



BUCKINGHAM TOWN COUNCIL

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

Telephone/Fax: (01280) 816 426

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

Town Clerk: Mr. C. P. Wayman

Tuesday, 12 January 2016

Councillor,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on **18th January 2016 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 1.3, 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 21st December 2015 to be put before the Full Council for ratification on 25th January 2016.

Copy previously circulated

4. **Buckingham Neighbourhood Plan/VALP**

To receive any update from the Town Clerk.

5. **Action Reports**

5.1 To receive action reports as per the attached list.

Appendix A

5.2 (642.2; London Rd. roundabout signage) response from Cabinet Member Cllr. Mark Shaw "Thank you very much for your letter and letting me know your views I do very much value local input."

5.3 (523.2; hedge, parking at Rugby Club, bus stop paths) Response from P.Dales: "With reference to your e-mail dated 3 November and the clarification given in your letter dated 3 December I can advise that the matter was investigated. The strip of land that had been cleared was outside the boundary of the development site and within the ownership of the Rugby Club. The removal of the hedgerow by the rugby club did not require any form of planning approval and as such we cannot require any replacement planting. However, it is understood that planting along that boundary line forms part of the landscape scheme for the development 13/01325/APP which may help to soften the impact of the fencing.

Buckingham



Twinned with Mouvaux, France



With regard to your query concerning the installation of paved footways to the bus stops I would suggest that you raise this with the County Council as the local highway authority."

Response from P.Holton, Biodiversity: "There is still an AHR application [*class*] for hedgerow removal that is thought to breach hedge regs. I receive very few of these in a year. Looking at Philips response the hedge looks not be to considered important in hedge regulation terms.

Replacement hedge should be considered when one is being removed and would need to embrace the habitat enhancement procedure which is detailed in the neighbourhood plan. I am fairly confident in the Buckingham plan we request the habitat impact assessment tool to be used which has a linear loss calculator which will detail exactly the amount and type of hedge to be replaced. Often a 1:1 replacement is not considered enough especially if the hedge was established. Was this requested during the planning decision?" [*Clerk has pointed out hedge is not on application site, but adjacent, and possibly not inside our parish boundary so not covered by the neighbourhood plan*].

5.4 (577/15 Kings Head contractor's vans) Response from Mr. Dales: "I am writing in response to your letter dated 7 December 2015 concerning the above issue, and in particular the situation that related to works to the Kings Head. The parking of vehicles on the highway is not covered by the planning acts and is either a matter for the County Council with regard to the setting and enforcement of any traffic regulation orders and in the instance of damage to the highway, or for the police relating to any obstruction of the highway.

In the case of larger development sites we can ensure that proper on site provision is made for contractors vehicles, but should contractors choose to park on the public highway rather than use the provided on site provision there is no formal action we can take. However, we can and have approached site developers' in such cases, to encourage them to use their best endeavours to ensure that their contractors use the provided area in the interests of considerateness.

I hope that I have explained the position but if you have any further queries please let me know."

5.5 (642.4 Candleford Court) Response from Guinness:

I apologise for not replying sooner in regards to the letter sent by Buckingham Town Council that I have attached to this email.

In reply:

1. The riverside path has been repaired.
2. The lakeside area is now managed by a landscape contractor and is regularly checked.
3. The builders rubbish materials that are shown in the picture have been removed, and the major works on site have finished.

Yours sincerely, Mark Browning - Senior Development Officer, The Guinness Partnership,

6. Planning Applications

For Member's information the next scheduled Development Management Committee meetings are 28th January 2016 and 18th February 2016, with SDMC meetings on 27th January 2016 and 17th February 2016.

To consider planning applications received from AVDC and other applications

1. 15/04176/APP Direct Pizza Co., 25 Hillcrest Way, MK18 1HJ
Operation of a hot food takeaway counter for customer collection within the existing hot food preparation and delivery business
Cain
2. 15/04251/APP 14 Fox Way, MK18 7EH
Two storey side extension and singles storey front extension
Pollock
3. 15/04385/APP 6 Western Avenue, MK18 1LE
Two storey side and part two storey, part single storey rear extensions
Cooper

The following two applications may be considered together:

- 10 Market Square, MK18 1NJ
4. 15/04366/APP Conversion of First & Second Floors from Class B1 Office to Class C3 Residential comprising 2 No 1 Bedroomed Flats
5. 15/04367/ALB Conversion of first & second floors from Class B1 (office) to Class C3 (residential) comprising 2 No 1 Bedroomed Flats including internal alterations
Burgess

Not for consultation

6. 15/04264/ATC Telephone Exchange, Verney Close, MK18 1AD
Cut back the overhanging limbs of the trees on the site boundary. The trees are over hanging a road way to the rear of a council car park. All trees in this area will be crown raised to 4 meters
Sharpe [Ground Control for BT]
7. 16/00011/ATC 4 Victoria Row, MK18 1ER
1x Weeping Willow - 30% canopy reduction to suitable growth points;
1x Italian Alder - Fell to ground level [*"tree has overextended form and leans over river"*]; 1x Apple, heavy reduction to promote new, lower growth.
Snell

The following Minor Amendment has been received, for information only:

15/01218/AOP Land north of A421: Application for Outline Planning Permission with access to provide up to 400 Residential Dwellings (including Affordable Housing), Open Space including Play Areas and sports and related recreation facilities, Landscaping, New Vehicular and Pedestrian Accesses, Engineering (including Ground Modelling) Works, Infrastructure Works (including Drainage Works and Utilities Provision) and Demolition (including Site Reclamation), Car Parking and Lighting.

and

15/01242/AOP Land South of A421: Application for Outline Planning Permission with access to provide Allotments, Cemetery, Associated Buildings, Landscaping, New Vehicular and Pedestrian Access, Engineering (including Ground Modelling) Works, Infrastructure Works (including Drainage Works and Utilities Provision) and Demolition, Car Parking and Lighting.

Hallam Land Management

Minor Amendment: re-design of proposed roundabout at Tingewick Road/bypass junction requiring revised red-line drawing, masterplan, parameters plan and roundabout drawing.

7. Planning Decisions

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

Approved		BTC response	Officer recommⁿ.
15/01166/APP Chandos Sainsbury's Removal of Travel Plan (condition 14 of approval 13/00889/APP)		Oppose	
15/03631/APP40 Aris Way	Loft conversion → habitable accom.	No objections	-
15/03645/APP 3 Well Street	Ch/use garage → café/bar	Oppose&attend	Approve
15/03702/APP 18 Overn Avenue	Single storey side extension	No objections	-
15/03729/APP Ondaatje Hall	S/st. rear orangery-style extension	No objections	-
15/03730/ALB Ondaatje Hall	S/st. rear orangery-style extension	No objections	-
15/03835/APP Fmr Railway Station	Var.cond.to reduce plot 1-3 gardens	No objections	-
Withdrawn/Not Proceeded with			
15/03802/APP 27 Stratford Rd.	Vehicle crossover+parking space	Oppose and attend	

Not Consulted on:

Approved

- 15/03774/ATC Ford St. garage yard Remove sycamore and elder
- 15/03780/ATC Well St. Centre Fell & grind one ash tree
- 15/03918/ATC Station Rd/Hunter St. Works to trees
- 15/03919/ATP Land behind Lenborough Cl. Work to trees

8. Development Management & Strategic Development Management Committees

8.1 Strategic Development Control 6th January 2016

No Buckingham applications.

8.2 Strategic Development Control 27th January 2016

8.3 Development Control 7th January 2016 (Approval)

8.3.1 15/03645/APP 3 Well Street: to receive a report on the meeting from Cllr. Hirons

8.4 Development Control 28th January 2016

8.5 To receive for information the explanatory footnote to DMC/SDMC agendas, courtesy of Cllr. Stuchbury

Appendix B

9. Enforcement

9.1 To receive a response from Mr. Dales re non-appearance of Enforcement Bulletins:

"With regard to the enforcement bulletins that we generate for District Council Members, unfortunately we are still having technical problems which our IT team are endeavouring to address."

9.2 To report any new breaches

10. Transport

10.1 To discuss and agree a response to the new draft LTP – details circulated on last agenda. Consultation draft at

https://democracy.buckscc.gov.uk/documents/s72133/LTP4%20working%20layout%203_0%20PUBLISHED%20CONSULTATION%20DRAFT.pdf

and the questions to be answered are attached and have been circulated separately by email for Members to consider in advance.

Appendix C

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

11. Access

To report any access-related issues.

12. Consultation - New Homes Bonus

To receive notice of, for discussion next meeting and formulation of a response to the DCLG consultation on, alterations to the NHB scheme (response date 10th March 2016). A summary of the questions is to be found on p20 of the document, and is attached.

The consultation document identifier is 151217_-_nhb_draft_condoc_published_version.pdf

Appendix D

13. Correspondence

13.1 To receive and decide whether to accept an invitation to view the upper part of 29-30 West Street prior to an application for change of use

Appendix E

13.2 To receive for information a staff hierarchy for AVDC Planning Department, courtesy Cllr. Stuchbury.

Appendix F

14. News releases

15. Chairman's items for information

Date of the next meeting: Monday 1st February 2016 at 7pm.

To Planning Committee:

Cllr. Ms. J. Bates

Cllr. D. Isham

Cllr. Mrs. C. Strain-Clark (VC)

Cllr. M. Cole

Cllr. A. Mahi

Cllr. R. Stuchbury

Cllr. J. Harvey

Cllr. Mrs. L. O'Donoghue

Cllr. M. Try

Cllr. P. Hirons (Chairman)

Cllr. M. Smith

Mrs. C. Cumming (co-opted)

ACTION LIST
Planning responses

Appendix A

Minute	Responses emailed or added to website	Responses posted
643/15	23/12/15 (1) 29/12/15 (5)	29/12/15

Subject	Meeting date/ minute	Action taken on	Form	Response received	Prompt/ reminder sent	Response received
BCC Transport matters	7/4/15 858.4		Cyclists Dismount signs	BCC have in hand	18/5/15 & 23/6/15 seek update	Prompt sent 18/8/15
Transport meetings	14/9/15 408.1/15	1/10/15	Ask about follow-up meeting	Prompt sent 11/11/15		
London Rd. roundabout/ Badgers & Meadway bypass works Tesco toucan crossing	12/10/15 456/15	12/11/15	Letter with concerns	→ 30/11/15	3/12/15 (570.6) response as minuted	
	21/12/15 642.2	30/12/15	Lanes & signage	30/12/15 Agenda 5.2		
	30/11/15 570.1	3/12/15	Write to Tesco & BCC as minuted			
Local Transport Plan consultation	21/12/15 648.1	30/12/15	Questions as minuted	Questions circulated by email 5/1/16 and attached at Agenda 10.1		
Candleford Court	24/8/15 336/15	28/8/15	Letters to Cllr. Whyte, Guinness & Lagan as minuted	Cllr. Whyte reports path open and being used, but have no confirmation from BCC as to whether this is with permission or not		
	21/12/15 642.4	3/12/15	Prompt re repair of path surface	Response →21/12/15	Telephone contact attempted 23/12/15; emailed instead	Reply from Guinness Agenda 5.5
	642.1	30/12/15	Ask RoW if path could be adopted	Response deemed unsatisfactory		
Travel Plans (effectiveness)	14/9/15 403.1	1/10/15	Ask RLS for review later in year	3/12/15 Prompt sent	Review will be available July 2016	
Dukes Court garden gate	8/6/15 128.2/15	18/6/15	New letter as minuted			
AVDC website	7/4/15 860/14	ongoing	Continue listing problems for new Cabinet Member			
Access – Moreton Road II	8/6/15 128.4/15	18/6/15	Reply as minuted	Drawing →30/11/15; S. Essam confirms western entrance open 9/11/15, other requires more work to install		
Padbury applications	18/5/15 52/15	5/6/15	Letter as minuted			
Amended plans	24/8/15 336.2/15	28/8/15	Send letter +photos of Candleford Ct			

Subject	Meeting date/ minute	Action taken on	Form	Response received	Prompt/ reminder sent	Response received
Cornwalls Meadow access	27/7/15 285/15	10/7/15	AVDC contacted with photos	20/7 Steve Harding to inspect	14/9/15 403/15 – chased	
Employment development	24/8/15 343.3	14/9/15 Chased 30/12/15	Letters as minuted	30/12/15 – response to be sent in New Year		
Tree applications	2/11/15 520/15	12/11/15	Concerns about tree applications			
Site access – Kings Head	30/11/15 577/15	3/12/15	Letter re contractor's vehicles as minuted	Agenda 5.4		
Riverbank trees, Tingewick Road site	21/12/15 public session	23/12/15	Letter as agreed & press release	Meeting set for Friday 8/1/16 Cllr. Newell to attend		
Neighbourhood Plan	21/12/15 641/15	23/12/15	Email copy of policies to all Cllrs.			
AVDC admin	21/12/15 642.1	30/12/15	Cover for sickness & absence			
Enforcement reports and queries						
13 High Street	16/3/15 795.3	17/3/15 with photo	New signage & lighting	"13" needs permission; remainder awaiting HBO decision	Update →30/11/15 3/12/15 Chase full response	21/12/15: C Hack on sick leave since beginning December
	24/8/15 336.3	1/9/15	Letter to Cllr. Paternoster			
Buckingham Butcher	18/5/15 45.2.2/15	28/5/15	Check previous use class, report to Environmental Health & Enforcement	EH aware – on list for inspection; Enf. case no. 15/00200/CON3		
Devolve enforcement	24/8/15 340.2/15	1/9/15	Letter as minuted			
3 Overn Crescent	14/9/15 407/15	25/9/15	Check HMO-registered		Chased 17/11/15	Case officer is aware and investigating
Hedge & parking at Rugby Club	2/11/15 523.2	3/11/15 3/12/15	JH to supply details; report sent Chase response and include bus stop path	→21/12/15 Check wildlife habitat aspect of hedge loss		Responses from P Dales & Paul Holton Agenda 5.3
Pop Up bar sign, Cornwall Place	30/11/15 575.3	2/12/15	Report with photos			

Action awaiting response

Action yet to be taken

Action completed **new response**

Subject	Meeting date/ minute	Action taken on	Form	Response received	Prompt/ reminder sent	Response received
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News releases						
Cotton End steps	6/7/15 216/15		To await further information			
Addington Road						
Tingewick Rd. trees	21/12/15 651/15	24/12/15		<i>Advertiser</i> 8/1/16		

Action awaiting response

Action yet to be taken

Action completed **new response**

**THE FOLLOWING ADDITIONAL ISSUES HAVE BEEN TAKEN INTO ACCOUNT IN
PREPARING THE REPORTS ON THIS AGENDA**

DETERMINATION OF PLANNING APPLICATIONS

The Council is required in all cases where the Development Plan is relevant, to determine planning applications in accordance with policies in the Development Plan unless material considerations indicate otherwise.

HUMAN RIGHTS ACT 1998

The determination of the applications which are the subject of these reports is considered to involve the following human rights:-

1. Article 8: Right to respect for private and family life; and
2. Article 1 of the First Protocol: Protection of Property

The evaluation section of each report considers in detail the competing rights and interests involved in the application. Having had regard to those matters in the light of the Convention rights referred to above, it is considered that the recommendations in the reports are in accordance with the law, proportionate and balances the needs of the Applicant with the protection of the rights and freedoms of others in the public interest.

SECTION 17 CRIME AND DISORDER ACT 1998

In reaching the recommendations set out in each report, due regard has been given to the duty imposed upon the Council under Section 17 of the Crime and Disorder Act 1998 to do all it reasonably can to prevent crime and disorder in its area.

EQUALITY ACT 2010

In dealing with planning applications on this agenda and in reaching the recommendations set out in each report, proper consideration has been given to the duty imposed on the Council under the Equality Act 2010 to have due regard to the need to eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by that Act; to advance equality of opportunity and to foster good relations between persons who share a relevant protected characteristic and persons who do not share it. The protected characteristics under the Act are a person's age, sex, gender assignment, sexual orientation, disability, marriage or civil partnership, pregnancy or maternity, race, religion or belief.

Local Transport Plan 4 (draft) - Consultation questionnaire

Guidance notes

Thank you for deciding to tell us what you think about the draft Local Transport Plan 4 (LTP4). We held an initial 'snapshot' consultation in August/September 2015 which helped shape this draft plan.

Before you complete the short survey, please have a look at the draft LTP4 (here). The survey is a mixture of multiple choice and free text questions. It should take around 10 minutes to complete.

Whilst we want to hear as many of your views as possible, you do not need to answer every question if you don't want to.

If you want to refer back to the LTP4 draft document during the survey, there are links to it on each page of the survey.

Section 1 – Introduction to the plan

LTP4 aims to make Buckinghamshire a great place to live and work, maintaining and enhancing its special environment, helping its people and businesses thrive and grow to give us one of the strongest and most productive economies in the country. It also sets four objectives:

Objective 1: Connected Buckinghamshire - Provide a well-connected, efficient and reliable transport network which links to key national and international destinations helping Buckinghamshire's residents and economy to flourish while capitalising on external investment opportunities.

Objective 2: Growing Buckinghamshire - To secure good road, public transport, cycle and walking infrastructure and service provision, working in partnership with local businesses and the community through a range of initiatives and taking advantage of new and emerging technologies to meet the (current and future) needs of our residents as Buckinghamshire grows.

Objective 3: Healthy, Safe and Sustainable Buckinghamshire - Allow residents to improve their quality of life and health, by promoting smarter travel choices and access to opportunities that improve health. Ensure transport systems are safe and allow people to make the most of Buckinghamshire's special environment.

Objective 4: Empowered Buckinghamshire - Allow people to access the educational, work and social opportunities they need to grow. Increase opportunities for residents to support themselves and their communities by enabling local transport solutions.

1. Do you agree with the aim and objectives?

- Yes
- No
- In part
- Not sure

2. Do you have any comments on the aim and objectives?

Section 2 – Big picture policies

Big Picture Policy 1: Managing demand for our services

Policy 1 sets out how we will deliver our services in the most efficient way: reducing the need to travel; and reducing demand for Council services. To do this it suggests we work with partners to:

- Decide the best way to use our limited resources
- Understand what other people might be able to deliver better: communities, private companies or others may have better ways to deliver some services
- See what could be done in a more efficient way, for example using new technology or by providing services online

3. Do you have any comments on this approach?

4. Do you have any ideas for putting this policy into action?

Big Picture Policy 2: Beyond Buckinghamshire

‘Beyond Buckinghamshire’ (Policy 2) states: We will work to improve the connectivity of Buckinghamshire’s transport network and stimulate economic growth, improve journey times and promote safer more sustainable travel.

Some key transport links are mapped on page 20 of the LTP4 draft.

5. Are any of the key transport links mapped on page 20 particularly important to you?

6. Do you have concerns about any of the key transport links?

7. Do you think any key transport links or issues are missing?

Big Picture Policy 3: Development Management

The initial ‘snapshot’ consultation showed a desire for the transport effects of new development to be addressed by developers. This is reflected by **Policy 3** in the draft LTP4. A dedicated Development Management Policy is also being produced.

8. Is there any particular information you would like to see included in the Development Management Policy?

9. Do you have any further comments about the big picture policies?

Section 3 – Policies for specific issues

10. From the policies for specific issues please choose the 4 policies which you think are most important (a summary of the policies can be seen on Pages 5 – 8 of the draft LTP4):

Policy choice 1:

Policy choice 2:

Policy choice 3:

Policy choice 4:

11. For each of your chosen 4, please answer the following questions:

a) Do you agree how we have addressed this policy in LTP4 (please circle)?

Policy choice 1 - agree / disagree / not sure

Policy choice 2 - agree / disagree / not sure

Policy choice 3 - agree / disagree / not sure

Policy choice 4 - agree / disagree / not sure

b) Do you think there is anything wrong or missing from this Policy in LTP4?

Policy choice 1:

Policy choice 2:

Policy choice 3:

Policy choice 4:

12. Do you want to comment on any of the other policies listed above? (it would be helpful if you could note which policy you are referring to)

13. Do you think there are any important topics missing from the list of specific policies?

Section 4 – Putting the plan into action

14. Do you have any comments about how the LTP4 should be put into action?

15. What do you think are the biggest challenges in putting the LTP4 into action?

16. Do you have any ideas for how you could help improve transport in Buckinghamshire?

NHB Consultation: Summary of Questions

Question 1 What are your views on moving from 6 years of payments under the Bonus to 4 years, with an interim period for 5 year payments?

Question 2 Should the number of years of payments under the Bonus be reduced further to 3 or 2 years?

Question 3 Should the Government continue to use this approach? If not, what alternatives would work better?

Question 4 Do you agree that local authorities should lose their Bonus allocation in the years during which their Local Plan has not been submitted? If not, what alternative arrangement should be in place?

Question 5 Is there merit in a mechanism for abatement which reflects the date of the adopted plan?

Question 6 Do you agree to this mechanism for reflecting homes only allowed on appeal in Bonus payments?

Question 7 Do you agree that New Homes Bonus payments should be reduced by 50%, or 100%, where homes are allowed on appeal? If not, what other adjustment would you propose, and why?

Question 8 Do you agree that reductions should be based on the national average Band D council tax? If this were to change (see question 3) should the new model also be adopted for this purpose?

Question 9 Do you agree that setting a national baseline offers the best incentive effect for the Bonus?

Question 10 Do you agree that the right level for the baseline is 0.25%?

Question 11 Do you agree that adjustments to the baseline should be used to reflect significant and unexpected housing growth? If not, what other mechanism could be used to ensure that the costs of the Bonus stay within the funding envelope and ensure that we have the necessary resources for adult social care?

Question 12 Do you agree that the same adjustments as elsewhere should apply in areas covered by National Parks, the Broads Authority and development corporations?

Question 13 Do you agree that county councils should not be exempted from adjustments to the Bonus payments?

Question 14 What are your views on whether there is merit in considering protection for those who may face an adverse impact from these proposals?

Office@buckingham-tc.gov.uk

From: Allan Ross <Allan.Ross@cmiarchitecture.co.uk>
Sent: 11 January 2016 08:52
To: office@buckingham-tc.gov.uk
Subject: 29-30 West Street Buckingham

Dear Katherine

I am the architect working on the project at West Street in Buckingham. We are about to submit a further application for change of use to residential for the upper part of the building. I felt it might be a good idea to invite members of the council to come and have a tour of the property so they can get a better idea of what we are proposing. I can make myself available at any time that suits.

Kind regards

Allan Ross RIBA RIAS ARB

CMI ARCHITECTURE LTD

11 WARREN YARD | WARREN PARK | STRATFORD ROAD | MILTON KEYNES | MK12 5NW

T: 01908 224 160

F: 01908 227 319

W: WWW.CMIARCHITECTURE.CO.UK

Tweet: [@cmiaarchitecture](https://twitter.com/cmiarchitecture)

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