



BUCKINGHAM TOWN COUNCIL

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Town Clerk: Ms N. Villa

Wednesday, 05 September 2018

Councillor,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on at 7pm on **Monday 10th September 2018** in the Council Chamber, Cornwalls Meadow, Buckingham.

N. Villa
Interim Town Clerk

Please note that the meeting will be preceded by a Public Session in accordance with Standing Order 3.f, which will last for a maximum of 15 minutes, and time for examination of the plans by Members.

AGENDA

1. Apologies for Absence

Members are asked to receive apologies from Members.

2. Declarations of Interest

To receive declarations of any personal or prejudicial interest under consideration on this agenda in accordance with the Localism Act 2011 Sections 26-34 & Schedule 4.

3. Minutes

To receive the minutes of the Planning Committee Meeting held on Monday 20th August 2018 to be put before the Full Council meeting to be held on 1st October 2018.

Copy previously circulated

4. Housing Growth in the Oxbridge arc

To discuss a letter sent out by the Minister of State for Housing and agree a response (end date 14th September 2018)

Appendix A

5. Buckingham Neighbourhood Plan/Vale of Aylesbury Plan

5.1 To receive any update.

5.2 To receive a report from the Chairman on the Parishes Forum held on 5th September 2018 at AVDC.

To be circulated on the night

6. Action Reports

To receive action reports as per the attached list.

Appendix B

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.

6.1 To receive a response from Cllr. Strachan to the letters sent to Mrs. Kitchen in April obtained via Cllr. Stuchbury's Written Question **Appendix C**

6.2 To receive Mrs. Kitchen's response to two of the letters **Appendix D**

6.3 (FC Min. 163/18 refers) To discuss and agree the revised ToR for the Economic Development SubCommittee and agree a first meeting date and time. **Appendix E**

6.4 (174.4/18) Anglian Water event. To discuss and agree to pay for the room hire. **Appendix F**

7. Planning Applications

For Member's information the next scheduled Development Management Committee meetings are 13th September and 4th October 2018, with SDMC meetings on 12th September and 3rd October 2018.

To consider planning applications received from AVDC and other applications

1. 18/01358/AOP Land at Lace Hill, London Road
Outline application with access, appearance, layout and scale to be considered for the erection of a health centre
Montpellier Estates

See also the announcement of the appeal on the previous application at Agenda 8.2.

2. 18/02684/ALB 56 Well Street, MK18 1EP
Package of conservation works in the cellar
Martin

3. 18/02722/APP Rear Of 10 Market Square, MK18 1NJ
Variation of Condition 2 of planning permission 17/04725/APP - Request Minor Material Amendment to approved application - variation of approved plans.
Condition 2 states: The development hereby permitted shall be carried out in accordance with amended Drawing Nos 17-01B and 18-02A received on 01.05.2018 and 17.05.2018. Proposed changes are as follows:
1. Changes to layout of plots 1 and 2 to allow for the creation of two duplex flats, both comprised of ground floor kitchen/living space and WC, and a bedroom and bathroom on the first floor.
2. Removal of a first floor window on north-east elevation (front) and repositioning of the two other remaining first floor windows.
3. Inclusion of four new small high windows to south-west elevation (rear) serving upstairs bathrooms and landings. The reasons are:
1. To allow for the creation of two duplex flats with retention of shared amenity space
2. To provide the inhabitants with an appropriate amount of daylight to the south-west elevation (rear)

Condition 2 to be changed as follows: The development hereby permitted shall be carried out in accordance with amended Drawing Nos 17-01D and 18-02B.

Burgess

4. 18/02735/APP 51 Bourtonville, MK18 1AY
Single storey rear extension
D'Souza

5. 18/02801/APP Town and Country Cars, 3 Remus House, Castle Street, MK18 1BS
Change of use from the existing Motor Sales Showroom (A1) to that of a Person Training Centre/Gym (D2). Amendments to the

car parking layout, refurbishment to the existing doors and windows, erection of protective bollards to the principal elevation and the replacement of existing signage to that of the proposed gym.

Roach

The following three applications may be considered together:

- | | |
|------------------|---|
| | Holland House, 11 Church Street MK18 1BY |
| 6. 18/02866/ALB | Repairs to side gable wall |
| 7. 18/02867/APP | } First floor rear extension |
| 8. 18/02868/ALB | |
| | <i>Parish</i> |
| 9. 18/02932/ALB | 30 High Street, MK18 1NU |
| | Replace two damaged/inoperative rear bedroom windows |
| | <i>Montgomery</i> |
| 10. 18/02935/APP | 38 Bourton Road, MK18 1BE |
| | Two storey side and rear extension, single storey rear and front extension |
| | <i>Armstrong</i> |
| 11. 18/02936/ACD | University of Buckingham, Hunter Street, MK18 1EG |
| | Demolition of laundrette building and replacement with landscaping |
| | <i>University of Buckingham</i> |
| 12. 18/02957/ACL | 5 Cornwalls Centre, MK18 1SB |
| | Application for Lawful Development Certificate for a proposed change of use from A1 (Shops) to A4 (Drinking Establishments) |
| | Buckingham Beer Market will be a small beer shop selling craft beer and real ale from the UK and worldwide. The shop will sell both of these types of beer in bottles, cans, draft and in a takeaway format. The shop will also have a small bar area where customers can drink either from the bar or from the wide selection of bottles or cans available throughout the shop. We plan to install 2 large fridges to store the bottles and cans of beer in and we will have an electric glass washer to clean glasses. The hours of opening will be as follows: Monday – Sunday 11.00 – 22.00 |
| | <i>Roberts</i> |

The following applications can be considered together:

- | | |
|------------------|---|
| | Land adjacent to Tesco Stores, London Road, MK18 1AB |
| 13. 18/02959/APP | Development of a drive-thru restaurant (Class A3/A5) with associated car parking and landscaping works |
| 14. 18/02970/AAD | Installation of 7 No building fascia signs |
| 15. 18/02972/AAD | Installation of 1 No drive totem 2 (12m), 2 No single sided directional sign 'Right Arrow', 1 No single sided directional sign 'Ahead Arrow' and 1 No appendage on existing Tesco monument sign – (5 total) |
| 16. 18/02976/AAD | Various site signage including 1 No gateway height restrictor, 9 No freestanding signs, 2 No banner units, 1 No side by side directional, 23 No DOT signs and 1 No play land sign |
| | <i>Tesco Red (Nominee 1) Limited and Tesco Red (Nominee 2) Limited</i> |
| 17. 18/02984/AAD | Buckingham Ford, Ford Street, MK18 1AQ |
| | Erection of 1500 x 2450mm Freestanding entrance feature and Dealer name and service |
| | <i>Bradford [Buckingham Ford]</i> |

18. 18/03047/APP 4 Chandos Close, MK18 1AW
Proposed single storey side/rear extension and a proposed pitched roof over the existing garage
Barker
19. 18/03077/APP 2 Lark Close, MK18 7EZ
Rear single storey extension. Extension and repositioning of garden fence
Rowe
20. 18/03088/APP Land adjoining 2 Bourtonville, MK18 1AZ
Erection of a new detached 3 bed dwelling
VAHT
21. 18/03101/APP Ring Road Garage, Gawcott Road, MK18 1DR
Change of use from commercial to residential. Erection of bungalow and detached garage
Chalmers

The following **Minor Amendments /Additional Information** have been received:

22. 17/00746/APP Former Railway Station Site, Station Road
Erection of a new student accommodation (C2) building including ground floor parking with associated landscaping and access
University of Buckingham

Amended details of path arrangements, and accompanying letter

23. 18/01670/ADP University of Buckingham, Tingewick Road, MK18 1EF[*Hartridge site*]
Approval of reserved matters pursuant to outline permission Phase 1
Reserved Matters application for Teaching Accommodation with associated car parking and landscaping
University of Buckingham

Amended Plans: Revised site plan showing realigned path to Bath Lane; landscaping and tree retention plans

For information only, as the application has been decided:

24. 18/02126/APP University of Buckingham, Verney Park, London Road, MK18 1AD
Installation of Portakabin
University of Buckingham

Amended Plan: parking layout per request from Highways. See also report at 9.2.2

Not for consultation, for information only (decision made 31/8/18, see below)

25. 18/A0638/NON Roseway, Stratford Road, MK18 1TE
Non Material Amendment sought on planning permission relating to Proposed demolition of existing rear extension and erection of a single storey rear extension.
Wakeman

Amendment: Addition of a 0.5m overhang to the front of the approved extension

8. Planning Decisions

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

Approved

	BTC response	Officer recomm ⁿ
18/01841/ACL 21 Woodlands Cres. Rear dormer and loft conversion	Oppose & Attend	
18/01842/ALB 21 Woodlands Cres. Conv.Loft & 2 dormers to front roof	Opp. & Attend	Approval
18/01864/APP 19 Lenborough Rd. 2-st & single storey rear extension	No objections*	
18/02205/APP 6 Bourton Rd. Raise link roof to match extension (retrosp)	No objections	

18/02206/ALB 6 Bourton Rd. Raise link roof to match extension (retrosp) No objections
18/02126/APP Verney Park Installation of Portakabin Opp. & Attend Approval
*changed from Oppose & Attend last meeting

Withdrawn

18/01753/ALB 11 Church St. Replacement of 7 windows No objections
There is no indication that this work has been amalgamated with the applications above.

Not Consulted on:

Approved

18/A0628/NON Roseway, Stratford Rd. Amendment to 18/00638/APP n/a

8.2 Planning Inspectorate

An appeal has been lodged on the grounds of non-determination of application
17/02112/AOP: Outline application with access, appearance, layout and scale to be
considered for the erection of a health centre on land at Lace Hill.
Details attached – 5 weeks from 23rd August is 27th September.

Appendix G

9. Development Management Committee

9.1 Strategic Development Management (22nd August 2018) *no Buckingham applications*

9.2 Development Management (23rd August 2018): To receive a report on

9.2.1 18/01841/APP 21 Woodlands Crescent; Installⁿ 2 dormers to front roof

Note: 18/01841/ACL was approved on 31st August 2018

9.2.2 18/02126/APP U. of Buckingham, Verney Park; Installⁿ Portakabin building

Appendix H

10. Enforcement

10.1 If the August update is received before the meeting, it will be circulated on the night.
10.2 To report any new breaches

11. S106 update

To receive the September update from AVDC; BCC had nothing to add this quarter

Appendix I

12. (299/18) Tingewick Road bypass roundabout

To discuss inviting Mr. Steve Essam (BCC) to a meeting to brief the Committee on highway works on the A421 roundabout and to ask for oversight of the Method Statement regarding the s278 works relating to the bypass, footpaths, and any other related matters within the County Council's remit in this area at Cllr. Stuchbury's request.

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 8th October 2018 at 7pm.

To Planning Committee:

Cllr. M. Cole	(Chairman)	Cllr. A. Ralph	
Cllr. J. Harvey	Town Mayor	Cllr. R. Stuchbury	
Cllr. P. Hiron	(Vice Chairman)	Cllr. M. Try	
Cllr. D. Isham			
Cllr. A. Mahi		Mrs. C. Cumming	(co-opted member)
Cllr. Mrs. L. O'Donoghue			



Ministry of Housing,
Communities &
Local Government

Kit Malthouse MP
Minister of State for Housing

**Ministry of Housing, Communities & Local
Government**
Fry Building
2 Marsham Street
London
SW1P 4DF

Tel: 0303 444 3430
Email: kit.malthouse@communities.gsi.gov.uk

www.gov.uk/mhclg

26 July 2018

Delivering ambitious housing growth in the Cambridge–Milton Keynes–Oxford Corridor

Dear all,

The Government believes that the corridor between Cambridge and Oxford has the potential to be a globally significant economy. A combination of innovation, entrepreneurship and highly-skilled workers has established it as one of the most productive and fastest growing areas in the UK. It also includes some of the least affordable housing markets in the country.

The National Infrastructure Commission has stated that realising its full potential as a world class economic hub would require delivery of up to 1 million new homes here by 2050. The Government welcomes this ambition. Last year, we set out a significant programme of investment in infrastructure, housing and business to support it.

Realising the ambition of 1 million homes here will require additional action from central and local partners. This action includes Government's planning reforms, our national programmes such as the Housing Infrastructure Fund, the forthcoming national prospectus inviting proposals for locally-led new garden communities, and further work to understand the potential for housing growth across the corridor.

Government will also soon begin detailed analysis to explore potential locations for new settlements across the corridor, their alignment with transport infrastructure, and any environmental considerations.

Therefore, we now invite local authorities from across the corridor to bring forward ambitious proposals for transformational housing growth, including new settlements. Proposals should be led by the relevant local authority, working closely with partners including Local Enterprise Partnerships, universities and colleges, landowners, businesses, and others. Where appropriate, these should build on any housing deal discussions that are already underway. They should focus on:

- **Economic rationale:** how new settlements will support job creation and economic growth; any propositions involving existing or new anchor institutions or industries.
- **Transport and other infrastructure:** connections to existing and planned transport networks; potential for new transport schemes; requirements for other forms of infrastructure to support housing growth (healthcare, utilities, education, etc); key challenges (inc. funding and planning).
- **Geography and land:** understanding potential locations; availability of land including ownership and physical and legal constraints; factoring environmental considerations into any proposals.
- **Delivery:** proposed scale and pace of delivery; deliverability and commercial viability.
- **Partnerships:** how local authorities will work together and with other key partners; the role of central government.
- **Funding:** how proposals could be funded, including the role of private finance.

Along with colleagues across government and corridor champion Iain Stewart MP, I want to see swift action. I know this feeling is shared across the corridor. Therefore, I would welcome your proposals by Friday 14 September. Following this, I would be keen to discuss the most ambitious proposals. My officials will be in touch to discuss this further and stand ready to support you throughout this process.

I am sending this letter to the leaders of all local authorities in the Cambridge-Milton Keynes-Oxford corridor, and copying it to partners including Local Enterprise Partnerships, England's Economic Heartland, universities and colleges across the corridor.



KIT MALTHOUSE MP

Update to the 26th July letter

Regards,
Ben

Ben Greener
Housing Deals Team
0303 44 41721



From: Rachel Fisher
Sent: 30 July 2018 16:10
To: Simon Ridley; Stephen Jones
Cc: Ben Whitlock; Ben Greener
Subject: New Settlements in the Cambridge-Milton Keynes-Oxford Corridor - follow up

Dear all

You will hopefully have seen the letter which was sent from the Housing Minister on 26 July, regarding ambitious new settlements in the Cambridge-Milton Keynes-Oxford Corridor (re-attached above for reference).

This letter is intended to act as the first formal step in a process to bring forward the ambitious new settlements which will be needed to achieve the level of transformational housing growth that the Government wants to see in the corridor. This email provides further context on the process, timings and what we hope to achieve over the summer/ early autumn. We also wanted to take the opportunity to apologise for the delay in sending out this further information and for any confusion caused by the letter last week, not least as we are aware of concerns which have been expressed about the timings involved. We see this as building on the conversations we have already been having regarding increased housing delivery in the corridor. In parallel, as stated in the letter, the Government is also beginning analysis work to understand the opportunities for significant new settlements in the corridor which will also inform our conversations.

Firstly, we wanted to clarify that the call for proposals by the 14 September does not reflect a hard deadline or a 'cut off' point in the process of talking to Government about new settlements in your area. We recognise that this is only a very first step in what is likely to be a long term process of bringing forward significant new settlements. At this moment in time, and ideally by mid-September, Government is keen to hear from any council who wants to begin a conversation on new settlements in earnest - and to better understand what would need to be in place, and by when, to realise local ambitions.

Secondly, we do not expect fully worked-up or signed-off proposals to be submitted by this date. We know that this would be logistically impossible and would not provide the kind of robust proposals which will need to be tested both legally and democratically in the future. For now, all we want to see is a 'hand in the air' from those councils keen to take forward a conversation around the potential for new settlements - and to begin to cover off some of the topics detailed in the ministerial letter - with an understanding that this does not commit either side to anything concrete at this stage.

Thirdly, we will soon be making contact with individual local authorities and their partners to take forward this work, building on any housing deal discussions that are already underway.

If you would prefer to meet and discuss this subject as a group of partners, or in some other configuration, then please simply let us know. In the meantime, you can contact me, or colleagues via the emails in the cc list above with any queries.

We hope this email provides further clarity, but please do contact us if you would like any further details. As outlined in the letter, we now stand ready to help, assist or provide any further information needed to help you, as local authorities and their partners, to begin the conversation with Government around your ambitious proposals for new settlements.

All the best
Rachel

Rachel Fisher | Deputy Director Regeneration and Infrastructure | Cities and Local Growth Unit | Ministry of Housing, Communities and Local Government | Fry Building, 1st Floor, SW Quadrant, 2 Marsham Street, London SW1P 4DF | rachel.fisher@communities.gsi.gov.uk | T: 0303 44 42087 M: 07989 979 980

Cities and Local Growth Unit: Government's Local Growth Team – a partnership between BelS and MHCLG

ACTION LIST

Mins. 291/18	Sent 14 via Parish channel 2 via Parish Support	22/8/18	Min.	News release	Date of appearance
Subject	Minute	Form	Rating ✓ = done	Response received	
AVDC					
Ford Meadow parking & lighting	432.2/17	Write to University Chase via Parish Liaison	✓	<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 Ueard, 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 won't be much to say but I'll ensure that the officer passes on any relevant information to the TC.</p> <p>Officer on leave for two weeks, Parish Support will seek response on return</p>	
Cornwalls Meadow new path	611.2	Request for update 20/6/18 And 10/8/18 Check consultation/source of money	✓ ✓	22/14/18: 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	
And Care Home	845.3/17 (177.1) 235.2	Query pre-determination (Letter to Secretary of State re call-in) Action: Interim Town Clerk Seek Junior Counsel advice on JR	Prompt sent 4/3/18 ✓ ✓ In hand	See Agenda 5.3 See agenda 6.2 S/State refused call-in.	

Subject	Minute	Form	Rating √ = done	Response received
Contrary decisions	843/17	Write to S Kitchen as minuted	√	See agenda 6.2
Validation of applications	964/17	Write as minuted	√	See agenda 6.2
Access to website	42/18 235.1/18	Cllr. O'Donoghue to supply details for report	To do	
Verdun houses – naming	114/18	Send street naming officer agreed suggestion	√	Clerk's note: a check with census records reveals all three Dunkleys were brothers Developer has rejected suggestion; see agenda 10.1 (2/7/18)
	296/18	Make FoI request	To do	
Tingewick Triangle street naming	179/18	Send agreed list to AVDC	√	Acknowledged 6/7/18 4 additional names requested
New Cabinet Member	240/18	Send 4 names chosen	√	Acknowledged
	234/18	Invite to meeting	√	21 st January 2019 agreed
Design Award	295/18	Send nominations as minuted	√	
Councillor Training	296/18	Investigate as minuted	To do	
BCC:				
Footpath between Clarence Park and Railway	47/18	Investigate and report blockage	To do	
Tingewick Road bypass roundabout	298/18	Place on September agenda		Agenda 12
Neighbourhood Plan Review				
Ideas for Working Group	962/17	Inc Maids Moreton in boundary?		Meeting arranged
Other:				
Anglian Water	116.2/18	Respond as minuted	√	Dates suggested
	174.4	Book room		Lace Hill not available; regular evening bookings to end of year Community Centre 26 th October – confirmed and see agenda 6.4

Subject	Minute	Form	Rating √ = done	Response received
Wharf Yard	288/18	Send Hinton Cook flooding photos	√	Receipt acknowledged
E-W rail	299/18	All Councilors to make comment individually if they wish		End date 7/9/18

Subject	Minute	Form	Rating √ = done	Response received
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Enforcement reports and queries				
13 High Street	795.3/15 664.2	New signage & lighting Chase response (done regularly)	√	P Dates: 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
	957/17	Advise no longer advertised; Listed Bldg status omitted from description	√	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
Reasons for case closure 16 Hilltop Avenue	743.1	Update requested Cllr. Stuchbury to investigate further	√	Acknowledged
	743.2	Fence encroachment into AVDC land	√	18/00027/CON3
	850.2	Investigate Bulletin report Prompt sent	√	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: 2 August 2018

To the Cabinet Member for Planning and Enforcement: Councillor Strachan

Buckingham Town Council – Reasons for Planning and Enforcement decisions

Written questions

Question A:

Please can you answer the questions contained with the correspondence dated 13 April, 2018, from Buckingham Town Council which I am unable to do as a District Councillor through not having the correspondence and supporting information relating to this planning enforcement.

“(Letter dated 13/4/2018, from Mr Wayman (Town Clerk, Buckingham Town Council to Mrs S Kitchen, AVDC Planning Department)

REF: Reasons for decisions – planning and enforcement

Members recently noted that it was customary for an officer to write following a decision contrary to the Town Council's response explaining why the decision had been made. In some cases, of course, it was due to planning reasons not available to the Committee (e.g. conditions not visible from the public domain), but in others because Members had made an incorrect assumption or quoted a reason which had no validity in planning law. The letter was therefore a useful learning aid, and Members would appreciate the reinstatement of the practice as soon as staffing levels allow.

The monthly Enforcement Bulletins are kindly forwarded by our Ward Councillors, and while we understand (but do not support) a decision of 'not worth pursuing', Members feel an expansion of the terse closure decision of 'no breach' would be useful when considering whether to report an apparent infringement.”

Question B:

Please could I receive an answer to the question posed in the correspondence from Buckingham Town Council dated 13 April, 2018, relating to land to the rear of the Grand Junction, Buckingham and the 61 care home application number 16/03302/APP. I am unable to do this being I do not have the information or the correspondence to give an answer. Hence why I'm writing this question on historic correspondence attached and not answered since April

“(Letter dated 13/4/2018, from Mr Wayman (Town Clerk, Buckingham Town Council to Mrs S Kitchen, AVDC Planning Department)

REF: 16/03302/APP – 61 bed care home on land rear of The Grant Junction PH

Thank you for your letter of 6th March 2018; I apologise for not replying sooner, but Planning meetings have been so busy lately, some items have had to be postponed.

When Members discussed your response, they noted your final sentence of paragraph 3:

Addition works will be brought forward as part of the care home scheme so the current position is an interim measure.

and have asked me to enquire whether this constitutes pre-determination.

Members have also noted, with regret, the Inspectorate's decision on 16/00847/APP (West End Farm Care Home) and have asked whether this will influence the review of 16/03302/APP in light of its contribution to the requirement for care home accommodation."

Question C:

Please could I have an answer to the question posed and asked attached dated 12 April, 2018, regarding Swallow Close, Buckingham (application number 17/04784/APP), which I am unable to answer as a District Councillor through not being privileged to information or the correspondence to seek the question posed below and receive an answer.

"(Letter dated 12/4/2018, from Mr Wayman (Town Clerk, Buckingham Town Council to Mrs S Kitchen, AVDC Planning Department)

REF: 17/04784/APP – 11 Swallow Close, Buckingham

At the last meeting of the Planning Committee, Members noted the approval of this application, which they had opposed.

As the application was for a side extension which went right up to the property boundary – the centreline of a shared driveway – they have asked why this was allowed. Though the neighbours have made no complaint, the Committee felt that the provision of suitable foundations without affecting the neighbouring property would be difficult, and the rear part of their driveway rendered unusable.

Modern cars are considerably larger than they were in the 1970s and Members feel it is appropriate to recognise this when restricting use of what is a small driveway to start with.

We would appreciate your views on this decision."

Response:

Question A: This was noted and no response was considered necessary.

Question B: No, there was no pre determination. The officers report on the application to the Strategic Development Committee on 20 June 2018 dealt with the requirement for a care home, which Buckingham Town Council attended.

Question C: The driveway is not a shared driveway but is adjacent to that of the neighbours. The proposal does not block the neighbours driveway, a layout showing parking provision was provided to meet requirements and there are examples of 2 other similar extensions immediately opposite. The officers report specifically addresses the Town council comments, viewable on line, and there was no planning reason to refuse permission. Construction of foundations is not a relevant planning consideration.

The matters raised in A and B were judged to not require a specific response . That to C was of a minor nature, which was given low priority as a result.

Signed: Councillor Peter Strachan

Date: 16 August 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

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: devcon@aylesburyvaledc.gov.uk
Our Ref:
Your Ref:

20 August 2018

Dear Town Clerk

1. **Reasons for decisions**
2. **Land rear of The Grand Junction PH**
3. **11 Swallow Close 17/04784/APP**

I am writing with regard to your letters dated 12 and 13 April 2018 regarding the above, which I will deal with in turn.

Reasons for decisions: Your comments have been noted on both matters raised.

Land rear of The Grand Junction PH: with regard to your question on pre determination I would confirm that this was not the case, as an officer I was expressing a view. The officers report on the application to the Strategic Development Committee on 20 June 2018 dealt with the requirement for a care home, and as Buckingham Town Council attended, I felt that this explained the position and that a specific response to your letter was no longer required.

11 Swallow Close 17/04784/APP: With regard to your questions on the impact on the shared driveway. The driveway is not a shared driveway but is adjacent to that of the neighbours. The proposal does not block the neighbours driveway, and a layout showing parking provision was provided to meet requirements for the property within their ownership. Furthermore there are examples of 2 other similar extensions immediately opposite. The officers report specifically addresses the Town Council comments, which you will find is viewable on line, and having reviewed the file I can consider that there was no planning reason to refuse permission. With regard to concerns over the construction of foundations, this is not a relevant planning consideration, and is a private matter for the relevant owners of the properties concerned.

I am sorry that you did not receive a response before now on the question raised on Swallow Close. As this was of a minor nature, it was given low priority as a result, given the pressures of workload.

I am aware that I have not yet provided a response to your letter dated 20 June 2018 on the validation of applications and I hope to be in a position to reply to that shortly.

Yours sincerely
Susan Kitchen
Susan Kitchen, Corporate Planner



Buckingham Town Council

Terms of Reference

Date Agreed:
Reviewed
Minute Number:
Prepared by:
Christopher Wayman
Version: 1.0

Name

1. The Sub-Committee shall be known as the **ECONOMIC DEVELOPMENT SUB-COMMITTEE.**

Membership

2. Membership of the Sub-Committee is open to any Councillor who wishes to be a member
 - 2.1. Councillors who are not Members of the Sub-Committee may attend the meeting, but will have the same rights as a member of the public.
3. That a Member of the Buckingham Society and the Traders Association are co-opted onto the Sub-Committee
4. That any other interested member of the public can be co-opted onto the Sub-Committee at its meetings.
5. The Sub-Committee shall be subject to a quorum of 3 or one third of its membership, whichever is greater.

Chairman

6. The Sub-Committee shall elect a Chair/Chairman at the first meeting after the Annual Town Council Meeting. The Chair/man's period of office is for one year.
7. The Sub-Committee shall elect a Vice-Chair/Chairman at the first meeting after the Annual Town Council Meeting. The Vice-Chair/Chairman's period of office is for one year.
8. The Chair/Chairman if present shall Chair the Sub-Committee meeting.

Conduct of the Meeting

9. All meetings of the Economic Development Sub-Committee shall be convened in accordance with the Town Council's standing orders and current legislation.
10. All business undertaken at the Economic Development Sub-Committee shall be done so in accordance with the Town Council's standing orders and current legislation

Area of Operations

11. The Sub-Committee shall be responsible for and have the authority for (unless stated elsewhere) the following aspects of the Town Council's functions:
Economic Development

12. In addition to the areas of operation above the Economic Development Sub-Committee has the following responsibilities:

To work with other stakeholders to aid in the economic development of the town

Liaising with businesses to create a strong cohesive voice for the town

Devising an economic strategy and other policies to ensure the town is thriving, once completed to undertake the actions outlined within the strategy and policies

Implementing projects to ensure Buckingham is a better place to visit and work

Encouraging businesses to relocate into Buckingham

Development of marketing strategies for the town

Further Information

13. The Sub-Committee has authority to proceed with all items within its budget, but must refer to the Planning Committee when non budgeted expenditure is anticipated.

14. The Sub-Committee shall appoint working groups as and when it is deemed necessary and shall set out Terms of References for those bodies

Planning 10/9/18

Agenda 6.4 Anglian Water event – email trail

20/6/18: Thank you for your interest in the Ambassador talks!

Anglian Water is currently developing the business plan for 2020-2025. Customer views and priorities are key in the development of our plan. We are looking to have conversations with customers through community groups and local community organisations. Addressing key topics that present challenges to water in our region.

To help ensure we can accommodate your booking, please can you fill in the below information. I shall then arrange with the Ambassador's to confirm.

(1/8/18: following Committee choice I booked 26/10/18)

10/8/18: I apologise for the late reply, the email was stuck in the outbox.

The Community Ambassadors are equipped with enough equipment to cover 144 people. How many people usually attend to the meetings?

We are keen to hear from your group, via our interactive sessions, explaining the work we do, the challenges we face and the projects we're working on. During our interactive presentation, the group can record their thoughts on each topic as it's covered. Your feedback helps shape our future, so the opinions we collect really do matter.

(I responded I had no idea, as we've never done one before)

18/8/18: Thank you for your reply.

At Anglian Water we're keen to hear groups feedback on campaigns we are running and to highlight some of the challenges water brings our region. One of the ways to start the conversation is by running interactive sessions with local community groups, such as this one we are booking now. These are done through our volunteer ambassadors during our interactive presentation, the group can record their thoughts on each topic as it's covered via a voting system we will supply. Feedback from the talks help shape our future, so the opinions really do matter. Campaigns in which we could talk on are: Lead, smart metering, surface water removal, climate change and/or catchment: Agriculture, biodiversity and coastal. The talks are free of charge.

(I asked if they would pay for the room hire)

22/8/18: Unfortunately the ambassador's do not have budget. The ambassador's provide a free service where they talk generally to groups about our campaigns and gain feedback to help develop out business.

Is this something you are interested in?

AYLESBURY VALE DISTRICT COUNCIL

Planning

Please ask for: Appeals Officer
 Direct Line: 01296 585679
 Switchboard: 01296 585858
 Text Relay: prefix telephone number with 18001
 Email: AVDCappeals@aylesburyvaledc.gov.uk

Our Ref: Appeal: 18/00049/NONDET Case: 17/02112/AOP
 Pl. Ref: APP/J0405/W/18/3199342



29 August 2018

Buckingham Town Council

Dear Sir/Madam,

TOWN & COUNTRY PLANNING ACT 1990 APPEAL UNDER SECTION 78

Site Address: Land At Lace Hill London Road Buckingham Buckinghamshire
Proposal: Outline application with access, appearance, layout and scale to be considered for the erection of a health centre
Appeal by: Montpelier Estates Ltd
Application Ref: 17/02112/AOP **Appeal Ref:** 18/00049/NONDET
Planning Inspectorate Ref: APP/J0405/W/18/3199342

I am writing to notify you that an appeal has been lodged with the Secretary of State against the Council's decision in respect of the above site.

The **start date** for this appeal is 23 August 2018.

The appeal will be determined on the basis of Written Representations procedure to be conducted by an Inspector appointed by the Secretary of State. The procedure to be followed is set out in Part 2 of The Town and Country Planning (Appeals) (Written Representations Procedure)(England) Regulations 2009, as amended. You can view documents relating to the Appeal at <https://www.aylesburyvaledc.gov.uk/search-planning-licensing-applications>. This will include the Council's Statement of Case which will be available to view online 5 weeks after the start date.

If you made any comments on the planning application, a copy will be forwarded to the Planning Inspectorate.

If you wish to add any further comments, please send 3 copies to the Planning Inspectorate **within five weeks of the appeal start date**, quoting the Planning Inspectorate reference number (above). You can do so online at: <https://acp.planninginspectorate.gov.uk>. If you do not have access to the internet, you can send your comments to: Initial Appeals, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

Any comments made will be forwarded to all parties involved in the appeal. **Please do not send your comments to us.**

When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk>

Yours faithfully,

Appeals Officer
 PCCON5

The Gateway, Gatehouse Road, Aylesbury, Bucks HP19 8FF
 DX 4130 Aylesbury 1
www.aylesburyvaledc.gov.uk



Agenda 9.2

AVDC Development Management Committee, 23rd August 2018

There were two Buckingham applications on the agenda; I was quite impressed to see our responses from the 20th August meeting to Amended Plans for each of these were available as supplementary handouts at the meeting.

9.2.1 18/01842/APP21 Woodlands Crescent

Conversion of loft to habitable accommodation and insertion of 2No pitched roof dormers to front elevation pitch roof

The application 18/01841/ACL for conversion of the loft with flat roof dormer to rear was not taken into consideration as it has not been decided.

I pointed out that this was the same bungalow, therefore the same loft, and that the original loft drawing for both applications had shown three bedrooms (one double and two single), a shower-room/toilet – off the landing serving all three – and a walk-in wardrobe off the double bedroom. Adding in the two existing bedrooms of the bungalow, Members had considered this overdevelopment of the premises as well as regretting the loss of a bungalow from the housing stock. The other original rooms were a kitchen and bathroom, and a lounge/dining room which would be reduced in width to accommodate the new staircase. The rear dormer was very large, flat-roofed and across the whole width of the bungalow. A neighbour had complained about the consequent overlooking of his garden.

I said that Members had considered the two proposals together, though aware that AVDC could only do them separately (I felt that making the point the two were linked was important). Also that some time after I received advice of the applications and printed off the drawings ((5th June; all documents dated 24 May on the website) a drawing marked 'superseded' had been substituted for the original in the same slot with the 24 May date. This showed just the one double bedroom with an ensuite shower room in the loft. The same drawing in the 18/01841 file had not been changed. This was not noticed until the Minor Amended plans showing the parking plot were advised (3rd August) with the Revision panel on the drawing only showing "Rev A: Proposed floor layouts labelled and parking shown". I noted that removing the dividing walls and doors to a common landing surely merited separate filing (and advice note) as an Amended plan. I also commented that making a tiny bungalow into a five-bedroom house with very limited living room space (the staircase takes a 1m wide strip out of the lounge/diner's floorspace) pointed at a student let.

I was asked one question – were three bedrooms acceptable? and I replied that (a) I couldn't be sure whether it was three or five, as it could be an error, and the officer had not mentioned number of rooms in her introduction and (b) it was still the loss of a bungalow from a diminishing stock, so possibly less of an objection but not acceptance.

They approved it anyway. Mrs. Kitchen is to look into the un-notified change of drawing.

Cllr. Stuchbury elected to speak last. Sara Jones, a representative of Delta Planning, the University's consultants, also spoke.

I pointed out that a Portakabin is not a very attractive structure, especially in front of a 'Non-designated Heritage Asset', and that its new position a short distance from the wall of the Franciscan could be replicated round the back of the building if proximity to existing services was the criterion. Ms. Jones took this to mean to the rear of Paulley House, and said there was no space. Cllr. Stuchbury corrected this, but I don't think it registered with the Committee. I also said that it may be partly hidden during the summer, but the hedge was not particularly dense and was deciduous so the building would be very visible in winter. There had been no end date for the use of the building in the application (this was added into the supplementary sheet – 2021)

Cllrs. Mills and Brandis were concerned about it being white and suggested that a darker colour could be conditioned. Mrs Kitchen said no change could be made as the conditions were listed as part of the meeting papers and Committee agreement would therefore be for the conditions as listed. Cllr. Mills also pointed out that the permission could be renewed if the University's other plans for teaching accommodation were delayed.

Cllr. Collins pointed out there had been a temporary building across the road at the Swan Pool during the renovation works.

Cllr. Town said that the surrounding parked cars would be all different colours, so the colour of the building was immaterial.

Approved.