



BUCKINGHAM TOWN COUNCIL

TOWN COUNCIL OFFICES, BUCKINGHAM CENTRE,
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Town Clerk: Mr. C. P. Wayman

Wednesday, 25 April 2018

Councillor,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on **30th April 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

Would Members please note that in future any News Releases are to be agreed at the appropriate agenda point, and not in a separate section at the end.

- 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 9th April 2018 to be put before the Full Council meeting to be held on Tuesday 8th May 2018.

Copy previously circulated

- 4. Buckingham Neighbourhood Plan/Vale of Aylesbury Plan**
To receive any update.
- 5. Action Reports**
To receive action reports as per the attached list.

Appendix A

Buckingham



Twinned with Mouvaux, France

Members are reminded to declare any prejudicial interest as soon as it becomes apparent.
All Committee documents can be found on the Buckingham Town Council's website. Alternatively, the Clerk send you a copy of any minutes, reports or other information. To do this, send a request using the contact details set out above.

6. Planning Applications

For Member's information the next scheduled Development Management Committee meetings are 10th & 31st May 2018, with SDMC meetings on 9th & 30th May 2018.

To consider planning applications received from AVDC and other applications

1. 18/00537/APP 95 Burleigh Piece, MK18 7BT
Single storey side extension
Drakard
2. 18/01098/APP 23, 23A & 23B Moreton Road
Erection of 6N^o self-contained apartments and boundary wall
– Retrospective (Amendment to 14/03095/APP)
Cepacs Homes Ltd.

[Originally listed as 'Conversion of 3N^o dwellings into 6N^o separate, self-contained apartments – Retrospective' on 4th April, withdrawn on 9th and submitted with new description as above 17th April]

3. 18/01145/APP 38 Bourton Road, MK18 1BE
Two storey/first floor side extension and single storey front extension
Armstrong

Members will note that this site has also received permission via an LDO application for a rear extension (see below)

4. 18/01157/APP 26 Bourton Road, MK18 1BE
Two storey side extension
Bellis
5. 18/01203/APP 1 Naseby Court, MK18 1TS
First floor side extension and front door overhang
Stolze
6. 18/01337/APP 1 Badgers Way, MK18 7EG
Two storey front extension
Farrar
7. 18/01312/ALB 19 High Street, MK18 1NU
Re-render the west facing gable, removal of shutters to front elevation, opening up of original cellar and associated staircase and replacement kitchen floor and revised the layout of the proposed WC in existing kitchen area (following consent 17/03280/ALB)
Reynolds

Amended Plans

8. 17/02939/APP Royal Latin School, MK18 1AX
Provision of new all weather pitch and sports building with associated flood lighting
Royal Latin School

Amended Plan: Lighting Plot

*Members are referred to the presentation made at the last meeting, Min. 923/17
The school has also supplied details of recently installed new cycle racks.*

NatWest Bank, 2 Market Hill, MK18 1JS
Conversion, alterations and roof extension to create 8 new 1 bedroom dwellings. Reconstructed and remodelled elevation façade facing Market Hill including new shop fronts. Infilling of covered front arcade on ground floor to create increased retail area. Conversion of retail space involving alterations to the external envelope of the building.
Morrison Property Consultants Ltd.

Amended Plans: entrances amended, retail staircase amended, alterations to retail unit, bin area added, rooflights added to apartments 6 & 7.

On 19th February Members had several criticisms of the proposal:

- The arcaded frontage provided interest in the street scene and ramped access to the retail units and side door which would serve the flats; doubts were expressed that the difference in height could be adequately provided for in the space of a recessed doorway.*
- It was unclear whether flats would have individual refuse bins or communal bins; if the former, storage space for 16 bins was not provided (the under-stair bin store is 3m x 1m) and if just left in the ground floor corridor between collection days would block access to the basement stair and auxiliary exit to the rear garden. If the latter, it was doubtful if large enough capacity bins could be accommodated in the bin store or manoeuvred through the front door for emptying. In both cases it would cause a considerable obstruction on the pavement on a market day, especially if the proposal to move the front elevation to the pavement edge were to be permitted; even if the arcade were retained, 8 bins + 8 food caddies would fill much of it and block access to the flats and the shop. There was no rear access for refuse collection.*
- The building would lie between two Listed Buildings, and the rear would be clearly visible from Verney Close, a well-used route from the public car park to the town centre shops and other facilities. The rear elevation was described as Brutalist, and it was not felt that a design referencing Candleford Court was a positive aspiration for any building on a prominent site in the town centre.*
- The fumes from the dry cleaners have not been taken into consideration at all, nor – as Members heard at the preceding Public Session – had the business been informed of the proposal though moving the front wall forward would significantly affect his ability to trade while the alterations were made, and there were doubts about putting a structural wall over the basement void. (There was no yellow notice at the premises at the date of the meeting, though the application had featured in the local paper on the previous Friday). Members look forward to Environmental Health's comments on this aspect.*
- The kitchens of the flats had no natural light, and ventilation of the kitchens and bathrooms was not described.*
- Concern was also expressed at the detrimental effect of the construction work on the paving slabs of Market Hill/Market Square, and of the necessary scaffolding and associated safety measures on pedestrian and vehicle traffic through the town centre adjacent to a pedestrian-controlled crossing.*

*Proposed by Cllr. Harvey, seconded by Cllr. Isham and **AGREED** that no formal response be made at this time to enable the Authority to post the 'yellow notice' and allow townspeople to comment, but that the above comments be conveyed to AVDC so that the further information or amendments can be sought.*

10. 18/00594/APP

University of Buckingham Verney Park Campus, MK18 1AD
Installation of a Portakabin building
University of Buckingham

Amended Plans: Portakabin is sited in the same place, but rotated through 90°

On 19th March, Members responded "Members had no objection to the installation of the Portakabin per se, but felt that such an ugly building should not be sited so prominently on a principal entrance to the town when there was adequate space elsewhere on the site, and possibly without involving the loss of 5 parking spaces. A time limit should also be placed on the use of the temporary building."

11. 18/00829/APP 11 Hill Radnor, MK18 1SJ
Single storey side extension
Schneid & Gray

Amended Plans: kitchen extension shrunk from 4m depth to 3m depth (to south) in response to comment made by the neighbour on that side.

On 19th March Members responded: "Members felt that the proposed extension was very large and the roofscape complicated. They also noted the lack of a Planning Notice, and reserved the right to modify their comments when the neighbours had been made aware of the application. It was noted that notices for four sites on this agenda had not yet had been posted, denying residents the opportunity to present their comments to the Committee.

The Mayor had already suggested that the applicant be made responsible for posting the notices according to AVDC's instructions, with failure to do so being cause for rejecting the application. The Case Officer would then be able to plan site visits more efficiently and check on the presence of the notices while doing so."

Not for consultation

12. 18/01298/ATC Well House, 35 High Street, MK18 1NU
T1: Tulip tree – fell to above current soil level – unhealthy specimen
T2: Yew – prune to give 1.5m clearance from building
T3: Holly – fell to above current soil level – unhealthy specimen
Thirlby

For information only (decision has been made):

13. 18/01041/LDO 38 Bourton Road, MK18 1BE
Single storey rear extension
Armstrong

7. Planning Decisions

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

Approved

16/02641/APP Hamilton Precision Demol.warehouse, erect 50 dwellings Oppose & Attend
[following signing of s106 agreements; the 35 conditions of approval include an archaeological investigation and the following: "Prior to the commencement of the development hereby approved, full details of the design of the level access footpath connecting the development with the Riverside Walk shall be submitted to and approved in writing by the Local Authority. Thereafter, the level access shall be constructed prior to the first occupation of the dwellings, and shall be implemented and maintained in accordance with the approved details."

		BTC response	Officer recommⁿ
18/00147/APP	32 Chandos Road	Side and rear extensions	No objections
18/00416/APP	BCQ, Osier Way	Erection of building *	No objections
18/00578/APP	Lace Hill Academy	Erection of 2 sheds-retrospective**	Conditional Oppose
18/00648/APP	6 Little Balmer	MOT workshop (sui generis)	No objections
18/00814/APP	Mole End, Stowe Ave.	Single storey front extension	No objections

* A time limit of 5 years has been conditioned, as Members requested.

** Members replied that they were minded to withdraw opposition if a time limit were imposed. No time limit has been conditioned, and the opposition over-ruled.

No objection

18/01121/INTN 56 Burleigh Piece Telecomm apparatus No objections

Withdrawn

18/00151/APP 6 Stowe Avenue First floor side and rear extension No objections

Not Consulted on:

Approved

18/00300/ATP 5 Waglands Garden 2m crown reduction of Oak, 1-2m side back of Yew to clear driveway Oppose

Planning Inspectorate

16/00847/APP West End Farm Care Home

Appeal against refusal.

The Inspector has allowed the appeal. In her opinion the proposal is Class C2 (residential institutions) and not Class C3 (dwellinghouses) and thus there need be no affordable element to the accommodation. The minimum care package condition remains at 1.5 hours per week.

17/02448/APP 16 Meadow Gardens

Erection of a 6ft close-boarded and 4ft picket fence around front of property – retrospective

Appeal against refusal

This is a fast-track appeal, and there is no opportunity to submit further comments. However we have the right to withdraw any comments already made so they are not considered by the Inspector.

Members response (24/7/17) was OPPOSE & ATTEND

"Members felt the fence was contrary to planning conditions replicated in the house deeds, was detrimental to the street scene and to the amenity of the neighbour."

Members should note that the applicant submitted a new application following this refusal (18/00149/APP) which Members also opposed (29/1/18), and is as yet undecided.

8. Development Management Committee

8.1 Strategic Development Management (19th April 2018) *No Buckingham applications.*

8.2 Development Management (18th April 2018) *No Buckingham applications.*

8.3 To receive for information Written Questions asked by Cllr. Stuchbury on the subject of SDMC meetings, and Cllr. Paternoster's answers. **Appendix B**

9. Enforcement

To report any new breaches

10. North Bucks Parishes Planning Consortium

To receive a verbal report from the Chairman on the 18th April meeting.

11. Matters to report

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

12. Correspondence

To receive a planning update from AVDC.

Appendix C

13. Chairman's items for information

14. Date of the next meeting: Monday 14th May 2018 at 7pm.

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

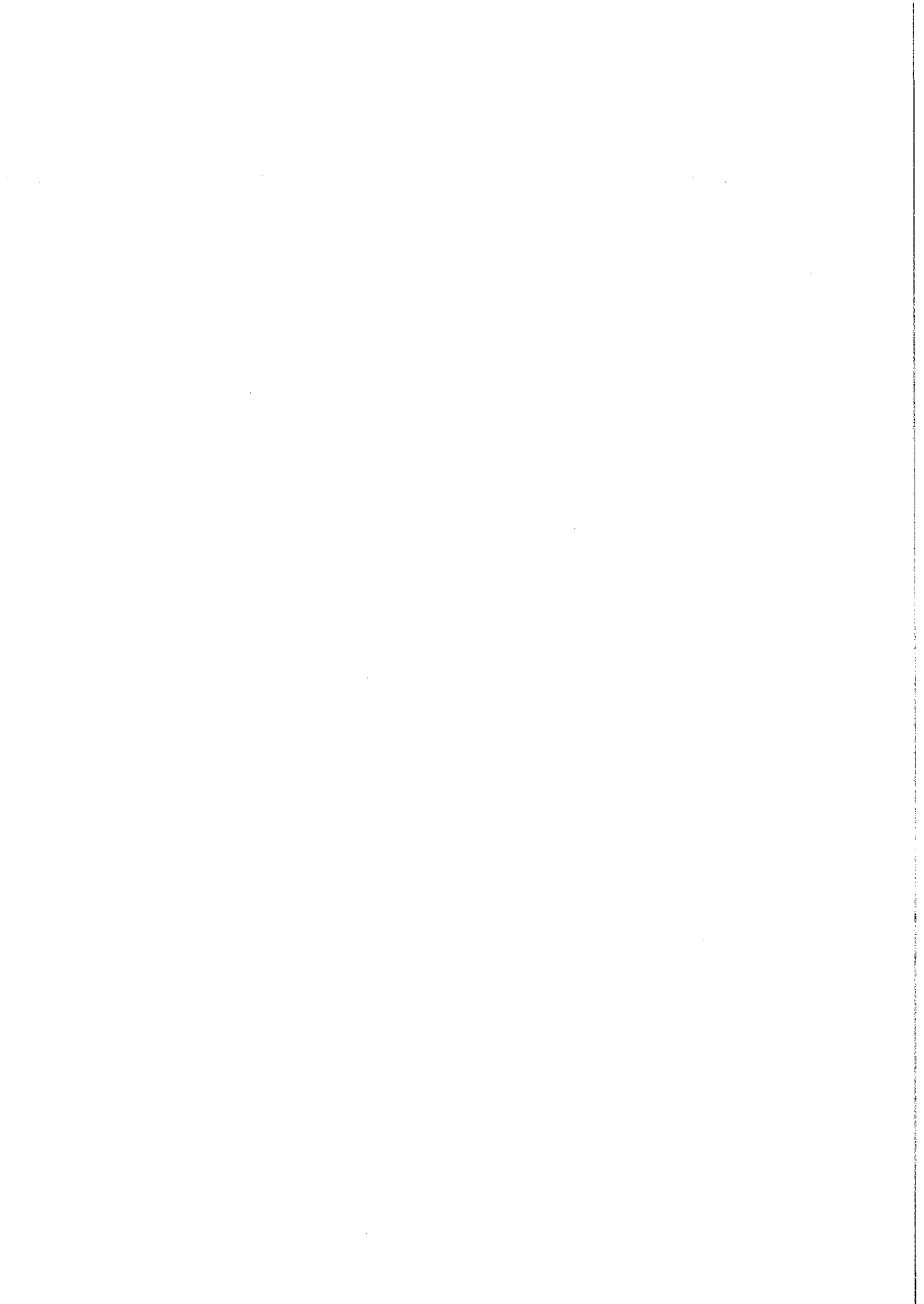
Cllr. Mrs. L. O'Donoghue
Cllr. M. Smith
Cllr. Mrs. C. Strain-Clark
Cllr. R. Stuchbury
Cllr. M. Try

Mrs. C. Cumming (co-opted member)

Mins. 827/17 846/17	Sent (Full Council) 15/3/18 (Planning) 21/3/18	Min. 19/3/18	News release None agreed	Date of appearance
Subject	Minute	Form	Response received	
AVDC Ford Meadow parking & lighting	432.2/17	Write to University Chase via Parish Liaison And again	<p>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.</p> <p>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.</p> <p>27/10/17 Enforcement should report shortly</p> <p>Parish Liaison 4/4/18: I am pleased to tell you that I have some information regarding Ford Meadow! I know it's taken a very long time but it has finally got some traction.</p> <p>The query has moved onto planning enforcement to intervene and the reference number is 18/00116/CON3, Nazia Begum is the officer. This has happened today so there wont be much to say but I'll ensure that the officer passes on any relevant information to the TC.</p> <p>22/4/18: I am only in the office 2 days this week so will try and get a response to you before we meet on 1st February.</p> <p>Susan Kitchen, Corporate Planner, Customer Fulfillment</p> <p>See Agenda 5-3</p>	
Cornwalls Meadow new path	611.2	Check consultation/source of money	<p>Rating √ = done</p> <p>√</p>	
And Care Home	845.3/17	Query pre-determination	<p>√</p> <p>Prompt sent 4/3/18</p>	
Contrary decisions	843/17	Write to S Kitchen as minuted	<p>√</p>	
BCC:				
Bourton Meadow containers	743.1	Check 2015-application conditions	<p>√</p> <p>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 amendments/ variations/ discharge of</p>	

Subject	Minute	Form	Rating √ = done	Response received
	845.2/17	Write to County Member as minuted	√	conditions associated with the application. Photos attached. (agenda 5.2)
Other:				
Secure by Design	186.4/17	Circulate main points for assessing applications against	started	Secure by Design
Street/Estate Naming Tingewick Road	852/17	Check suggested names or supplication in Vale	started	Street/Estate Naming Tingewick Road
Well St. toy shop	929/17	Write re flyposting	√	

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.
	148/17	Prompt sent 14/9/17 Chase via Parish Liaison	√	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.
		Chased 13/4/18		J Wilmot Planning Enforcement Consultant 25/4/18: Thank you for your email. The update is that we have been in applying pressure to the owner to either remove the signage or sell the property. We noted that the property had been put back on the market a few weeks ago and appears to be under offer. We are continuing to maintain pressure in order to resolve the issue. Jim Wilmot
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	√	17/00169/CON3 Parish Liaison Officer has in hand 15/1/18: Cllr. Hiron reported to meeting that bikes and skips no longer in alley.
Reasons for case closure	743.1	Cllr. Stuchbury to investigate further		
16 Hilltop Avenue	743.2 850.2	Fence encroachment into AVDC land Investigate Bulletin report	√ √	18/00027/CON3 Referred to AVDC Property & Estates for action Property & Estates have passed to Open Spaces



MEMBER'S WRITTEN QUESTION



Name of Member submitting the question: Councillor Robin Stuchbury

Date received by Democratic Services: 27 March 2018

To the Cabinet Member for Growth Strategy: Councillor Mrs Paternoster

Lace Hill development, Buckingham

Dear Councillor Paternoster,

I have attached a written question seeking information on the repeated number of cancelled Strategic Development Management Committee meetings, to enable better understanding of the reasons this has been repeatedly happening.

Written question

- (1) Why have so many Strategic Development Management Committee meeting been cancelled? That's 6 consecutive SDMC meetings, and 9 of a scheduled 11 in the last 6 months. Are Aylesbury Vale District Council putting the council at risk of challenges for non determination from developers?
- (2) How many challenges has AVDC received for non determination in the same period where Strategic Development Management Committee meeting have been cancelled?
- (3) Does the council believe cancelling Strategic Development Management Committee meetings has improved the abilities of officers to operate, with more decisions being taken by planning officers? Has this lowered the cost of planning in the time period from the period where AVDC had more meetings and AVDC didn't cancel so many meetings?
- (4) Have there been benefits or negatives in the operation of building control within development control without elected members attending meeting and going through applications?
- (5) Does not having meeting improve the quality of development built in Aylesbury Vale without Councillors bringing their local knowledge and parish's thoughts and concerns to Strategic Development Management Committee meetings within a public format?
- (6) What is the Council's long term plan to increase the number of Strategic Development Management Committee meetings and not cancel SDMC meetings in the future, or to continue cancelling meetings, without information being provided on whether this increases or benefits better decisions being made by the Development team to Councillors on outcomes? Has there been more sustainable housing estates and better constructed ones built without concerns being raised by elected councillors after agreements granted for a development?

- (7) Regardless of the above questions will Members have explanations for the cancellations of Strategic Development Management Committee meetings given as this is becoming a concern with constituents?
- (8) Lastly, has the unavailability of planning officers been a factor in the large number of cancelled Strategic Development Management Committee meetings in light of the fact the Council's own reports to its Cabinet and the Audit Committee stated there were concerns with staffing and recruitment being high on the Council's Risk Register through the very same period where meetings have been reportedly cancelled by the District Council?

Response:

Thank you for your questions. The answers are as follows:

- 1) Strategic Development Management Committees (SDMC) are scheduled regularly at the start of the year to ensure that arrangements are in place should applications need to go to committee without delay. Committees are then cancelled where there is no business for the committee to hear. It was always expected that a number of committees would be cancelled and this is no different to previous years.

It is worth noting here that at times a formal SDMC may be cancelled, but an informal meeting may be held on the same date to inform Members of the Committee and also Local Members of major planning applications which have been received. Such meetings are for information only, not decision, and are not open to the public.

- 2) No appeals for non-determination have been initiated due to the cancelling to an SDMC. If there was an application waiting to be determined by committee the SDMC would not have been cancelled.
- 3) The cost of processing planning applications varies depending upon the individual application, but a review undertaken in 2014/15 identified that the cost of taking an application to committee was more than four times the cost of deciding it through delegated authority. Applications decided by delegated authority also reach decision slightly quicker than those that go to committee.
- 4) Building Control is not connected to SDMC and is not directly part of the considerations that members give to planning applications at committee.
- 5) Cases decided by delegated authority are generally those where the complexity levels are lower. With these cases it is unlikely that committee would have come to a different view to officers, so the quality of decision making is not impacted. More complex applications, or those where there is more local concern or opposition, are decided by committee so that members local knowledge can inform the decision making process.
- 6) There are no current plans to change the arrangements for Strategic Development Management Committee.
- 7) SDMCs are cancelled when there is no business for them to hear. It would be a waste of Council Tax payers money to continue with an SDMC when there were no applications to be decided.

- 8) No SDMCs have been cancelled due to officers not being available to attend. Where a Case Officer is unable to attend an SDMC for any reason, a relevant Principal Planning Officer will present the case on their behalf.

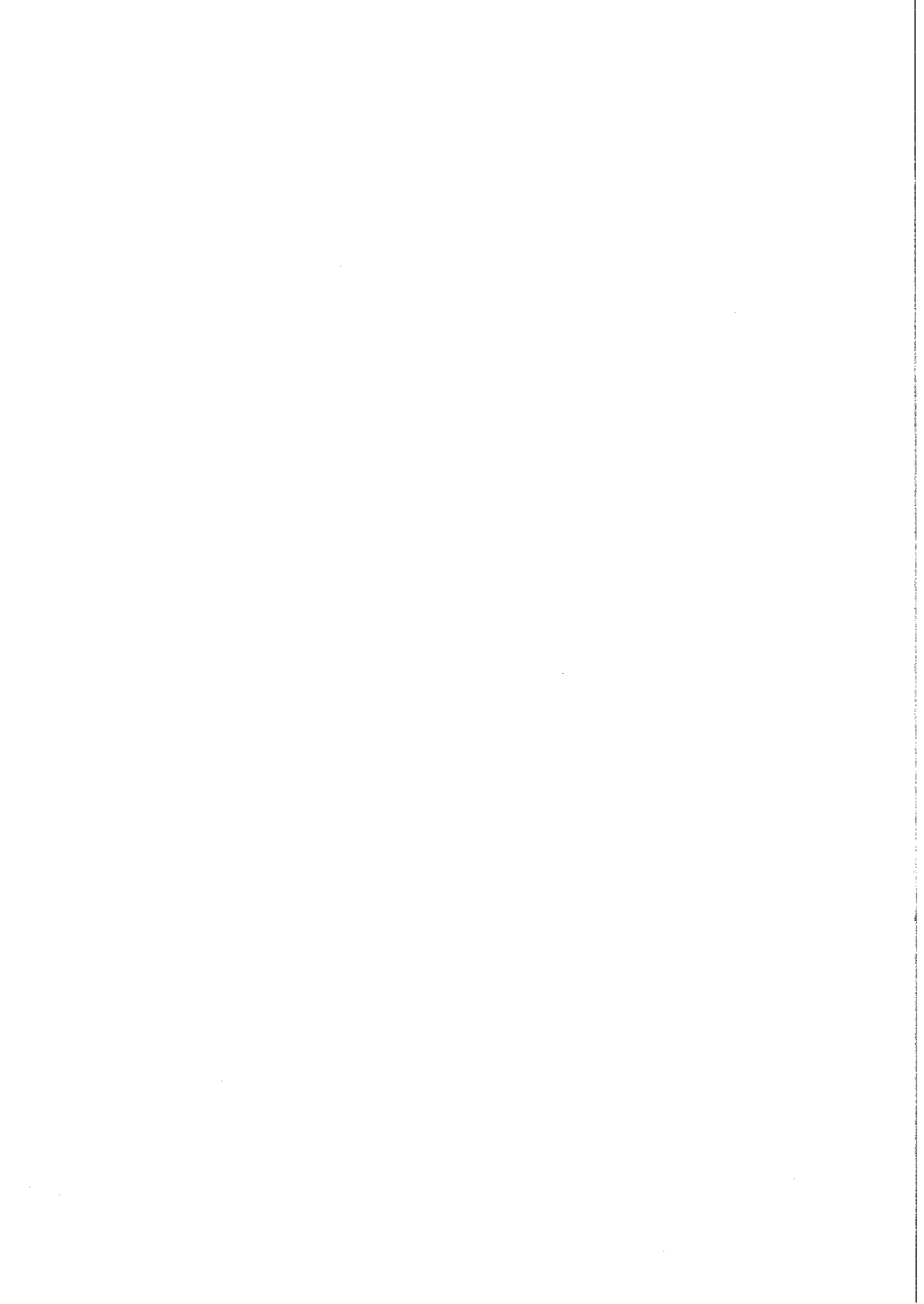
It is the case that the Council's planning service is under tremendous pressure at the moment. This is caused by a national shortage of planners - making recruitment into senior roles difficult - combined with the very high number of applications that AVDC are receiving. However, scheduling regular SDMCs means that when an application is ready for decision there is no delay in bringing that application to committee. The current SDMC arrangements therefore work to help minimise unnecessary delays in the planning decision process.

Signed: Councillor Mrs Paternoster

Date: 9 April 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



Katharine McElligott

From: Parish Support [<mailto:parishsupport@aylesburyvaledc.gov.uk>]

Sent: 18 April 2018 09:40

To: all Parishes

Subject: AVDC planning update

Good morning,

I hope you are well.

I would like to provide you with a brief update on what is happening within our planning department. Currently, we are experiencing a higher caseload than usual, including quite a large number of major applications. With a national shortage of senior experienced planners, recruitment in to these roles has become increasingly difficult at AVDC due to recent uncertainties about long term job security for staff. It is worth noting that this is not an issue about funding (AVDC's planning service is well supported by members and officers alike.) It has in fact become apparent that uncertainty around the Secretary of State's unitary decision has added to the difficulties in recruiting experienced planning staff.

However, recruitment into the junior planning roles has been successful and we now have a number of new planners who are bright, eager and hard working. Nevertheless, before these planners can get up to speed, they will need an extensive mixture of training and experience.

To help fill the senior planning vacancies, we are making use of agency staff. But these are also in high demand as other councils compete with us for the best available people. And even when we are successful in attracting agency staff, they are often unfamiliar with the area and require instruction on our policies and processes.

In short, we currently have a small number of experienced planners who, as well as carrying their own caseload of high-profile cases, are also checking reports for agency and less experienced planners, plus planning and delivering training for junior planners on AVDC policies and processes.

We estimate that full training of our recently hired staff will take 6-9 months. Although external trainers will be used where possible, our existing experienced planners will need to deliver the AVDC specific elements.

Regrettably, it's therefore likely that our planning department's performance will be impacted while this training is being delivered - especially in relation to major applications

A similar message has gone out to all district councillors.

Kind Regards

Hazrat Hussain

Parish Liaison Officer

[Parish & Members Support page](#)

