



BUCKINGHAM TOWN COUNCIL

TOWN COUNCIL OFFICES, BUCKINGHAM CENTRE,
VERNEY CLOSE, BUCKINGHAM. MK18 1JP

Telephone/Fax: (01280) 816 426

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

Town Clerk: Mr. C. P. Wayman

Wednesday, 14 March 2018

Councillor,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on **19th March 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 19th February 2018 ratified at the Full Council meeting held on 12th March 2018.
Copy previously circulated
4. **Buckingham Neighbourhood Plan/Vale of Aylesbury Plan**
To receive the Notification of Submission of VALP **Appendix A**
5. **Action Reports**
 - 5.1 To receive action reports as per the attached list. **Appendix B**
 - 5.2 Photo sheet showing Bourton Meadow containers. **Appendix C**
 - 5.3 (611.2) To receive a response from AVDC on the consequence of the quashing of the decision on 16/03302/APP (Grand Junction Care Home) **Appendix D**
[Clerk's note: the two parking spaces we referred to are actually those in the bay adjacent to the Community Centre, not on the recycling skip corner, i.e. BCC's not AVDC's]

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 29th March and 19th April 2018, with SDMC meetings on 28th March and 18th April 2018.

To consider planning applications received from AVDC and other applications

1. 18/00484/APP The Old Latin House, Market Hill, MK18 1JX
Construction of carport stores and garden workshop
Scrase
2. 18/00530/APP Caravell UK Ltd., 18 Top Angel, MK18 1TH
Proposed perimeter palisade fence
Lester
3. 18/00578/APP Lace Hill Academy, Catchpin Street, MK18 1RR
Erection of 2 sheds (retrospective)
Herring (Lace Hill Academy)
4. 18/00594/APP Verney Park Campus, London Road, MK18 1AD
Installation of a Portakabin building
University of Buckingham
5. 18/00638/APP Roseway, Stratford Road, MK18 1TE
Single storey rear extension
Wakeman

The following two applications may be considered together:

6. 18/00645/APP Twisted Chimney House, Church Street, MK18 1BY
Demolition of existing 1970s rear extension and construction
7. 18/00646/ALB of new rear glass extension. Internal alterations and
refurbishment of the existing house, including repairs to
defective fabric, replacement and alteration of floor finishes,
alterations to existing fireplaces, complete new mechanical
and electrical installations, including a new roof vents and
boiler flue through existing roof, as well as new bathroom and
kitchen installations. Refurbishment, alteration and repair of
external joinery, including windows, doors, fascias and
bargeboards, and repointing of the external stonework and
brickwork in lime mortar.
Kelleher
8. 18/00648/APP 6 Little Balmer, Buckingham Industrial Estate, MK18 1TF
Change of use from 'B4' light industrial to a workshop with MOT bay
'sui generis'
Burrell
9. 18/00814/APP Mole End, Stowe Avenue, MK18 1HZ
Single storey front extension
Cummins
10. 18/00829/APP 11 Hill Radnor, MK18 1SJ
Single storey side extension
R. Schneid & H. Gray

11. 18/00831/APP 10 Woodlands Crescent, MK18 1PH
Single storey side extension, new attic rooms with two front dormers and one rooflight, three high level rooflights to rear, erection of rear conservatory, front replacement porch.
Remove detached garage.
Gates

12. 18/00847/APP 9 Portfield Way, MK18 1BB
Proposed First Floor Front, Two Storey Part Single Storey Side / Rear Extension.
Lawes

Not for consultation:

13. 18/00463/ATC St Bernardine's Church, Chandos Road, MK18 1AL
T1 Lime Tree – reduce back to previous cuts
St. Bernardine's Church
14. 18/00771/ATC 10 Chandos Road, MK18 1AH
T1 Lawson Cypress Height-10m Crown Spread-4m Work required :
Fell to ground level
Pickles

The following **Additional Information** has been received: Members are asked to consider whether this answers their queries to their satisfaction. **Appendix E**

15. 17/00746/APP Former Railway Station site, Station Road
Erection of new student accommodation (C2) building including ground floor parking with associated landscaping and access
University of Buckingham

At the February meeting, Members had responded (to Amended plans which revised the proposed access in response to BCC Highways comments of 15th May 2017 (table of BCC comments and consultant's responses on website)

*Members had previously decided to SUPPORT the application providing their concerns were answered. In light of the earlier discussion (802/17) it was proposed by Cllr. Harvey, seconded by Cllr. Isham and **AGREED** that the response would be changed to OPPOSE if the answers were not received:*

- 1. Confirmation of the TRO restricting parking on Station Road*
- 2. Confirmation that the SuDS officer was happy that the attenuation of run-off would not adversely affect the drainage on Station Road, where perennial problems had been encountered from the existing open channel*
- 3. That the cycleway (15/01218/AOP s106 provision) would be continuous through the University land from the Scenic Walk to the Railway Walk*
- 4. That public access from Station Terrace to Chandos Road would be maintained (a Right of Way being preferred)*

Minor Amended Plans (for information only)

16. 17/04078/APP 1-2 Castle Street, MK18 1BS
Change of use from hotel bar lounge and coffee lounge to coffee shop and external alterations. Ground Floor and Basement
Villiers Hotel Ltd.

Minor amendments; street door has been redesigned and resited (in its 2001 position) to comply with the HBO's comments. There will be two steps to the street, but the HBO has pointed out that there is access to the room from the hotel vis a DDA-compliant entrance.

7. Planning Decisions

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

| | | BTC response | Officer recomm ⁿ . |
|---------------------------------|---|--------------------------------|-------------------------------|
| Approved | | | |
| 17/04624/APP 10 Bath Lane | Demol/replace outside store(retrosp) | No objections | - |
| 17/04763/APP 46 Kingfisher Road | S/st. rear extn, new side windows | No objections | - |
| Withdrawn | | | |
| 17/04400/APP 6A Market Hill | Ch/use A1-A5, sale of hot&cold food | No objections | |
| Not Consulted on: | | | |
| Refused | | | |
| 18/00290/LDO 35 Badgers Way | 1 st fl. ext ⁿ over playroom, 2 st side ext ⁿ | <i>decision before meeting</i> | |

7.2 Planning Inspectorate

16/02320/AOP Land to the east of Buckingham – 170 houses etc.
Appeal against non-determination.
*Inspector has **refused** the appeal.*

16/03784/APP The Villas, Stratford Road – infill development over existing parking
Appeal against refusal.
*Inspector has **allowed** the appeal.*

17/01694/APP 2 Butterfly Close – insertion of front and rear rooflights
Appeal against condition 3 of approval.
*Inspector has **allowed** the appeal and amended the wording to clarify it.*

Some of the following were postponed from the 19th February meeting:

8. **Changes to Committee (per Full Council minute 724/17)**
To receive, discuss and agree a report from the Town Clerk **P/69/17**
9. **Development Management Committee**
 - 9.1 Strategic Development Management (14th February 2018) *Cancelled*
(7th March 2018) *Cancelled*
 - 9.2 Development Management (15th February 2018) *No Buckingham applications.*
(8th March 2018) *No Buckingham applications*
10. **Enforcement**
 - 10.1 To receive the January 2018 and February 2018 update **Appendix F**
 - 10.2 To report any new breaches
11. **Reports on meetings at AVDC**
 - 11.1 Parish Conference – 20th February 2018 at The Gateway.
Report from Cllr. Cole. **Appendix G**
 - 11.2 Partner Meeting – 22nd February 2018
Verbal report from the Planning Clerk.
12. **(744/17) Street Naming – Tingewick Triangle**
To receive and discuss further suggestions for streetnames for 17/04668/ADP **Appendix H**
13. **Cycle consultation**
To note that the feedback & actions were circulated by email on 1st March 2018.

14. Access

To report any access-related issues.

15. Correspondence

To receive for information written questions and answers from Cllr. Stuchbury.

15.1 Clarence Park

15.2 Lace Hill

Appendix I

Appendix J

16. Chairman's items for information

17. Date of the next meeting:

Monday 9th April 2018 following the Interim Council meeting.

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)



Our Ref: 17/18 VALPconsult

Dear Mr Christopher Wayman

Vale of Aylesbury Local Plan - Regulation 22: Submission of documents and information to the Secretary of State

The Vale of Aylesbury Local Plan was submitted to government on 28 February 2018 and will now be subject to an independent examination by Planning Inspector Paul Clark BA MA MRTPI.

The examination is likely to include a series of hearings on what the Inspector deems to be critical issues affecting the Plan. Respondents who have made representations proposing changes to the Plan in order to make it sound and legally-compliant may be invited to participate in a hearing. The selected respondents will be contacted by the Programme Officer once the hearing timetable has been finalised.

During the examination period, the submission and examination material will be available to be inspected by the public.

What documents will be available and how can they be accessed?

The Regulation 22 Submission Statement of Availability outlines the submission documents available and how to get hold of them. All electronic documents and hard copy materials will be made available within the next two weeks.

You will be able to download these documents at: www.aylesburyvaledc.gov.uk/section/valp-examination.

Alternatively, by contacting the Planning Policy team (details below) you can request a USB stick containing all of the documents, namely:

- the Vale of Aylesbury Local Plan Submission Document
- the Vale of Aylesbury Local Plan Submission Policies Maps
- the Sustainability Appraisal Report
- the Habitats Regulation Assessment
- the regulation 22 Submission Consultation Statement (February 2018)
- the Core documents index list
- Evidence Base and supporting documents
- The Local Development Scheme
- the Statement of Community Involvement
- the regulation 22 Statement of Availability (January 2018)
- a series of seven topic papers (January 2018)
- the report of representations on the regulation 19 consultation
- the Legal Compliance checklist
- the Soundness Self-Assessment checklist

A printed copy of the submission materials will also be available to view at AVDC's Gateway offices and certain submission documents will be at libraries around the district.

Please see [here](#) for the locations where you can find the documents and opening times.

What happens next?

The examination of the Plan will begin with initial checks to make sure it meets regulatory requirements. After this stage, the hearing timetable will be finalised and published and any participants requested by the Inspector will be contacted.

The assigned Programme Officer, Louise St John Howe, will also be contacting all those who responded to the Regulation 19 Consultation from November to December 2017 providing further detail on the examination process.

If you have any questions on the content of this email please call 01296 585308 or email localplanconsult@aylesburyvaldc.gov.uk.

Yours sincerely

Charlotte Stevens
Planning Policy Manager

www.aylesburyvaldc.gov.uk/section/valp-examination

ACTION LIST

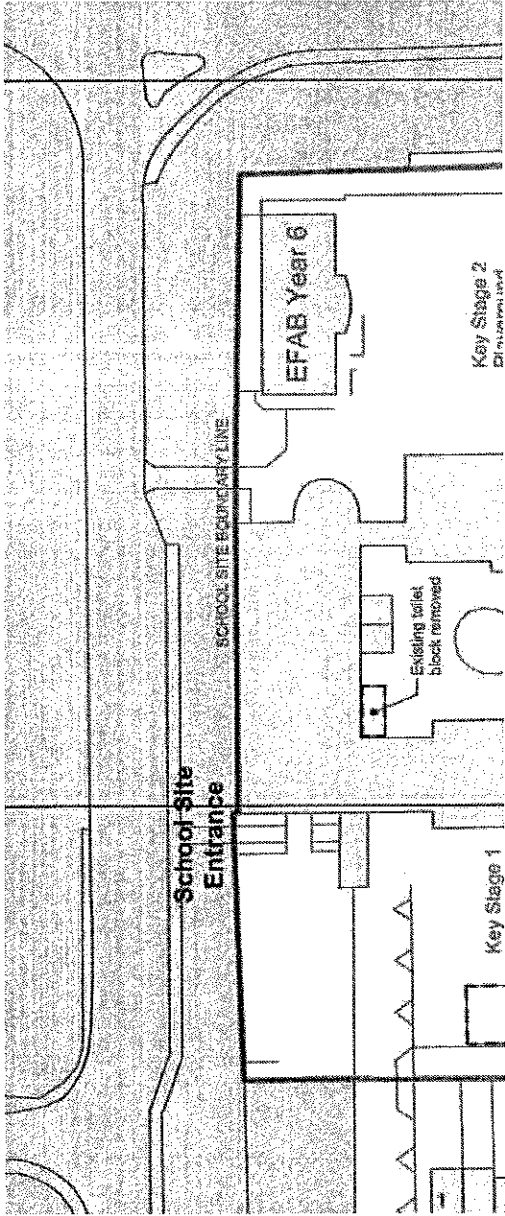
| Mins. 796, 797, 800 & 802/17 | All from Planning sent 23/1/18 Interim sent 1/3/18 | Min. 19/2/18 | News release None agreed | Date of appearance |
|--|---|---|-----------------------------|---|
| Subject AVDC | Minute | Form | Rating √ = done | Response received |
| S106 meeting 1/2/18 | 746/17 801.4/17 | See if BTC attendance possible Circulate Cllr. Stuchbury's notes | √ √ | 31/1/18 Meeting called by Conservative Group Members, so no Cllr. Stuchbury to make verbal report (agenda 6.4) Emailed 1/3/18 |
| 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 Ueard, so only open to staff and students. 27/10/17 Enforcement should report shortly |
| Quarterly stats | 553/17 | Query missing 6 appeals & enforcement stats | √ | Oct-Dec stats now available, analysis to April meeting |
| 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 See Agenda 5.3 |
| RLS application VALP | 798/17 799/17 | Change response to Oppose & attend Check Inspector & date | √ √ | Information circulated by email 1/3/18 See also agenda 4 |

| Subject | Minute | Form | Rating √ = done | Response received |
|---------------------------------|-----------------|--|--------------------|--|
| BCC: / | | | | |
| Cyclepath, new plans | 546/17 | Circulate notes of 24/14 meeting | √ | See also agenda 12-1 |
| Path outside Old Police Station | 709/17 611.1 | Respond to consultation Check whether contractor to make good | √ √ | Consultation responses circulated by email 1/3/18 TFB have confirmed they will be contacting contractor after building works completed. |
| 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 13 |
| Criteria for path mending | 744/17 556.2 | Cllrs. Harvey & Hiron to suggest more names (Saxon-based) 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 |
| | 148/17 | Prompt sent 14/9/17 Chase via Parish Liaison | √ | 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 Investigate costs & liability | √ | Parish Liaison Officer has in hand 15/1/18: Cllr. Hiron reported to meeting that bikes and skips no longer in alley. |
| 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 | √ | Also incorporated in later letter to S.Kitchen (see above 611.2) |
| New barbers – ex-pet shop | 493.2/17 | Permission needed for new signage? | √ | |
| Signage | 555.2 | Parking sign by Community Centre | √ | |
| | 555.3 | Larder café, Bourton Road roundabout | √ | |
| Bourton Meadow containers | 743.1 | Check 2015 application conditions | √ | Containers pre-date 2015 application (on Google streetview August 2015, application received at AVDC in November) and augment a single structure in place since at least 2009. There are no |

| Subject | Minute | Form | Rating √ = done | Response received |
|--------------------------|--------|--|--------------------|--|
| Reasons for case closure | | | | amendments/ variations/discharge of conditions associated with the application. Photos attached. (agenda 5.2) |
| 16 Hilltop Avenue | 743.1 | Cllr. Stuchbury to investigate further | | |
| | 743.2 | Fence encroachment into AVDC land | √ | Referred to AVDC Property & Estates for action Property & Estates have passed to Open Spaces |

15/03863/APP Removal of mobile structures. Erection of a single storey stand-alone building for use as an early years teaching and nursery building.
Received 14 November & validated 23 November 2015, approved 14 January 2016



Extract from site plan shows nothing on verge

Google, May 2017



August 2015



May 2011



March 2009

AYLESBURY VALE DISTRICT COUNCIL

Customer Fulfilment

Please ask for: Susan Kitchen
 Direct Line: 01296 585436
 Switchboard: 01296 585858
 Text Relay: prefix telephone number with 18001
 Email: jmembery@aylesburyvaledc.gov.uk
 Our Ref: C04/JM/C-Access
 Your Ref:



6 March 2018

Mr C Wayman
 Town Clerk
 Buckingham Town Council
 The Buckingham Centre
 Verney Close
 Buckingham
 Buckinghamshire
 MK18 1JP

Dear Christopher

16/03302/APP 61 bed care home on land rear of The Grand Junction- Quashed decision

I refer to your letter dated 19 January 23017 regarding the above. I have delayed sending a response as I was awaiting the outcome of the court on the quashing of the decision.

We did not received confirmation until Friday last week that the decision has been quashed for reasons relating to the assessment on heritage assets, and the application has now been remitted back to the council to determine. This means that we will be reporting the application back to the Strategic Development Management Committee in due course. The consideration of the application by the committee will include public speaking, so we will notify you in due course of the date and time of the committee and public speaking arrangements.

With regard to the questions raised on the footpath, this has been completed in accordance with the safety audit and in consultation with Buckinghamshire County Council up to the point of connection with the care home application access. The footpath works had been the subject of discussions between Simone Williams and representatives of the Town Council and had been agreed at a meeting on 26 September 2017. Additional works will be brought forward as part of the care home scheme so the current position is an interim measure.

The Town Council has also raised concerns over the loss of two parking bays. The area in question is block paving equivalent in length to 1 parking space, not 2, and is not a parking area as its forms part of the means of access via an existing drop kerb to the parking space adjacent to the community centre. The addition of line markings on the highway in front of the drop kerb accords with the vision splays for the footpath crossing, as identified in the road safety audit. This approach was agreed with Buckinghamshire County Council. The current arrangement is an interim measure that will be adapted and accommodated as part of the care home scheme, and represents safe and appropriate for users

Yours sincerely
Susan Kitchen
 Susan Kitchen,
 Corporate Planner

Dear Sirs ,

We are the agents who act on behalf of the University and are writing to provide further clarification on the planning application at the Former Railway Station Site, Station Road (17/00746/APP). We noticed on your website, that the application was considered at your planning meeting on 19th February 2018. Whilst we did respond to AVDC following your further consultation response to the application at the end of last year, it seems that perhaps you were not made aware of our response to the LPA as it seems you still had outstanding queries to the application. In terms of the comments raised we would provide the following information:

1. **TRO restricting parking on Station Road** - The application submission sets out that restrictions are placed on students utilising the on site car park, indeed it is the University's policy that students living in the accommodation will not be allowed to bring a car to University. This will be set out within their learning and tenancy agreements. There is a bus service operated by the University that stops on Chandos Road outside the Chandos building that provides access to and from residences in Maids Moreton and between the two campuses on Hunter Street and Verney Park. The service will call at the site to enable students to travel to / from the Verney Campus without a car. Students will also be prohibited from parking on the surrounding streets which will be enforced by increased patrols by the University as set out in the University Travel Plan submitted with the application. In addition to this, the latest consultation response from the Highway Department requests a Section 106 Contribution to include a £15,000 Contribution towards a review of parking restrictions and possible TRO in Chandos and Station Roads. Please see attached the Highway Officer's final comments.
2. **SuDS** - Additional information has been submitted to resolve the Local Lead Flood Authority (LLFA) objections to the application dated 6th April 2017 and 22nd August 2017. Please see attached the final response from the LLFA dated 27th November 2017, which supports the proposed development. The LLFA has recommended a number of conditions for further drainage information to be submitted. This requires the submission and approval of a surface water drainage scheme and whole-life maintenance plan for the site prior to the commencement of development. In addition, the submission and approval of a verification report carried out by a qualified Drainage Engineer prior to occupation.
3. **Cycleway** - The application proposals referred to (ref 15/01218/AOP) by Hallam Land for 400 dwellings provides cycle provision for those proposals as detailed within their S106. The University have not been requested by Officers in the Planning Department or Highway Department to link up with those provisions. The University's proposals for student accommodation will provide cycle facilities and the University Travel Plan encourages alternative modes of transport to the private car. Provisions regarding the permissive path are detailed below.
4. **Station Terrace to Chandos Road Permissive Path** - Currently there is a Permissive Path across the site that connects the Buckingham Circular Walk and the Railway Walk, this is not a formal Public Right of Way although the University do not stop public access across the site. The proposals intend to relocate the path to the north-west of the Site and make it a more formal route through upgrading and re-landscaping a section of the dis-used railway track to form a dedicated path between Buckingham's Circular Walk and Railway Walk. This would include dropped kerbs with tactile paving at the crossing location on Station Road. It is the University's intention through these proposals to improve the current path and allow public access across the site albeit not through formally adopting it as a Public Right of Way. It is considered that the improvements are a major benefit of the proposals and the Highways Authority approve these proposals.

We trust that this provides answers to the above queries. Please do not hesitate to contact me if you require any further information.

Kind Regards

Sara Jones MRTPI
Associate
Delta Planning

T: 0121 285 1244
M: 07944 418591



BUCKINGHAM TOWN COUNCIL

PLANNING

MONDAY 19th March 2018

Committee Chairman: Cllr. M. Cole

Contact Officer: Christopher Wayman

Improving the effectiveness and efficiency of the Council

Background

The Town Council should always be looking to improve and adapt to future changes. There are a large number of changes coming in the next few years. These have been acknowledged by the Town Council previously by undertaking such events as the strategic planning and the scenario planning workshops. The Scenario Planning workshop proposed large changes to the Town Council's work in the future with looking at other aspects of work that the Town Council might need to expand into to ensure the Town functions and has the best possible chance to thrive in the future.

The proposed changes came out a discussion between the management team (the Town Clerk, Deputy Town Clerk and Estates Manager) factoring in the changes we can see coming in the next few years and taking on board the discussions in Town Council meetings and in the Scenario Planning workshops.

Unitary is by far and away the biggest single change affecting the Council over the next 2-3 years. There will be positives and negatives associated with this. There are other impacts such as the forthcoming elections and the general increase in the day to day workload of the Council.

The main driver became making the Town Council more efficient. Looking at what could be done to reduce the ever increasing work load on Councillors and staff.

These proposals were presented to the Chairmen of the Committees and the Mayor to obtain feedback on the feasibility of working.

It is important to implement change soon so that the Town Council is ahead of where it needs to be and not lagging behind and having to react to changes at other councils. It is not practical to introduce strategy changes to how the Council runs during the time that the unitary happens. There will be other important factors including discussions over what exact services would transfer which would take time away from internal change.

There are three options for Unitary which might happen:

1. One unitary council covering the whole county
2. Two unitary councils covering the county
3. No change with a district and a county council

As discussed at the scenario planning workshop the two options for unitary will give similar result in that more aspects would be devolved down to the Town, although the extent would likely be different. With the third option it is likely that County would look to devolve more services and assets down to the Town Council. District has removed many of the services which may have previously transferred. Therefore the Town Council would need to fill in the gaps that these have occurred.

Therefore this structure has looked at all three possibilities and takes each into account as to how it has been created to function. i.e. It would function well if there was little to no expansion of the services we undertake, a medium amount of extra services and if there was a large amount transferred. Hence at the bottom of this report it looks into which other services would fit under the committee.

Information

A new committee would be instituted called Town Development. Its purpose would be ***Providing a strong and independent voice for Buckingham***

- Long term tactical town planning
- Economic development
- Planning application policy
- Tree application policy
- Transport links
- Healthcare provision
- Education provision

The Committee could have a number of sub-committees or working groups if it is felt as though it was needed. It is felt that there is a requirement to have an Economic Development Sub-Committee

In addition to this there would be the scope to include Task and Finish groups for those Councillors keen on a particular project to ensure that it is being progressed.

While responding to planning applications is important it has become evident since the introduction of the Localism Act and the development of the Neighbourhood Plan that the focus should be on the provision in the future. The Council has always advocated trying plan problems out of developments and that more focus should be placed on this. Therefore the committee's role would be to look closure at transport solutions, cycle and pedestrian routes and school and health care provision.

With the scaling back already and the proposed change to unitary there has been less input from AVDC and BCC in the economic development of the Town. As such recent news stories of Clay's closing it has highlighted that some leadership is needed in this area. As a result this Committee and a sub Committee specifically for this purpose is needed to drive things forward.

| Strategic Objectives | | Indicators of Progress / Targets | |
|----------------------|---|----------------------------------|--|
| 2.1 | Produce a NDP for the Town | 2.1 | Work towards the NDP with a plan of adoption in 2021 |
| 2.2 | Develop a Town Council Economic Policy and Plan | 2.2 | To have a plan in place by March 2019 |
| 2.3 | Implement a Planning Policy and monitor | 2.3 | Agree draft policy and subsequent monitoring and review new policy for May 2019 |
| 2.4 | Implement tree policy and monitor | 2.4 | Agree draft policy, monitor and review |
| 2.5 | Develop Council policy on Transport routes | 2.5 | Agree position on strategic infrastructure and discuss traffic problems with BCC |
| 2.6 | Push forward on Cycling routes | 2.6 | Agree work and implementation with BCC |
| 2.7 | Work with partners to define BTC role and plan going forward for healthcare | 2.7 | Meet with partners bring draft plan November 2019 |
| 2.8 | Work with partners to define BTC role and plan going forward for education | 2.8 | Meet with partners bring draft plan March 2019 |

The committee would set out a work schedule for the year with the major tasks that it wants to undertake. An example for Town Development is above. This would then be worked on to progress with updates given at each meeting.

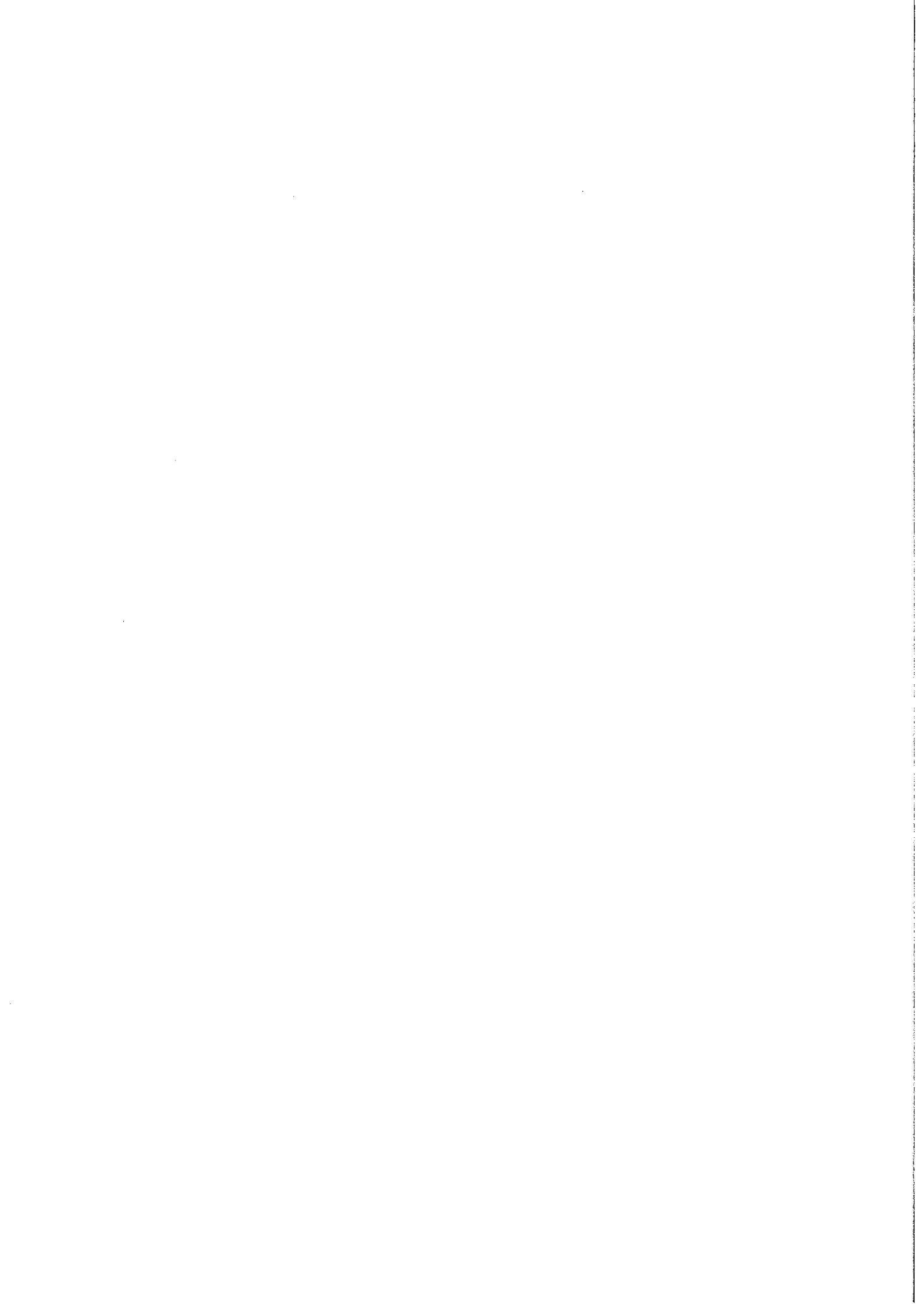
These are only suggestions and the committee would decide on the priorities with a suggested timescale. The strategic objectives should be based on outcomes that the Council and the committees want for the town. This would focus the council more on ensuring successful outcomes and benefits to the community.

Future

The changes already in place and which has happened with the Localism and more focus on the Town Council has already shown the opportunities to take an increased role in these areas. While no new avenues or areas of work are likely to arise through unitary the need for the Town Council to put the opinions and best solutions for Buckingham forward will come more to the fore. Especially if a whole County Unitary is chosen and Buckingham becomes the 6th or 7th largest settlement in the area.

Recommendation

The Planning committee to discuss this proposed restructure, and make recommendations to Full Council about how it can be implemented.



Enforcement Investigations
Received During January 2018

18/00027/CON3

BUCKINGHAM NORTH WARD

Alleged unauthorised extension of garden curtilage on to AVDC land (erection of fence)
16 Hilltop Avenue Buckingham Buckinghamshire MK18 1TZ
Case Officer: Pauline Hawkins

18/00034/CON3

BUCKINGHAM NORTH WARD

Alleged unauthorised siting of storage containers adjacent to the School and Linden Village
estate entrance
Bourton Meadow School Burleigh Piece Buckingham Buckinghamshire MK18 7HX
Case Officer: Philip Dales

Enforcement Investigations
Closed During January 2018

18/00027/CON3

BUCKINGHAM NORTH WARD

Alleged unauthorised extension of garden curtilage on to AVDC land (erection of fence)
16 Hilltop Avenue Buckingham Buckinghamshire MK18 1TZ
Closed: Estates Matter
Case Officer: Pauline Hawkins

Enforcement Investigations
Received During February 2018

18/00044/CON3

BUCKINGHAM NORTH WARD

Alleged unauthorised damage to listed building boundary wall - 14/03316/APP refers - wall has been damaged and knocked down

Old Police Station 50 Moreton Road Buckingham Buckinghamshire MK18 1LA

Case Officer: Nazia Begum

18/00072/CON3

BUCKINGHAM NORTH WARD

Alleged unauthorised conversion of two bed dwelling house into two separate, self contained flats - 14/03095/APP refers

23 Moreton Road Buckingham Buckinghamshire MK18 1JZ

Case Officer: Nazia Begum

18/00073/CON3

BUCKINGHAM NORTH WARD

Alleged unauthorised conversion of two bed dwelling house into two separate, self contained flats - 14/03095/APP refers

23A Moreton Road Buckingham Buckinghamshire MK18 1JZ

Case Officer: Nazia Begum

18/00074/CON3

BUCKINGHAM NORTH WARD

Alleged unauthorised conversion of two bed dwelling house into two separate, self contained flats - 14/03095/APP refers

23B Moreton Road Buckingham Buckinghamshire MK18 1JZ

Case Officer: Nazia Begum

18/00062/CON3

BUCKINGHAM SOUTH WARD

Alleged unauthorised operation of a food delivery/collection business from a residential property

1 Lace Lane Buckingham Buckinghamshire MK18 7RD

Case Officer: Pauline Hawkins

18/00069/CON3

BUCKINGHAM SOUTH WARD

Concerns regarding the siting of a storage container/portable building on recently completed open space at Lace Hill

STREET RECORD Pillow Way Buckingham Buckinghamshire

Case Officer: Philip Dales

Enforcement Investigations

Closed During February 2018

17/00584/CON3

BUCKINGHAM NORTH WARD

Alleged unauthorised breach of approved plans - wall has not been built/rebuilt as approved -
14/03095/APP

Bryant Court Moreton Road Buckingham Buckinghamshire MK18 1LA

Closed: Not expedient to take action

Case Officer: Pauline Hawkins/Philip Dales

17/00363/CON3

BUCKINGHAM SOUTH WARD

Alleged unauthorised erection of a boundary fence in breach of Condition 4 of 76/01797/AV (no
fences etc. to be erected without permission)

14 Meadow Gardens Buckingham Buckinghamshire MK18 1BJ

Closed: Not expedient to take action

Case Officer: Nazia Begum

18/00062/CON3

BUCKINGHAM SOUTH WARD

Alleged unauthorised operation of a food delivery/collection business from a residential property
1 Lace Lane Buckingham Buckinghamshire MK18 7RD

Closed: No breach of control

Case Officer: Pauline Hawkins

18/00069/CON3

BUCKINGHAM SOUTH WARD

Concerns regarding the siting of a storage container/portable building on recently completed open
space at Lace Hill

STREET RECORD Pillow Way Buckingham Buckinghamshire

Closed: Information given (no investigation)

Case Officer: Philip Dales

Report from Cllr. Cole on the Parish Conference held at AVDC on 20th February 2018

The slides have been circulated separately by email

I would say that last night's conference was success, certainly as a PR exercise by AVDC, and by the number of attendees – over 80 town and parish council representatives. The presentations were good, clear and short, although I would have liked to have had more opportunity to ask open questions. Officers were happy to discuss concerns one-to-one during a 15-minute break midway through the event, but that didn't give them an open airing.

I had a quick chat with Haz, who said he had been impressed by our responses to the spreadsheet, and had already passed them on to their IT chief Megan Blackburn. He said he looks forward to seeing you on Thursday.

I have asked two written questions, one of Philip Dales about the loss of revenue if enforcement take no action on a unconditional breach, because it would have been given permission had an application been made. The other was of Susan Kitchen, asking why AVDC did not seek costs when it had won 9 of the 11 planning appeal inquiries heard during the past 12 months.

The presentation notes will be emailed to everyone present, but I noted the following:

- 1 There is a new Planning Portal coming; what we are seeing at the moment is an interim version. The IT people are aware that there are shortcomings, such as planning histories missing
- 2 There is already a new Parish Support website at <https://www.aylesburyvaledc.gov.uk/section/support-parish-and-councillors> which Haz says is a one-stop website for all parochial matters
- 3 There continues to be a national shortage of planning officers. AVDC still has 5 vacancies (23% understaffing of the 21 required), and continues to use contracted planners. Three graduates were take on last year, and AVDC is now working in partnership with the University of Reading, which runs town planning courses, for future recruits.
- 4 Planning applications have increased from 3000 in 2013 to 6000 in 2017. AVDC decided 82% on time, ranking 2nd in Bucks/MK to Chilterns on 83%. MK came bottom from last with 52%, while South Bucks was only 50%.
- 5 IT made a presentation introducing its new Connected Knowledge platform which is replacing the current system, which is now 20 years old. It will employ Artificial Intelligence, Amazon Echo and Alexa among other apps. "Customers" (as AVDC refers to users, something which

- annoyed many present) will be able to book planning inspections dates and times etc for themselves on-line.
- 6 Philip Dales made a presentation about enforcement, reminding everyone that planning breaches are not criminal offences, unless to do with listed buildings or tree preservation orders. He said that AVDC could take breaches of the latter to court. There were 586 complaints made in 2017, of which 209 were identified as breaches, and 496 were closed. Currently there are 430 outstanding investigations.
- 7 Susan Kitchen spoke about the VALP; there were 2500 comments made during the consultation period. It has not yet been submitted, but an inspector will be assigned to it this spring, with Examination starting in the summer. The inspector is expected to report in the autumn, and the hopes are that the VALP will be adopted at the start of 2019.
- 8 She also spoke about Neighbourhood Plans, and their importance to AVDC. 15 have been made, and a further four have been submitted.
- 9 She reported on the success rate AVDC was enjoying in planning appeals, and particularly cited the Land East of Buckingham as the 5th victory this year. Over the past 12 months, there had been 11 appeal inquiries, of which 9 had been won, one partly won (at Waddesdon) and one lost (Steeple Claydon).
- 10 SK also made a lengthy presentation on S106 funding, reminding everyone how important it was for towns and parish councils to get in their wish lists early (*Carole Paternoster was sitting in the front row nodding wisely*). SK said that when approached by developers to discuss potential sites, parish councils should start a dialogue about S106 requirements, then report without delay to AVDC. Here presentation notes will be coming by email.
- 11 Finally, Bill Ashton reminded everyone that the next local elections are on May 2 2019, and that elected and co-opted councillors must be clear in declaring any interests. (*Janet Blake was not seen at the meeting*).

Street Naming – St. Rumbold's Fields**(Tingewick Triangle site, and smaller rectangular site to north of Tingewick Road)**

Agenda 13 – 19th March 2018

The following suggestions have been made:

Cllr. Harvey: (Saxon words for animals)

| | | |
|------------------------|-------------------|----------------------|
| Hund (dog) | Heorot (deer) | Heardnebba (raven) |
| Catt (cat) | Leax (salmon) | Dúce (duck) |
| Fugol (bird) | Mearh (horse) | Hafoc (hawk) |
| Deor (wild animal) | Bar (boar) | Regnwyrn (earthworm) |
| Brocc (badger) | Cicen (chicken) | Wyrn (worm) |
| Fox (fox) | Otor (otter) | Wand (mole) |
| Frymetling (young cow) | Eow (sheep) | Cwen (woman) |
| Béost (cow) | Mearcweard (wolf) | Rinc (man) |

Buckingham Society:

We continue to endorse the Saxon connection. As well as those originally agreed (Pilgrim Way, Bucca's Way, Conduit Street,) 'Penda', 'Wulfstan', 'Eadwald', 'Astrop' sound good. Also suggest Kings Sutton Square. We will continue to think around the 'Saxon' theme. Alternative for 'Road/Street/Way':

St Frideswith. Reasonably local, having Oxford connections. Has many spelling versions though! Frideswide, being one. Wikipedia says sometimes simply known as 'Fris' Her Mother was called Safrida. Frideswide is patron saint of Oxford and is also connected with wells.

A 'Ride' (old English), **'Yard', 'Hill'** (e.g. Market Hill, therefore maybe Bucca's Hill?)

Tony Mayston thought 'Bucca's Rise' had merit!

Ian Orton thought 'Offa' - as in Offa's Dyke might be a possibility. Offa being a Saxon king.

Cllr. Smith (already circulated)

| | |
|------------------|---|
| 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 |

- Guild** - money to refurbish Rumbold's tomb in 1477
- 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*).

Cllr. Hirons (already circulated)

| | | |
|------------|--|------------|
| Edward | | Botolf |
| Emma | | Britius |
| Edburg | | Kenelm |
| Edgar | | Swithun |
| Ethelwulf | Alfred's Father | Edmund |
| Osburg | Alfred's mother | Dunstan |
| Alfred | | Frideswide |
| Ethelfleda | Alfred's eldest daughter, known as the Lady of the Mercians | Ebbe |
| Godiva | | Oswald |

+

Tochi }
Saxi } As two thanes in this area just before the Norman Conquest.

And there is

Paddawho gave his name to Padbury (Padda's Fort).

There is little Saxon stuff written about this area as there was no local monastery, which is where chronicles were generally written.

One interesting idea I came across was a Victorian historian who thought that this area was originally settled by the Angles, who came from the east along the Ouse, but lost a battle round here somewhere to the Saxons who took over the area. They came up from the south, I guess this was in the 700's.

MEMBER'S WRITTEN QUESTION



Name of Member submitting the question: Councillor Robin Stuchbury

Date received by Democratic Services: 25 January 2018

To the Cabinet Member for Growth Strategy: Councillor Mrs Paternoster

Clarence Park development, Buckingham

Dear Councillor Paternoster, I've attached a written question on Clarence Park development, Buckingham on outstanding concerns within this development in my Buckingham District Ward.

Thank you for your office/your time providing answers to these now historical concerns.

To enable the Council to bring closer to Buckingham constituents and residents awaiting process in these matters for which could be easily and fairly suggested is an unreasonable amount of time.

Councillor Robin Stuchbury

Questions:

Planning consent was given 21 October 2013 for the Clarence Park development under reference 11/02116/AOP. It was a condition (number 16) of the development required by the Environment Agency and imposed by the Local Planning Authority that an undeveloped zone of 9 metres alongside the River Great Ouse should be left as an undisturbed habitat for wildlife using the river corridor. In December 2015, the wildlife zone was substantially destroyed by contractors of Taylor Wimpey.

Following complaints by town residents concerned by wildlife issues, the developer produced Open Space Proposals under reference TWSM18934-12L showing tree and shrub plantings in the wildlife zone in an attempt to replace that which was destroyed. Following comments by the AVDC Ecology Officer, the Open Space Proposals were revised 28 November 2016 under reference TWSM18934-12O.

The wildlife area was to be left to colonise naturally and there were to be planted 50 trees (14 alder, 18 crack willow, 8 white willow and 10 black poplar). Only 40 have so far been planted and whilst the western end of the zone is reasonably well covered, the eastern end is rather sparse. Also to be planted within the zone were 150 hazel, 491 hawthorn, 156 grey willow and 198 woolly willow. Whilst those for the western end of the zone are in place, those at the eastern end are not and there appear to remain some 36 hazel, 236 hawthorn, 72 grey willow and 95 woody willow to be planted. This has been the case since Spring 2017 yet since that time, the wildlife zone has been strimmed once and sprayed twice.

The following questions arise:

- (1) Why did council not enforce Condition 16?
- (2) What visits to Clarence Park have been made by council since December 2015?
- (3) What notes, conclusions and actions arose from those visits?
- (4) Apart from those visits, what other contact has there been with Taylor Wimpey or their agents/contractors since December 2015 and what notes, conclusions and actions arose from those contacts?
- (5) What plans does council have to secure planting of the remaining trees and shrubs?

Response:

Question (1) The council is actively monitoring the compliance with conditions relating to this condition and the planting is required to be completed within the current planting season which runs from 1 October 2017 to 31 March 2018. The planting schedules quoted relate not just to the riparian zone but also to the adjoining extensive area of public open space and this may explain the discrepancy. There is no breach of condition at present in relation to condition 16.

Questions (2), (3) & (4) Officers have been in contact with Taylor Wimpey and/or their agents/advisers and have visited the site on a number of occasions, the most recent site visit was carried out by our ecologist in June 2017 prior to the planting season. The applicants were advised of the need to carry out the planting in the planting season. No further actions were considered necessary in this regard. The developer when contacted on progress has advised that as far as they are concerned all the planting with the exception of a small area to be seeded has now taken place. A further visit is planned to take place on 14 February 2018 to inspect the planting carried out and the ecological mitigation such as the bat boxes and otter halt to ascertain if this is being carried out in accordance with the approved details and any outstanding matters which may need to be addressed to secure implementation within the required timescales.

Question (5) This is addressed above. The number of trees and shrubs quoted will be checked against the approved plans at the arranged site visit for the riparian zone and at a subsequent maintenance period stage officers will also check that the planting has been satisfactorily carried out before the land is transferred, in accordance with the S106 agreement requirements, and the council takes on the future management of the land.

Signed: Councillor Mrs Paternoster

Date: 12 February 2018

Written questions:

- must be submitted to the Democratic Manager
- will be replied to within 10 working days
- will be published on the last Friday of each month

MEMBER'S WRITTEN QUESTION



Name of Member submitting the question: Councillor Robin Stuchbury

Date received by Democratic Services: 26 January 2018

To the Cabinet Member for Growth Strategy: Councillor Mrs Paternoster

Lace Hill development, Buckingham

Dear Councillor Paternoster,

You will be completely aware of the continuing concerns relating within Buckingham and within the Lace Hill development, I've attached two written questions on planning conditions I'm being asked.

I'm also being questioned on will there be improvements within forth coming new development from residents in light of the historically questions problems and concerns within the Lace Hill development ,

Written question

- (1) All newly built housing has to comply with Building Regulations and must receive building control approval. Local authorities are responsible for enforcing building regulation. Approval can come directly from local authority run building control services, or through private approved inspectors (PAIs). Judging by the huge number of serious problems on the Lace Hill estate in Buckingham, that are as a result of poor building work, and numerous examples of Building Regulations being ignored, AVDC has failed badly in this aspect of its responsibilities. How will it ensure that this does not happen on other estates that it gives planning approval to, thereby safeguarding its new home buying constituents from the anxieties and horrors experienced by the Lace Hill residents?
- (2) What steps does AVDC have in place to ensure that planning conditions are adhered to, especially on big housing developments and what time frame does it consider reasonable for these conditions to be fulfilled?

Response:

Thank you for your questions. Planning permission and building control are not linked services in this regard. AVDC does not have control over which inspection service (local authority or approved inspector) a housebuilder chooses to engage.

The Lace Hill development referenced was not inspected by AVDC building control so will have undoubtedly been inspected by an approved inspector. Completion certificates for all properties should therefore have been issued by the approved inspector. Any issues should be raised directly with the approved inspector in question and also referred to the Construction Industry Council. New properties should also have a warranty period and any minor snagging issues should be referred to the developer for resolution.

If there are examples where the approved inspector has failed to provide a satisfactory response, or where a structure is unsafe, please can the management team in building control be made aware so arrangements can be made to discuss these in detail.

If there are also examples where a site that AVDC building control have inspected has issues, please could the management team also be made aware and we will investigate accordingly.

All planning conditions themselves set out the timescales for any required submissions and implementation. AVDC keeps a record of conditions and this is monitored by managers and officers. If there are examples of breaches of conditions that management need to be aware of, please raise these accordingly with the management team.

Signed: Councillor Mrs Paternoster

Date: 12 February 2018

Written questions:

- must be submitted to the Democratic Manager
- will be replied to within 10 working days
- will be published on the last Friday of each month