



BUCKINGHAM TOWN COUNCIL

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Town Clerk: Mr. C. P. Wayman

Tuesday, 08 May 2018

Councillor,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on **Monday 14th May 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.

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

AGENDA

1. **Election of Chairman**
To elect a Chairman of the Committee for 2018 – 2019
2. **Election of Vice Chairman**
To elect a Vice-Chairman of the Committee for 2018 – 2019
3. **Apologies for Absence**
Members are asked to receive apologies from Members.
4. **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.
5. **Minutes**
To receive the minutes of the Planning Committee Meeting held on Monday 30th April 2018 to be put before the Full Council meeting held on 25th June 2018.
Copy previously circulated
6. **Buckingham Neighbourhood Plan/Vale of Aylesbury Plan**
To receive any update.

Buckingham



LOCAL COUNCIL
AWARD SCHEME
QUALITY GOLD



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.

7. Action Reports

To receive action reports as per the attached list.

Appendix A

8. Planning Applications

For Member's information the next scheduled Development Management Committee meetings are 31st May & 21st June 2018, with SDMC meetings on 30th May & 10th June 2018.

To consider planning applications received from AVDC and other applications

1. 18/00932/APP 19 Castle Street, MK18 1BP
Conversion of dwelling to form 5 studio flats and a one bedroomed flat
Marzec

At the 19th February meeting Members responded to the parallel 17/04671/ALB with No Objections, subject to the Historic Buildings Officer's satisfaction, and added:

Members would like further information to be sought on

- Refuse collection: were the premises permitted bag collection, or does bin storage space need to be included?*
- There was no comment on the website at the date of the meeting from the HBO, so Members were unable to judge the effect of the proposed works on the fabric*
- Whether the proposed measures for sound insulation were considered adequate*
- Whether any other modern home efficiency measures were planned*

It must be emphasised that there was no parking availability in Castle Court

3/5/18: answers to these points sought; no HBO comments on either file

Deferred from last meeting as no yellow notice posted:

2. 18/01337/APP 1 Badgers Way, MK18 7EG
Two storey front extension
Farrar

3. 18/01363/APP 1 Homestall, Buckingham Industrial Park, MK18 1XJ
Change of use from A5 hot food takeaways to A3 Restaurants and Cafes, single storey front extension and installation of extractor fan and flue
Mehrban

4. 18/01409/APP 24 Kingfisher Road, MK18 7EY
Two storey rear extension
Bloomfield

Amended Plans & Additional Information

5. 16/03302/APP Land rear of Grand Junction, High Street
Provision of 61 bedroom Care Home with 14 Assisted Living apartments with associated access, parking and landscaping
(Reconsideration of the proposal following quashing of the decision)
Crown Care Developments

Additional Information: Arboricultural and Planning Integration Report; Addendum to Flood Risk Assessment; Addendum to Planning Statement; updated Biodiversity protection measures (the Natural England permits are also on the website); updated Ecological Appraisal; updated Landscape and Ecological Enhancement Plan

Note that a full consultation response sheet was sent, but with no response date; Parish Liaison says that these are just to note (in which case why send the sheet?). It is suggested that Members read them through and bring any comments to the meeting for sending to AVDC; these would then be on record when this application comes back to Committee. Members' response throughout the various iterations of this application has been Oppose & Attend, which Cllr. Cole did last May (reported to June 2017 meeting).

6. 17/04725/APP Land to rear of 10 Market Square
Erection of four dwellings
Burgess

For 15th January, the Minute reads: No Objections: In the preceding Public Session, the applicant had clarified some questions raised on the previous application for this site, notably re access for the delivery of materials. Noting that, as a town centre site, parking provision was not required, Members felt that the proposal would be an asset to the town.

And on 9th April: Amendments: Plots 1 & 2 (the two storey building) have been repositioned further away from No 10 and away from the wall between Nos 9 & 10 leaving a gap of approx. 1m; the bin store for this building now houses 4 bins. The bins for Plots 3 and 4 were previously shown in their gardens; there is now a common bin store area between plots 1/2 and 3. This means the resident in Plot 4 will have to carry refuse c.25m to the bin and wheel the bin 30m to Market Square for collection (Plot 3 c.18m and 30m). AVDC guideline for taking the bin to the collection point is 30m.

It was reported that there was no yellow notice posted at the site; Members reserve the right to revise their response (from No Objections) if any neighbours raise objections on grounds that Members were unable to form a view on for themselves.

Additional documents: Topographical Survey, site section with existing levels, plans and elevations with survey details added.

7. 18/00638/APP Roseway, Stratford Road, MK18 1TE
Single storey rear extension
Wakeman

At the 19th March meeting, Members responded: Oppose & attend - Members felt this was a very large extension, and disliked the flat roof which gave a box-like appearance which did not respect the style of the original house.

Amendments: low parapet wall with coping stones added to edge of flat roof; 3 flat skylights replaced by peaked glass roof.

Not for consultation

8. 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

Comment delayed, awaiting receipt of the Tree Officer's report.

9. Planning Decisions

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

Approved

| | | BTC response | Officer recommⁿ |
|--------------|--------------------|-------------------------------|-----------------------------------|
| 17/01940/APP | Lace Hill | 62-bed care home | Conditional support |
| 17/03763/APP | 5 Bostock Court | Single storey rear extension | No objections |
| 18/00831/APP | 10 Woodlands Cres. | Extension & loft conversion | No objections |
| 18/01026/AAD | 18 Osier Way | Replacement signage (new gym) | No objections |

Withdrawn

| | | | |
|--------------|-------------------------|------------|-----------------|
| 18/00594/APP | University, Verney Park | Portakabin | Oppose & Attend |
|--------------|-------------------------|------------|-----------------|

10. Development Management Committee

10.1 Strategic Development Management (9th May 2018) *Meeting cancelled 8/5/18*

10.2 Development Management (10th May 2018; 17/04202/APP 15 Bernardine's Way)

10.2.1 To receive a report from Cllr. Cole on the meeting [if received before meeting]

11. Enforcement

11.1 To receive the April update *[to be circulated separately when available]*

11.2 To report any new breaches

12. North Bucks Parishes Planning Consortium

To receive for information the minutes of the 18th April meeting. **Appendix B**

13. Matters to report

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

14. Chairman's items for information

15. Date of the next meeting:

Monday 4th June 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

(Chairman)

Town Mayor

(Vice Chairman)

Cllr. A. Mahi

Cllr. Mrs. L. O'Donoghue *To be confirmed*

Cllr. R. Stuchbury

Cllr. M. Try *To be confirmed*

Mrs. C. Cumming (co-opted member)

ACTION LIST

Appendix A

| Mins. | Sent | Min. | News release | Date of appearance |
|--------|--------|---------|--------------|--------------------|
| 958/17 | 2/5/18 | 30/4/18 | None agreed | |

| Subject | Minute | Form | Rating √ = done | Response received |
|--------------------------------|----------|--|--------------------|--|
| AVDC | | | | |
| Ford Meadow parking & lighting | 432.2/17 | Write to University Chase via Parish Liaison And again | √ | 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 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. 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. |
| 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 |
| And Care Home | 845.3/17 | Query pre-determination | √ | |
| Contrary decisions | 843/17 | Write to S Kitchen as minuted | √ | |
| Youth centre parking | 961.1/17 | Write re Swan Pool staff use | To do | |
| Validation of applications | 964/17 | Write as minuted | To do | |

| Subject | Minute | Form | Rating √ = done | Response received |
|-------------------------------------|----------|--|--------------------|--|
| BCC: | | | | |
| 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 amendments/ variations/discharge of conditions associated with the application. Photos attached. (agenda 5.2) |
| Tingewick Road gas main | 845.2/17 | Write to County Member as minuted | √ | |
| | 961.4/17 | Find out how long permit for | √ | |
| Bypass bollard & A-frames | 963/17 | Report. If A-frames are NCC's, action as minuted | | |
| Neighbourhood Plan Review | | | | |
| Ideas for Working Group | 962/17 | Inc Maids Moreton in boundary? | | |
| 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 for duplication in Vale | √ | Awaiting request from AVDC |
| Well St. toy shop | 929/17 | Write re flyposting | √ | |
| University meeting | 956/17 | Mayor to circulate notes | √ | |

| 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 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 |
| | 148/17 | Prompt sent 14/9/17 Chase via Parish Liaison | ✓ | |
| | | Chased 13/4/18 | | |
| | 957/17 | Advise no longer advertised; Listed Bldg status omitted from description | ✓ | |
| 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 | Fence encroachment into AVDC land | ✓ | 18/00027/CON3 Referred to AVDC Property & Estates for action |
| | 850.2 | Investigate Bulletin report | ✓ | Property & Estates have passed to Open Spaces |
| 2 Hilltop Avenue | 961.3 | Report over-high wall | ✓ | |

North Bucks Parishes Planning Consortium

Minutes of meeting held on Wednesday 18 April 2018 at Winslow Town Chamber commencing 7.30 pm

Apologies for absence: Paul Firth (Steeple Claydon PC), Llew Monger (Winslow TC), Jim O'Rourke (Calvert Green PC), Graham Stewart (Whaddon PC), Rob Symonds (North Marston PC)

Present: Paul Hirons (NBPPC Chairman/ Buckingham TC), Colin Betteress (prospective councillor for Little Horwood PC), David Carter (Nash PC), Trish Cawte (Winslow TC), Mark Cole (Buckingham TC), Mark Cowdrey (Little Horwood PC), Geoff Culverhouse (NBPPC Secretary), John Gilbey (Great Horwood PC), Helen Harvey (Drayton Parslow PC), Chris Leech (Great Brickhill PC), Gill Morgan (Stewkley PC), John Riches (Middle Claydon PC), Brian Robson (Bierton with Broughton PC), Clive Rodgers (Swanbourne PC), Melanie & Richard Staff (Thornborough PC), Roy Van de Poll (Winslow TC/NBPPC Treasurer), Simon West (Mursley PC)

Declarations of Interest: none

Minutes in respect of meeting held on 10 January 2018 and matters arising

The minutes were accepted as a true record of the last meeting held. There were no matters arising that are not covered within tonight's agenda.

Treasurers Report

Roy Van de Poll reported that our end of financial year to 31 March 2018 bank balance was £4,609.38. We had 29 paid up members as at 31 March 2018 and some membership payments for the current financial year have already been received.

Preferred route for Oxford to Cambridge Expressway

The original intention was for Llew Monger to carry out a PowerPoint presentation regarding this subject but at the last minute he was unable to attend tonight's meeting. Mark Cowdrey asked that the presentation should be rescheduled and this topic will therefore be retained as an agenda item for our next meeting in June 2018.

Paul Hirons explained the three route options which can be entitled Buckingham, Winslow and Aylesbury. Mark Cole made it clear that Buckingham TC were supporting the Winslow route but Roy Van de Poll expressed his personal (and he thought probably Winslow TC's) view that the Aylesbury (Southern) route was the most logical as it did not make sense to have the rail and road route next to each other. After a brief debate, Paul Hirons summarised by saying that there was not a strong view from members for any particular route and, as such, he proposed that NBPPC should take no action at present.

As a side issue, John Riches mentioned his recent discussion with an East/West rail official from which it transpires that the track to be laid will be suitable for freight traffic and the intention is that there will be various new rail bridges in his parish but not level crossings.

Recent Unitary Authority Announcement

Paul Hirons explained the two basic options which have been presented for modernising Buckinghamshire councils. The Secretary of State is 'minded' to create one unitary council for the whole of Bucks (excluding MK) as proposed by BCC. However the four district councils in Bucks (including AVDC) would prefer two separate unitary councils, one in the north and one in the south. A consultation has been opened and comments are sought by 25 May 2018.

Paul Hirons supported the BCC view for one unitary authority but other members seemed to much prefer the North/South split. It was therefore agreed that NBPPC should write to Sajid Javid (with a copy to John Bercow) supporting this option and setting out the basic reasons why. **Action:** Geoff Culverhouse to draft suitable email for approval by NBPPC Chairman and then to submit to the Secretary of State.

Vale of Aylesbury Plan – latest position

Roy Van de Poll expressed surprise at how quickly an Inspector has been appointed and highlighted the number of questions so far raised. The initial Public Examination process is scheduled to take place in July 2018 and at this stage NBPPC is liaising with AVDC and the Programme Officer because Roy has spotted that some of NBPPC's important comments are missing from the summary of representations. Brian Robson, Roy Van de Poll and John Riches briefly mentioned some of the questions which the Inspector has raised.

Wycombe District Local Plan – latest position

Roy Van de Poll reported that an Inspector has been appointed but no questions have yet been raised. Roy will continue to monitor the situation.

Buckingham Town Council relationship with AVDC re s106 monies

Mark Cole reported that Buckingham TC are unhappy that s106 monies in relation to new developments are not being fairly allocated and the matter has been raised with Jeff Membury. The members took part in a general debate on the subject from which the view emerged that s106 monies should be used on more than just leisure projects and that TC's/PC's should have a greater say in how money is spent. TC's and PC's were urged to get involved at the pre-planning stage and to clearly set out their views to AVDC Planning. During the debate it became apparent that AVDC Planning are currently in 'meltdown' and seriously short of planning staff.

It was agreed that NBPPC should write to Neil Blake (AVDC Leader) to express the need for TC's and PC's to have a greater say in how s106 monies are allocated in future. **Action:** Geoff Culverhouse to draft suitable letter for approval by Mark Cole, Paul Hirons and John Riches.

Major Development Issues

- South West Milton Keynes: Mark Cowdrey believes that an update is still awaited from MKC. Geoff Culverhouse spoke to Graham Stewart the day after the NBPPC meeting and he confirmed this was indeed the case.

- Hampden Fields: Brian Robson explained that AVDC are minded to approve this application but are first referring it to the Secretary of State. Brian feels that almost certainly this proposed development will eventually be approved.

Town/Parish Updates

Middle Claydon: John Riches reported that 785 acres had been sold by Claydon Estate to Urban & Civic who are looking to build 10,000 homes at a much higher density rate than MK was originally built.

Swanbourne: Clive Rodgers mentioned two small developments within his parish including one involving the construction of 13 homes on a site next to the Betsy Wynne public house/restaurant with priority for purchase being given to local residents.

Drayton Parslow: Helen Harvey reported that an application for 24 homes had been refused on mostly topography/drainage issues.

Thornborough: Melanie Staff reported that an application for one large Palladian mansion located outside of the village curtilage, had been approved despite the PC objecting.

Stewkley: Gill Morgan provided an update. Their Neighbourhood Plan is proceeding towards completion but it has been a long task. A 65 home development in Soulbury Road has been agreed and the PC are working closely with the developers. s106 funds have been agreed for this development some of which will be leisure related but the PC want it spent on other projects. BCC's decision on the retrospective application for the recycling plant is expected in May 2018 – there have been many objections and concerns that it will be approved.

Great Brickhill: Chris Leech reported on the opportunistic planning application to MKC for 650 homes proposed on land to the south of the A5 and east of the A4146 (near McDonalds) There have already been many objections including one from a developer who is planning to build homes on the opposite side of the road.

Mursley: Simon West reported on complications with a new planning application where an existing property is looking to be retained. A consultation on the PC's Neighbourhood Plan is currently taking place and a speedwatch system set up.

Little Horwood: Mark Cowdrey explained about a problem with barns being developed for letting at The Hollows causing excessive HGV movements. It was thought necessary to apply for a new postcode for the site to make postal deliveries easier but this will only happen if all occupiers agree and it seems that at least one has objected.

Town/Parish Updates (continued)

Nash: David Carter reported on an application for 9 homes at a site on Stratford Road – there have been 40 objections received. Preparatory work on the PC's Neighbourhood Plan has started but it is expected to be a long task. Philip Dales is heavily involved in working with legal advisors in connection with indiscretions on the Nash Park traveller site.

Buckingham: Mark Cole reported that an application for 170 homes on a site between the east of the town and Maids Moreton has been refused and an Appeal refused within 10 days. Mark explained that a 400 home development on Tingewick Road, which is part of the TC's Neighbourhood Plan and which includes 35% affordable homes, is proving to be troublesome because the affordable element is expected to be of poor appearance as there are no garages and the style is quite different to the rest of the development. There is a speculative proposed development of 550 homes between Tingewick Road and Gawcott which, if approved, will effectively join Buckingham up with Gawcott. Finally, the TC are making initial plans for work on their new Neighbourhood Plan.

Bierton with Broughton: Brian Robson reported that construction of the new Crematorium at Bierton has commenced. A decision on the proposed new Aylesbury Crematorium is still awaited. The PC's Neighbourhood Plan is proceeding with 51% of consultation responses so far received. Brian also mentioned that next month he is standing down as PC Chairman although may stay on the PC. He thinks that the new PC Chairman may not be keen on sending a member to future NBPPC meetings.

Great Horwood: John Gilbey provided an update on three sites which were included in the PC's Neighbourhood Plan. Work on one of the sites involving 30 homes has started but there are issues with the other two sites which are currently with the District Valuer for resolution.

Winslow: Roy Van de Poll was pleased to report that following his TC's application for costs in connection with the failed Glebe Farm Appeal, Gladman have agreed to pay up £35K. Roy also mentioned the need to start preparation for their updated Neighbourhood Plan but they await housing numbers once the VALP has been adopted.

Milton Keynes Issues: No one was present at the meeting to provide an update but the day after the meeting Graham Stewart informed Geoff Culverhouse that the new Plan MK was much at the same stage as the VALP and Wycombe DLP.

Any Other Business: There was a brief discussion regarding General Data Protection Regulations which are due to come into effect on 23 May 2018 and how NBPPC may be affected. It was generally thought that there should not be any significant implications but it would perhaps be wise that any communications to NBPPC members should in future be distributed on a bcc rather than cc basis. Chris Leech has kindly provided some information via email which will shortly be circulated to members.

Date of next meeting (including AGM): Wednesday 27th June 2018 at the usual Winslow venue commencing 7.30 pm. Roy Van de Poll has confirmed that the Chamber will be available that evening.

The meeting closed at 9.15 pm