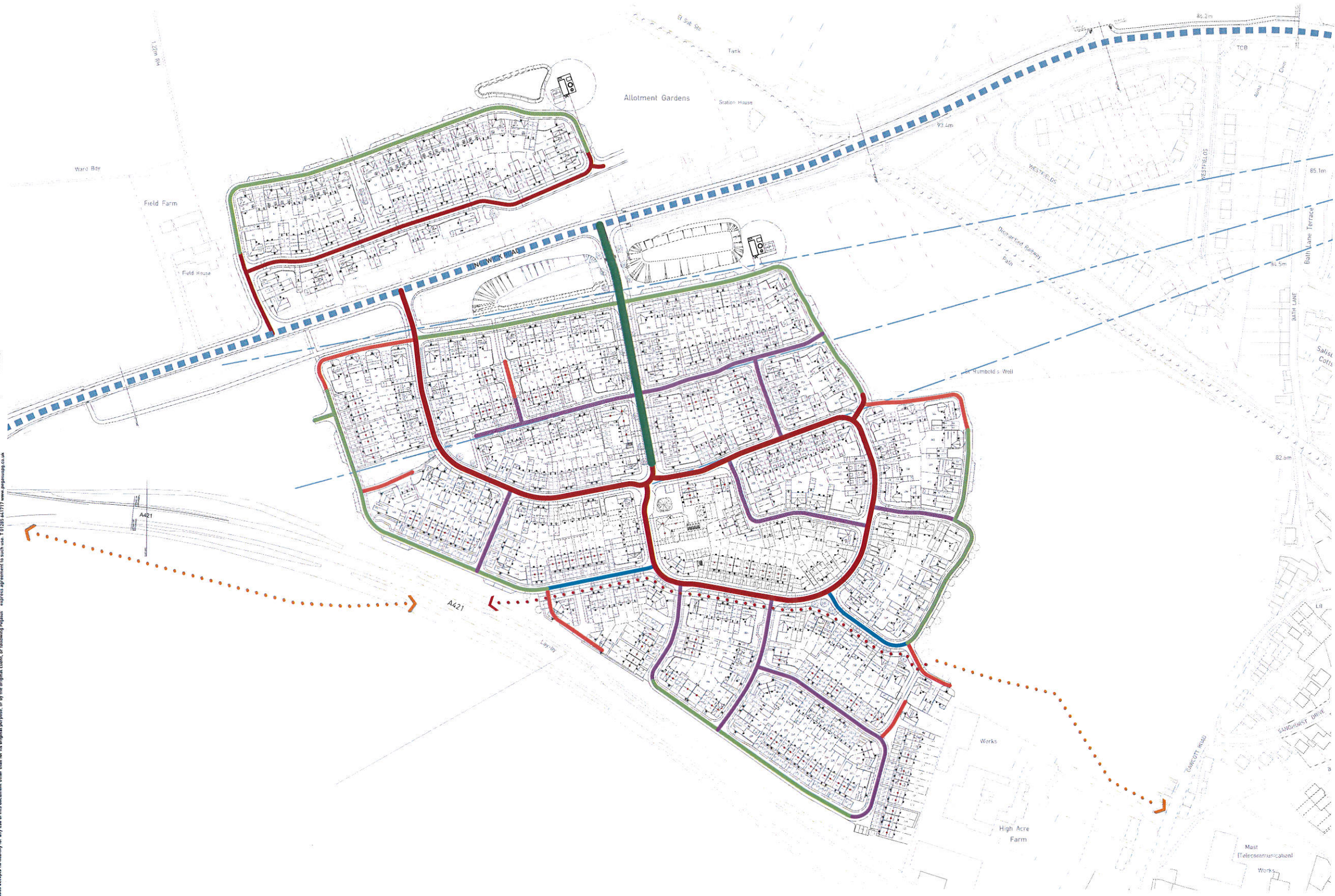
Astrop	- the field near Kings Sutton, where he was allegedly born
Wulfstan	- the Bishop of Worcester, who wrote about him in <i>Vita Sancti Rumwoldi</i>
Alchrid	- Rumbold's father (King of Northumberland)
Ethelwald	- another possible father to Rumbold
Cyneburga	- his mother
Penda	- the king his parents were heading to visit when Rumbold was born
Widerin	- a priest in the company of Rumbold's parents during the journey
Eadwald	- another priest in the company of Rumbold's parents during the journey
Natalis	- Rumbold's feast day
High Acre	- the name of the field containing Rumbold's Well
Fowler	- Richard Fowler, Chancellor of the Duchy of Lancaster, provided money to refurbish Rumbold's tomb in 1477
Guild	- referring to the many guilds and fraternities that supported the cult of Rumbold in the 1500s
Conduit	- reflecting the rectangular Conduit House erected over St Rumbold's Well when water was piped to Castle House
Wellhouse	- as Conduit above, but as referred to in the Royal Commission on Historical Monuments, 1913










The Dark Ages saw Buckingham as a thriving town for pilgrims, flocking to our child saint's birthplace, so perhaps **Pilgrims Way** may be suitable for the spine road.

Our meeting also suggested connecting this to Roman Britain, in view of the archaeological finds in the vicinity. In my view, Roman names do not fall readily to the modern tongue (I started with Roman Governors in Britain, but gave up after trying to work something around **Aulus Piautius** (AD 43), **Publius Ostorius Scapula** (AD 47) and **Aulus Didius Gallus** (AD 51/2). They actually got worse (eg **Decimus Clodius Septimus Albinus** in AD 192 to 197), although there are over 50 of them between AD 43 and AD 410, when we were eventually left to fend for ourselves. Roman Emperors are a little easier, with a selection that could include **Augustus**, **Tiberius**, **Caligula**, **Claudius**, **Vitellius**, **Domitian** etc, although only a couple of them came to good ol' Blighty.

Roman Coinage may offer opportunities – **denarius** (very common), **aureus** and **solidus** (gold coins) and **sestertius** (the first to represent Britannia) spring to mind (well, sprung out of the pages of Peter Clayton's excellent book *A Companion to Roman Britain*).

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- KEY:**
-  TINGEWICK ROAD
 -  THE AVENUE
 -  PRIMARY ACCESS ROAD
 -  SECONDARY STREET
 -  SHARED SURFACE STREETS
 -  GREEN LANES
 -  PRIVATE DRIVES
 -  EXISTING FOOTPATH
 -  REDIRECTED FOOTPATH

TINGEWICK ROAD, BUCKINGHAM - STREET HIERARCHY PLAN

