



BUCKINGHAM TOWN COUNCIL

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Town Clerk: Mr P. Hodson

Wednesday, 20 February 2019

Councillor,

You are summoned to an Interim meeting of Buckingham Town Council to be held on **Monday 25th February 2019 at 7pm** in the Council Chamber, Cornwalls Meadow, Buckingham.

Mr P Hodson
Town Clerk

Please note that the Full Council will be preceded by a Public Session in accordance with Standing Order 3.f, which will last for a maximum of 15 minutes.

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. NEW APPLICATION

19/00511/APP Land to the rear of 2 Market Hill, MK18 1JS

Property Consultants Ltd.

Planning Clerk's summary is attached

BTC/91/18

4. NEW APPLICATION (not in our Parish; in Lillingstone Dayrell)

19/00532/ADP Silverstone Motor Racing Circuit, NN12 8TN

Reserved matters application pursuant to outline planning permission 17/01840/AOP; layout, scale, external appearance, the access, and the landscaping of the site

Silverstone Circuits Ltd.

Planning Clerk's summary is attached

BTC/92/18

5. MAJOR PLANNING APPLICATION – AMENDED PLANS

17/04668/ADP Land North Of A421 Tingewick Road

Approval of the reserved matters details of the external appearance of the buildings, the landscaping of the site, layout and scale for each phase or part of the development together with discharge of conditions 2 (phasing) and 6 (design code)

Planning Clerk's summary is attached

BTC/93/18



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. Chairman's Announcements

7. Date of next Meetings:

Full Council	Monday 18 th March 2019
Interim	Monday 15 th March 2019

To: All Councillors

BUCKINGHAM TOWN COUNCIL
INTERIM COUNCIL
MONDAY 25th FEBRUARY 2019

Contact Officer: Mrs. K. McElligott

NEW PLANNING APPLICATION

19/00511/APP Land to the rear of 2 Market Hill, MK18 1JS

Proposed new detached building comprising 10 apartment dwellings, and associated external works, bin/cycle store and alterations to access

Morrison Property Consultants Ltd.

Background: The site is the former rear garden of 1-2 Market Hill (the drycleaners and ex-NatWest Bank). It stretches from the back of the bank building parallel to Verney Close almost to the old Red Cross Centre building currently leased by the Church. It gets narrower at its eastern end. The applicant is the same as for the redevelopment of the upper storeys of the bank into 8 flats.



View down Verney Close

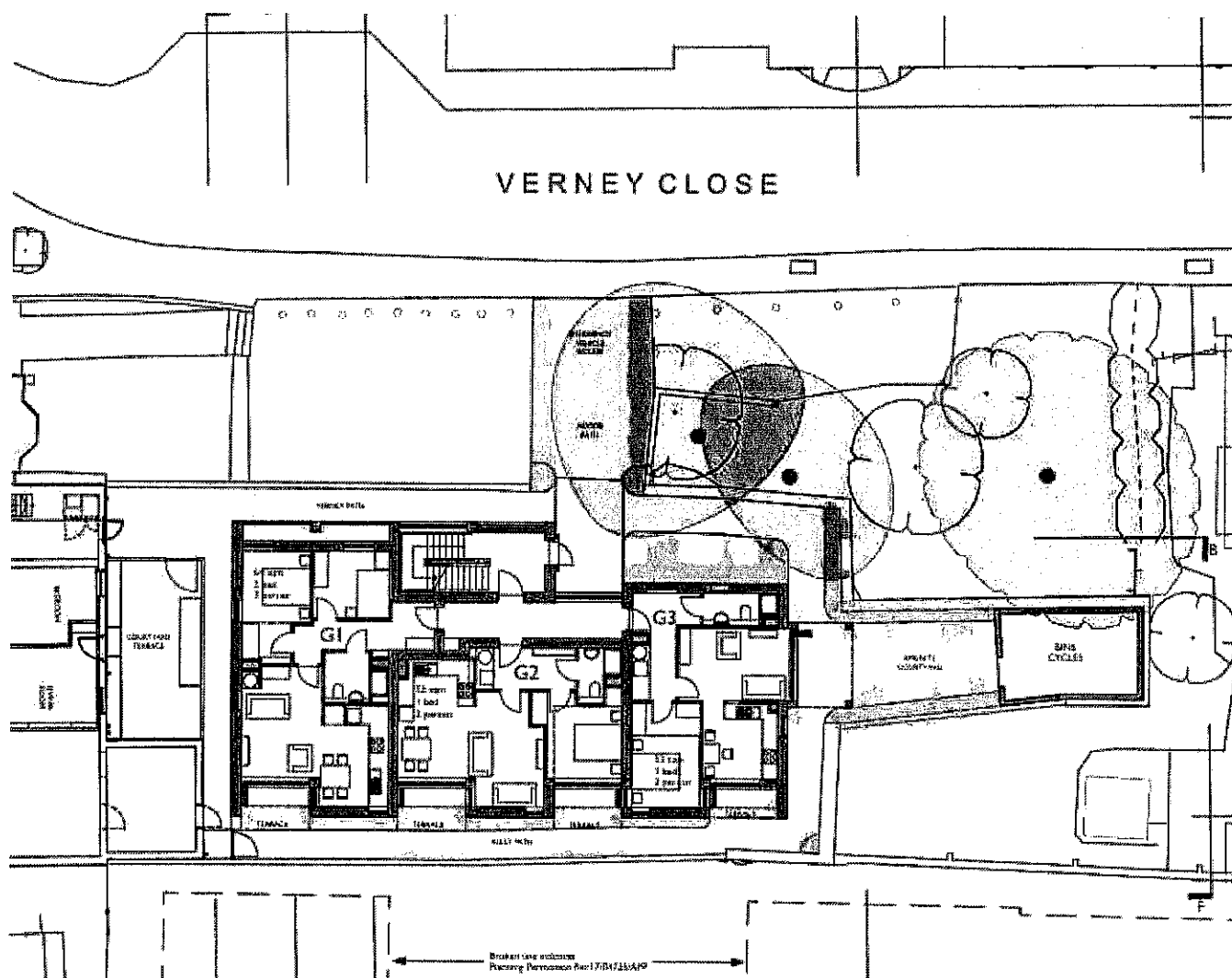
The proposal is for a 4-storey block with 3 flats on each of the ground, first and second floors, with a penthouse flat surrounded by a terrace (enabling the walls to be stepped in somewhat to reduce the visual bulk). The roof will be flat reflecting (and at the same height as) that of the new flats above the bank. The lower flats will have south facing balconies obscure-glazed to 1.7m. The ground floor flats will have the capability of being adapted for disabled access. There is no lift to the upper floors, and nowhere for a disabled person (or anyone else) to park a vehicle. The current site access is to be pedestrian and emergency vehicle access only.

The parking bays on Verney Close (5 each side of the current site access, though the one immediately to the left is almost unusable due to vegetation) are not part of the site. BCC own the 5 to the left as viewed from Verney Close (which are used by Adult Education tutors etc.), and it seems the 5 to the right belong to The White House, though some are sublet.

Some of the trees on site will have to be felled (2 wild cherries and a sycamore) but the three yews are to be kept (but with 30% pruned to south and west). These are the green blobs on the drawings. The easterly part of the building is stepped back to allow space for these trees, but they will still be very close to the walls and foundations. A small 'amenity space' is allowed between the building and the bin and cycle store at the far end of the site. There is a 1m wide pathway round the building.

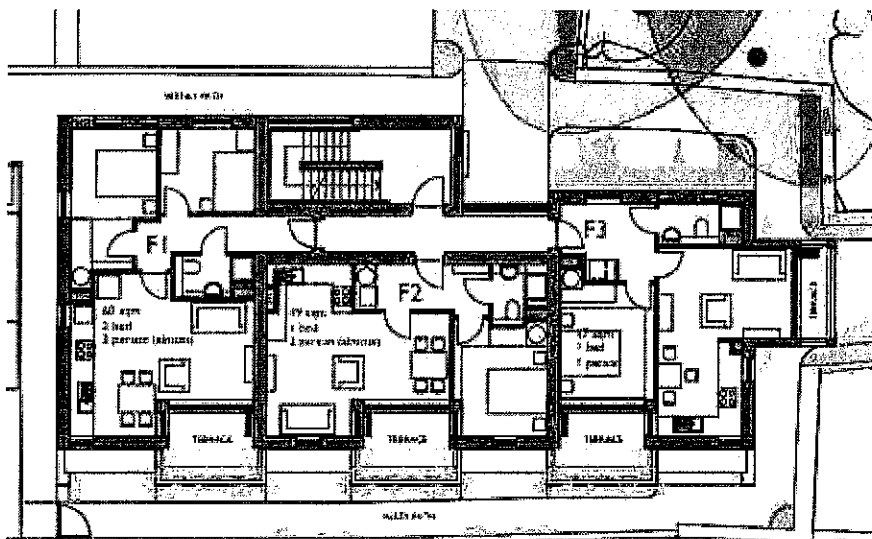
There will be 6 x 1-bed flats and 4 x 2-bed (2-bed on the top floor, all the other floors 1 x 2-bed and 2 x 1-bed). The architectural style reflects the rear elevation of the new flats above the bank.

The Market Square buildings, The White House and the Almshouses are Grade II Listed. The site is in the Conservation Area.

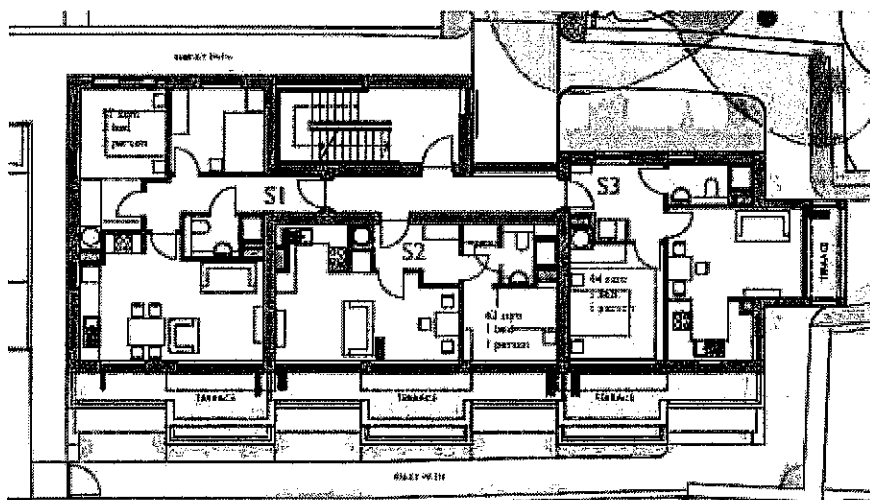


Ground floor & site layout; existing buildings are shaded in. The bottom edge of the drawing shows the site behind 10 Market Square, where there is approval for 2 flats (left) and 2 bungalows (right) shown by dashed lines; the gap arrowed between is the 'amenity area' for the two flats and one of the bungalows.

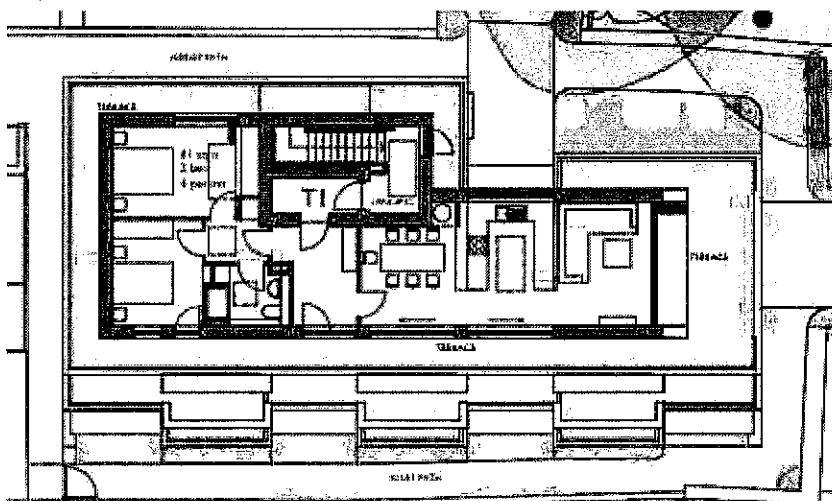
(See Appendix 2).



First floor has terrace balconies



Second floor has smaller balconies

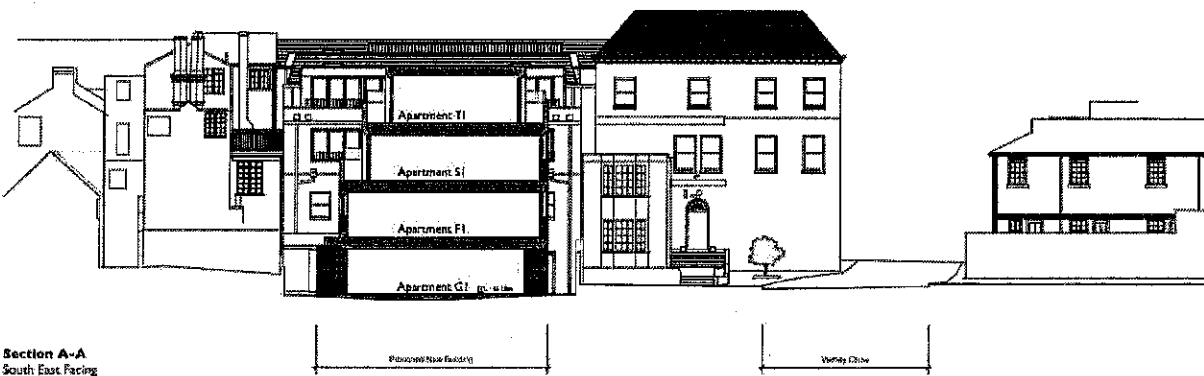


Third floor has a single flat with a terrace on all sides

This before and after section across the site shows it in relation to the rear of the existing building, (with the two top storeys converted to flats) and the stepped-in profile of the south face of the new block.



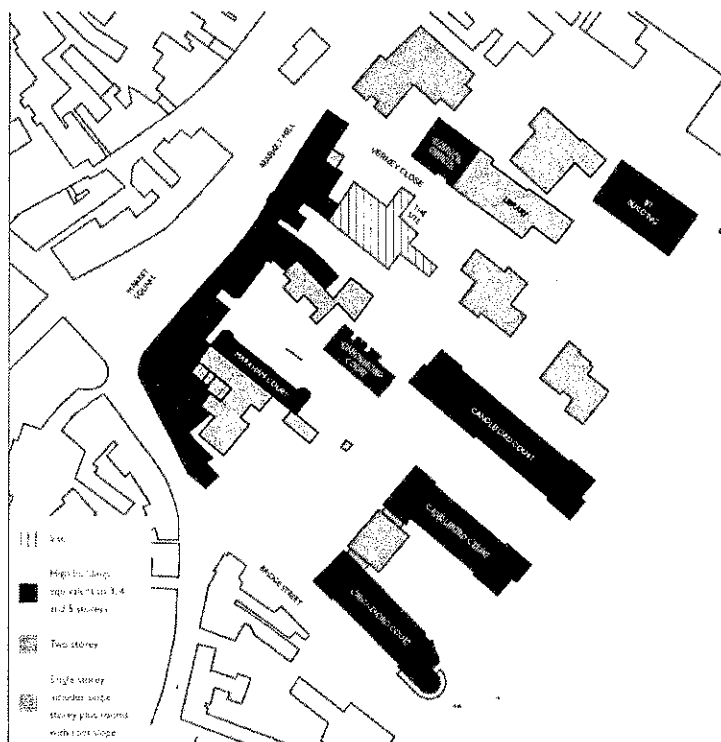
Section A-A
South East Facing
As Existing
Scale - 1:200



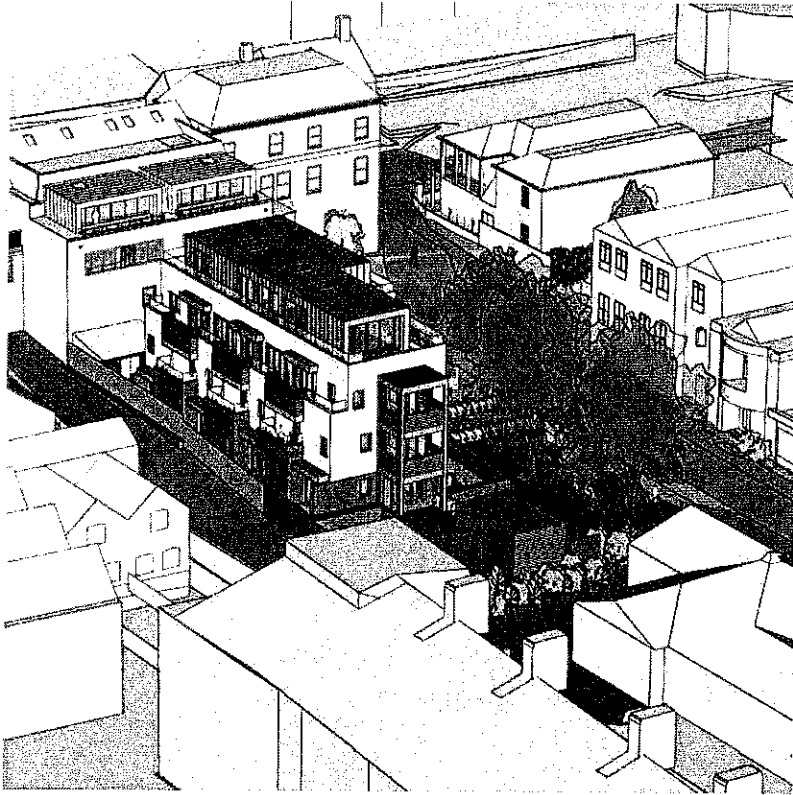
Section A-A
South East Facing
As Proposed

↑ 10 Market Sq. ↑ Rear of Nat West ↑ The White House ↑ Almshouses

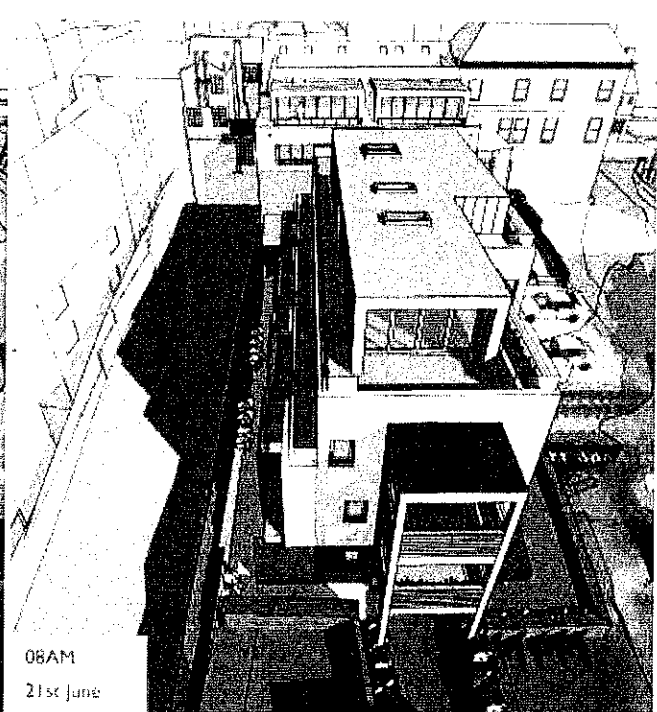
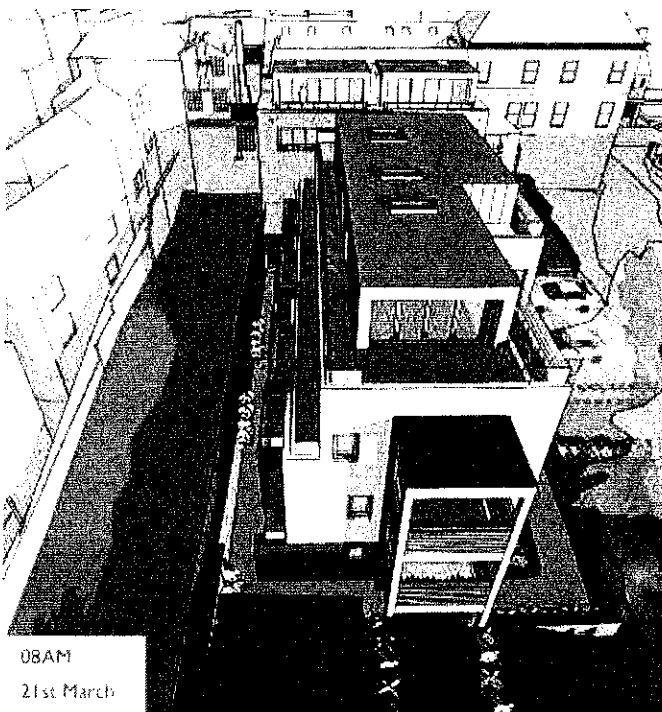
This shows that it is surrounded by buildings of a similar height (red 3-5 storeys, pink 2-storeys, blue single storey)



This shows the proposed building in relation to its surroundings – the green strip on the left has planning approval for four dwellings, see Appendix 2.



There are several drawings in the Design and Access Statement showing the shadows cast by the proposed building in spring and summer at various times of day, and these show the adjacent site will be in the shade (as will the first floor flats in the Bank building) on winter mornings, and to a lesser extent in the summer. Given the height of the buildings the other side of this narrow plot, the residents, especially of the bungalows, might feel rather enclosed.

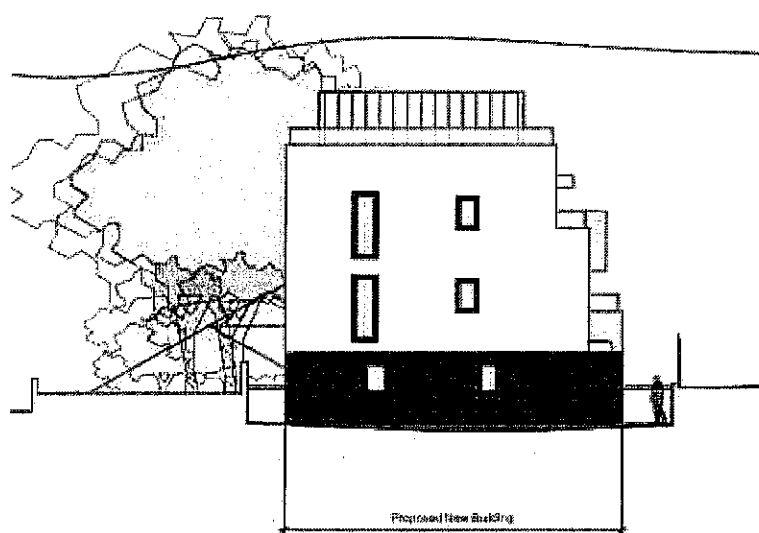


The D&A Statement states "These diagrams indicate that there will be minimal effect on existing residents by the erection of this building in terms of direct sunlight and shadowing. Due to the distance (together with the external finish of white/cream render) of the proposed building from neighbouring properties, any effect on received daylight will also be minimal." - which is true, as there are no existing residents yet on Burgess's site, or in the flats over the bank, or in the basement flat (as yet unapproved).

The pathway round the rear of the building might give rise to security concerns, even though it is gated if it is assumed that the access to the terraces of the ground floor flats is via a sliding patio door.

The flats at this end of the building are very close to the drycleaners' venting.

The view from the new flats over the Bank/Coffeeshop is this:



At ground, first and second floor this is the two-bedroom flat. The long left hand window is a bedroom, the right hand the kitchen/dining/living room. There is no indication that these are to be obscure glazed for (mutual) privacy.

The hitherto undetected existence of a Northampton bus service is listed under Planning Policy (pages and sections are not numbered); checking with the national Journey Planner, it is not a direct service, passengers have to change in Milton Keynes, so its inclusion is unnecessary, given how many other possible destinations are available from MK.

Section 2 of the D&A Statement is comprised of 17 pages of Planning Policy (NPPF and AVDLP; only the penultimate page mentions town policies - reproduced below in their entirety):

"Buckingham Neighbourhood Development Plan (BNP)

The proposed development is in accordance with the stated objectives of the BNP in that it will conserve and enhance the historic environment and provide housing at an appropriate density that meets the needs of existing and future Buckingham residents.

Adopted supplementary design guidance (SPG) - Buckingham Design Guidelines

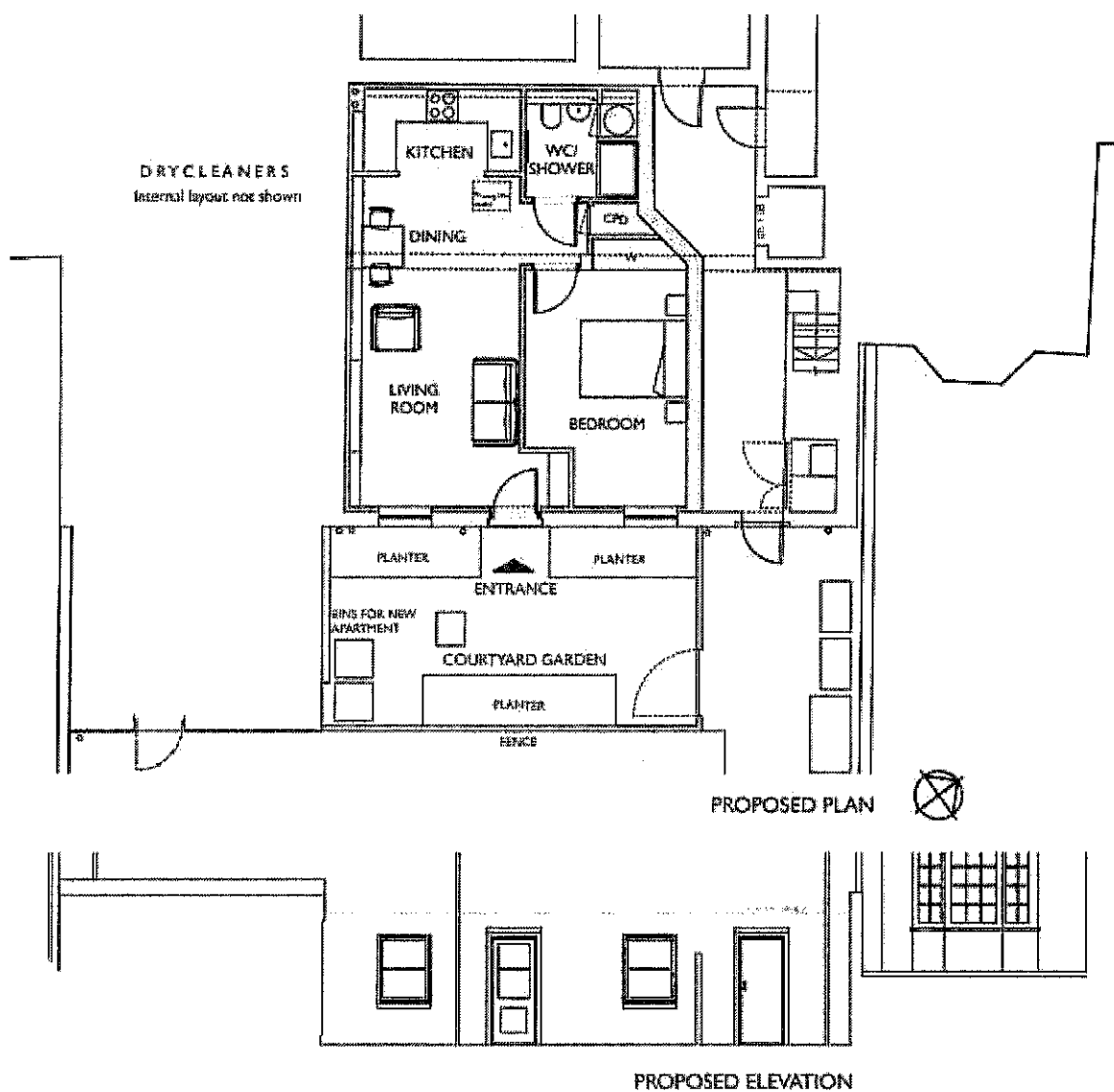
These were adopted by AVDC in 2001 as a guide to the design of new development within Buckingham. Similar to the BNP the proposed development reflects the guidelines within this document in terms of materials, scale, elevations, and roofline."

As the effect on neighbouring properties is relevant, the following pages detail the two sites most affected, for Members' information.

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Appendix 1 – Basement flat in 2 Market Hill

The basement flat in the old Bank building (18/03140/APP: awaiting decision): plan and elevation

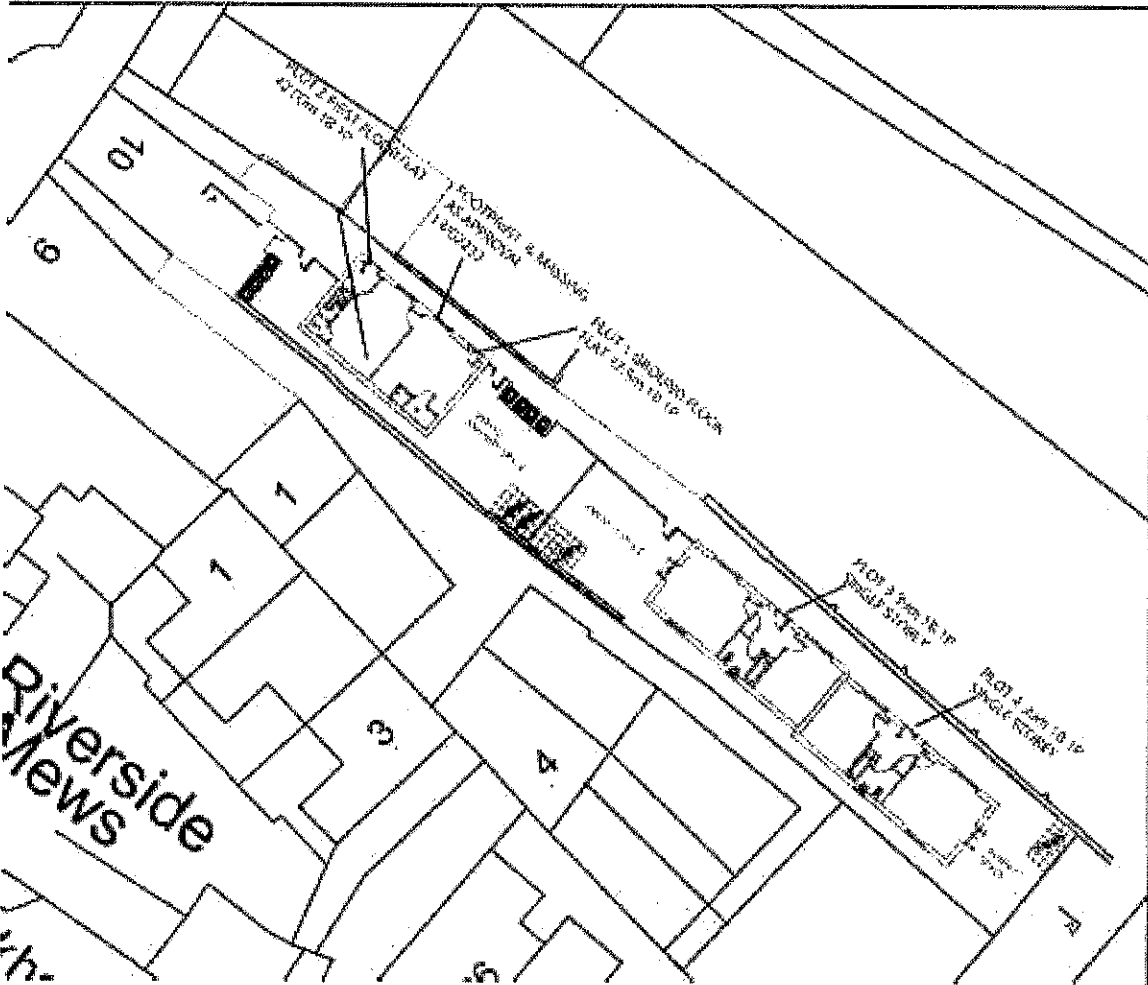


Note that the flat only has daylight from these two windows and the door. The door on the right leads to the staircase to the cafe and flats above. The outline on the left is the the wooden outbuilding behind the dry-cleaners' basement workroom. The bay window to the right, and raised ground level, are the rear of The White House (Browns Hairdressers).

The two small rectangles above the words 'PROPOSED PLAN' are air-conditioning units (approved as part of 18/03474/APP) set against the wall dividing the yard from the garden of the White House, the large rectangle is space for 2 x 660 litre (small skip) wheelie bins and 1 x 240 litre (larger domestic style) bin for the café and 8 flats above it. (The basement flat has its own bins, in the courtyard). The end wall of the proposed apartment block is approximately 1m from the courtyard fence and 5m from the basement flat

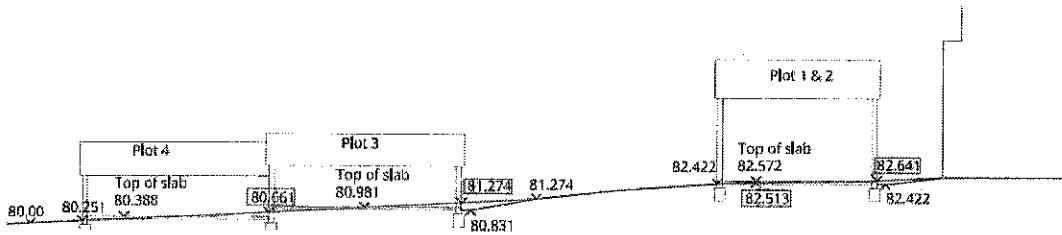
windows. The roof level of the proposed building appears to be the same as that of the new flats over the bank building, though the penthouse flat is stepped back a little from the main part of the wall.

Appendix 2 - Neighbouring site to the south



Land behind No. 10 Market Square – approved development 17/04725/APP
 2 x 1-bed flats + 2 x 1-bed bungalows

Site section from top left to bottom right (to scale)



Elevations of the above facing proposed building (not to scale):

PROPOSED ELEVATIONS PAGES 3 & 4

FROM [NORTH-EAST]



**BUCKINGHAM TOWN COUNCIL
INTERIM COUNCIL
MONDAY 25th FEBRUARY 2019**

Contact Officer: Mrs. K. McElligott

NEW APPLICATION (not in our Parish; in Lillingstone Dayrell)

19/00532/ADP Silverstone Motor Racing Circuit, NN12 8TN

Reserved matters application for the Silverstone Hotel , drop off and associated car parking pursuant to condition 2 of outline planning permission 17/01840/AOP layout, scale, external appearance, the access, and the landscaping of the site with regards to condition 7 (details of highway, estate roads and manoeuvring, pedestrian and cycleway, communal car, cycle and vehicle parking provision, open storage/yards and functional services. 8 (details of materials, elevation treatment, lighting, security and crime prevention measures, signage and way-marking, energy strategy) and 9 (hard and soft landscaping)

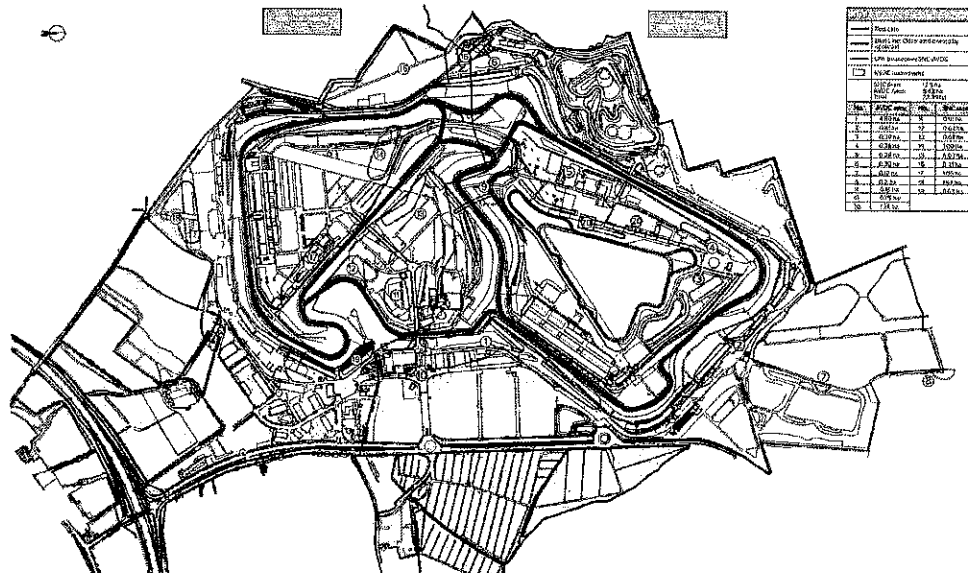
Silverstone Circuits Ltd.

Background: Masterplan

Members' last response to the Masterplan (17/01840/AOP) was:

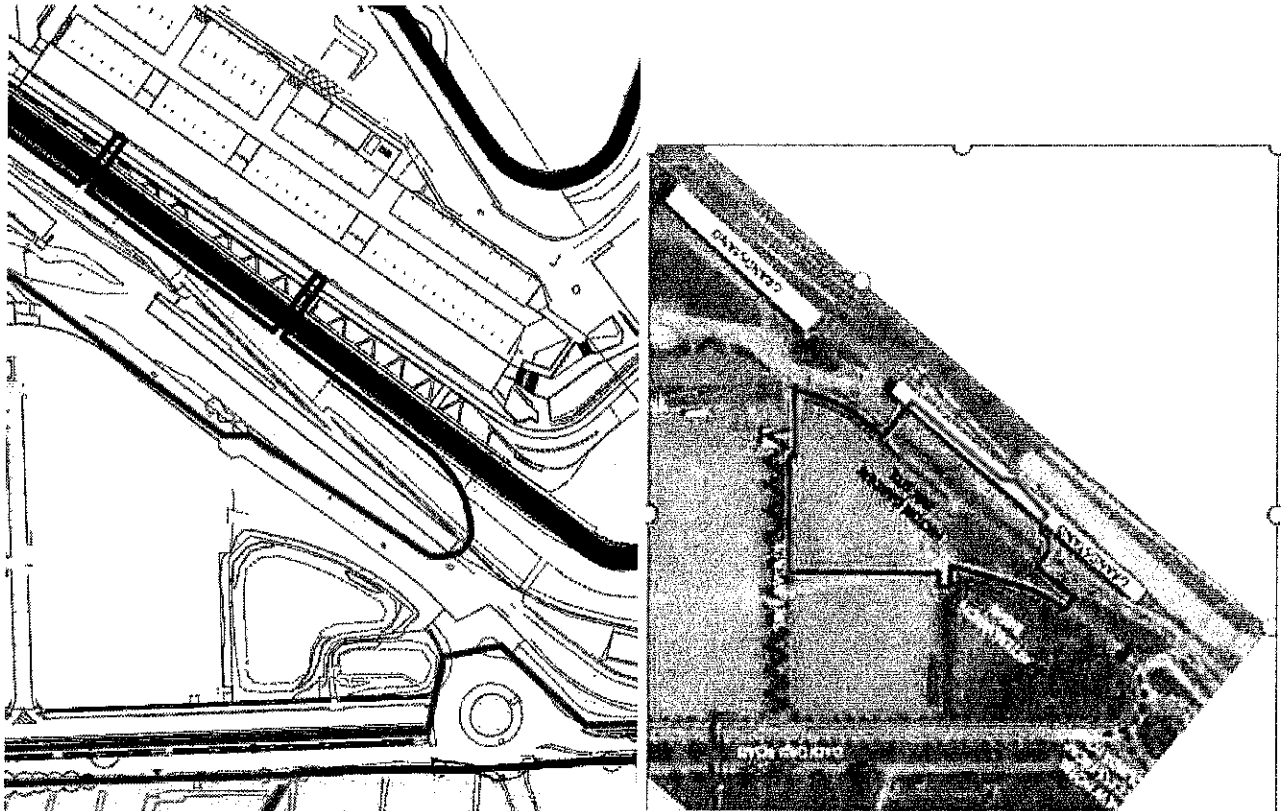
At their meeting on 21st August 2017, Members noted the revised shift patterns avoiding peak times, but noted that without any public transport from the Buckingham & Winslow direction, staff would still be obliged to drive to work. The roads in this direction were not suitable for cycling, being narrow and subject to a 60mph speed limit. The UTC bus did not run at convenient times for staff, and not at weekends or during college holidays. No improvement of the Dadford Road south of the circuit access was included in the proposal. It was suggested that a bus service for staff be provided at shift start and end times, to facilitate economic transport for staff from the North Bucks area.

Members had no further comment on the remaining changes to the application.



The green line is the boundary between SNDC & AVDC. The road across the bottom is the Dadford Road and the dual carriageway at the left is the A43.

This is another phase of the Silverstone Masterplan: Hilton Garden Inn bridge and carparking



Enlargement of the above for orientation purposes

Red line site boundary rotated to match

The roundabout is the righthand one on the Dadford Road. The heart shaped area to the left of it is an attenuation basin.

The site for the hotel sits within the boundaries of the Silverstone complex adjacent to the start/finish straight of the main race track and between the two roundabouts on the Dadford Road. A new access off the southern (righthand in the drawings above) roundabout is proposed.

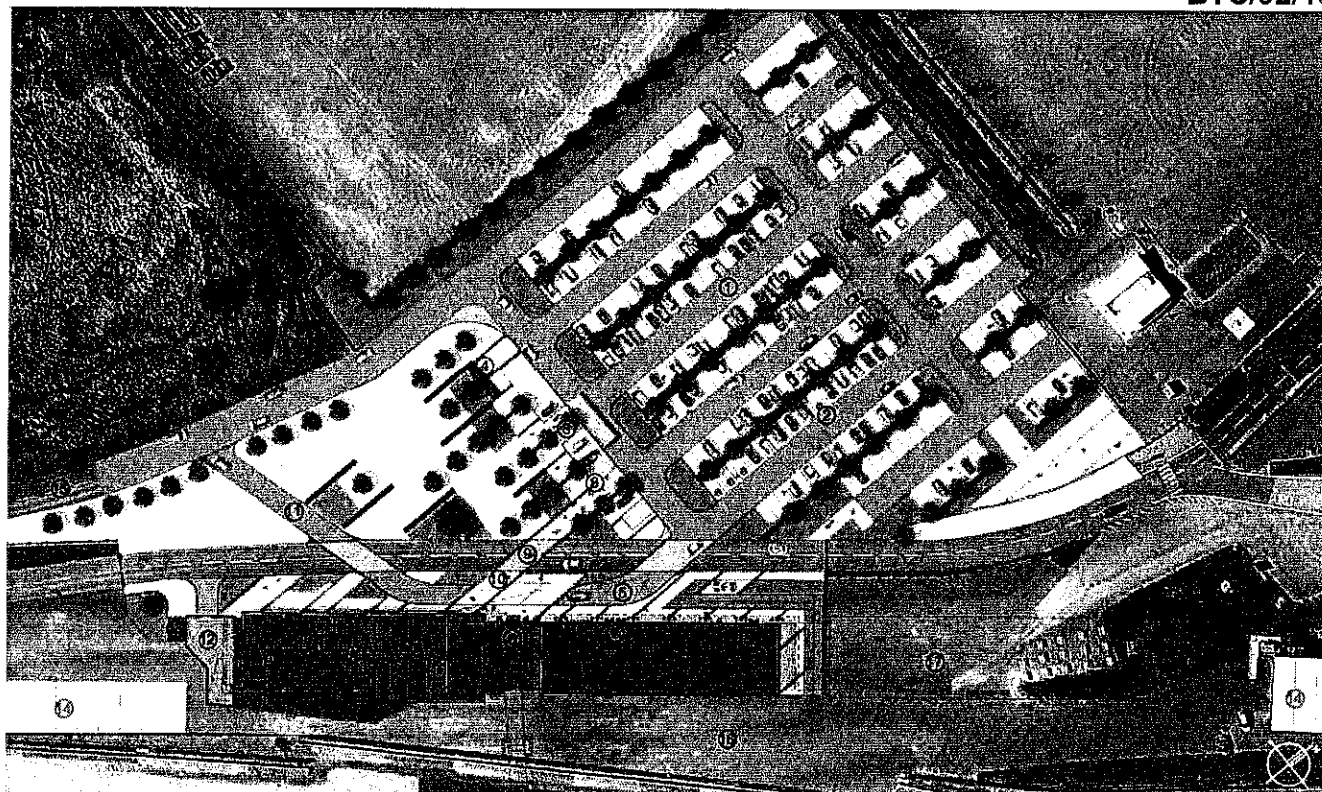
Currently the site is extensively hard surfacing: occupied to the east with an existing grandstand (which is to be relocated); the service road which runs through the centre of the site and to the west extensive loose surface car parking associated with the activities of the track.

The northern boundary is formed by a low hedge and avenue of semi mature trees, running along an access road, which will not be affected by the development. To the west of the site (outside the site boundary) sits a large attenuation basin with a matrix of grass habitats and occasional scrub / trees. The track and associated activities form the boundary to the east and south.

The car/coach/taxi drop-off route comes in from the roundabout and loops round along the edge of the car park area to the front of the hotel and back out the same way. Obviously pedestrian traffic will have to cross the loop twice, once emerging from the carpark and once to reach the hotel door. There is pedestrian priority on the main access path (shown as zebra stripes on the illustration) and a ramp and steps to cope with a difference in level.

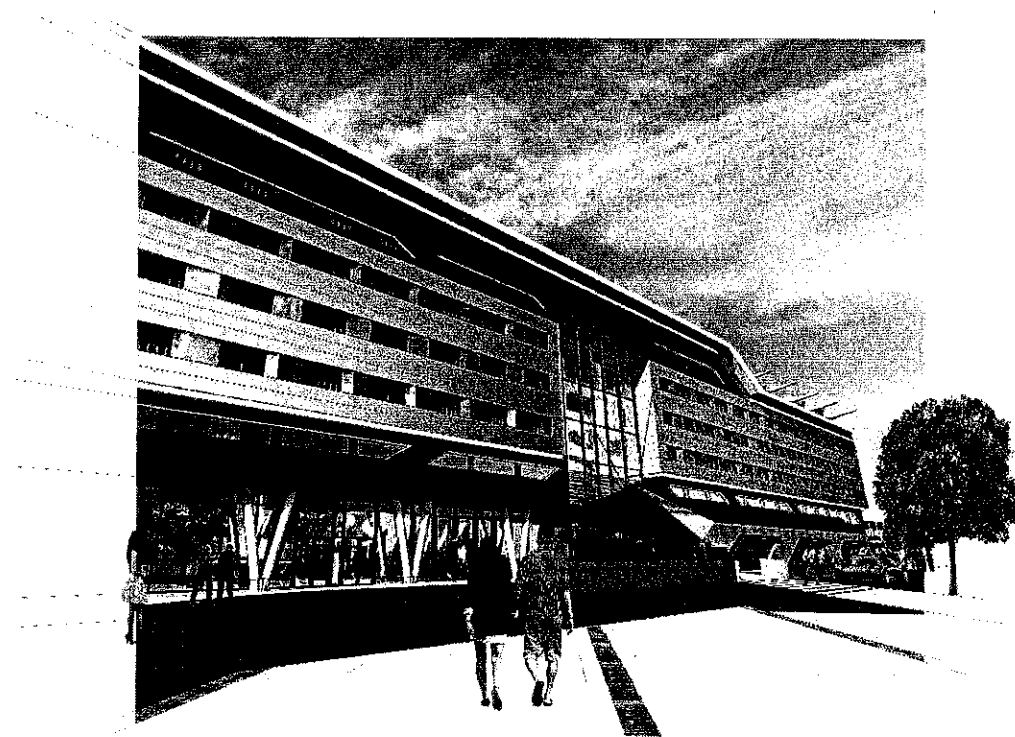
There is parking for 272 cars (bays are a generous 2.5m x 5m) including 17 disabled bays (3.6m x 6m) and 12 electric charging point bays; ranks are separated by 2m of beech hedge and lanes are 6m wide. There is also accommodation for 20 cycles.

There is an interesting bridge over the circuit itself.

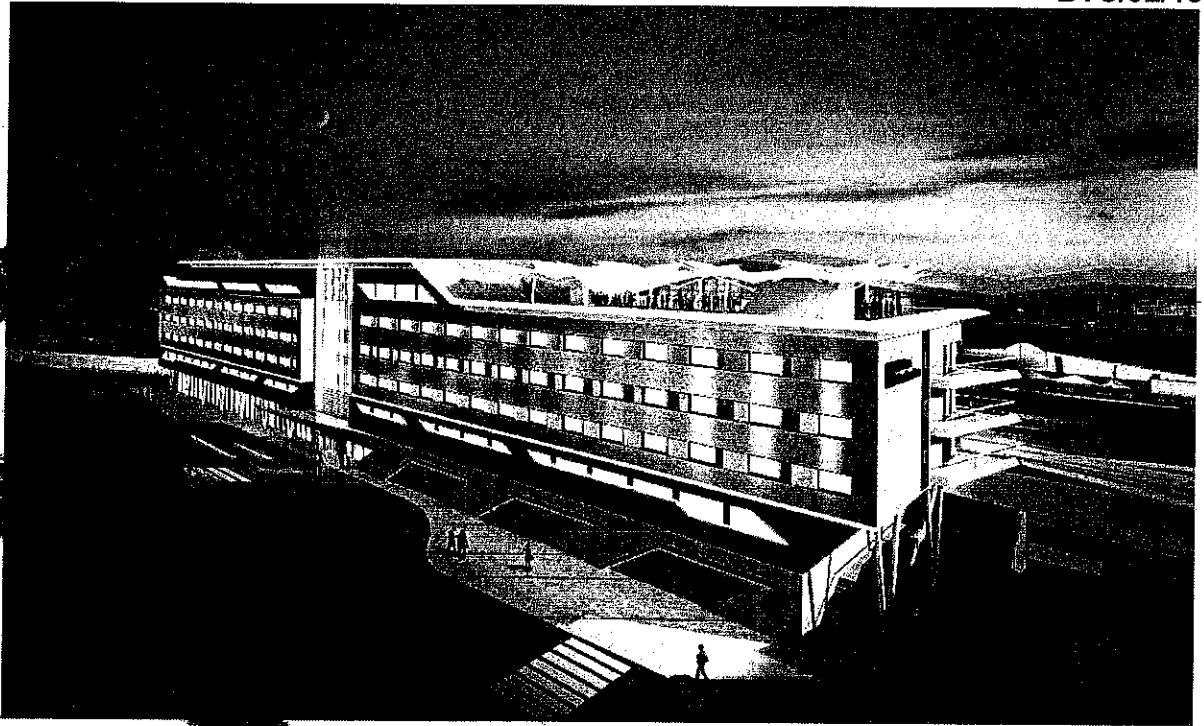


- | | | |
|---------------------------|---------------------------------|------------------------------|
| 1. Car park | 7. Silverstone entrance | 13. Sub station |
| 2. Electric charge points | 8. Pedestrian plaza | 14. Existing grandstand |
| 3. Accessible bays | 9. Main pedestrian access route | 15. Access from Dadford Rd |
| 4. Bike parking | 10. Ramp and steps | 16. Area for new grandstand |
| 5. Car and coach drop-off | 11. Circulation route | 17. Future extension area |
| 6. Hotel entrance | 12. Service yard | 18. Existing detention basin |

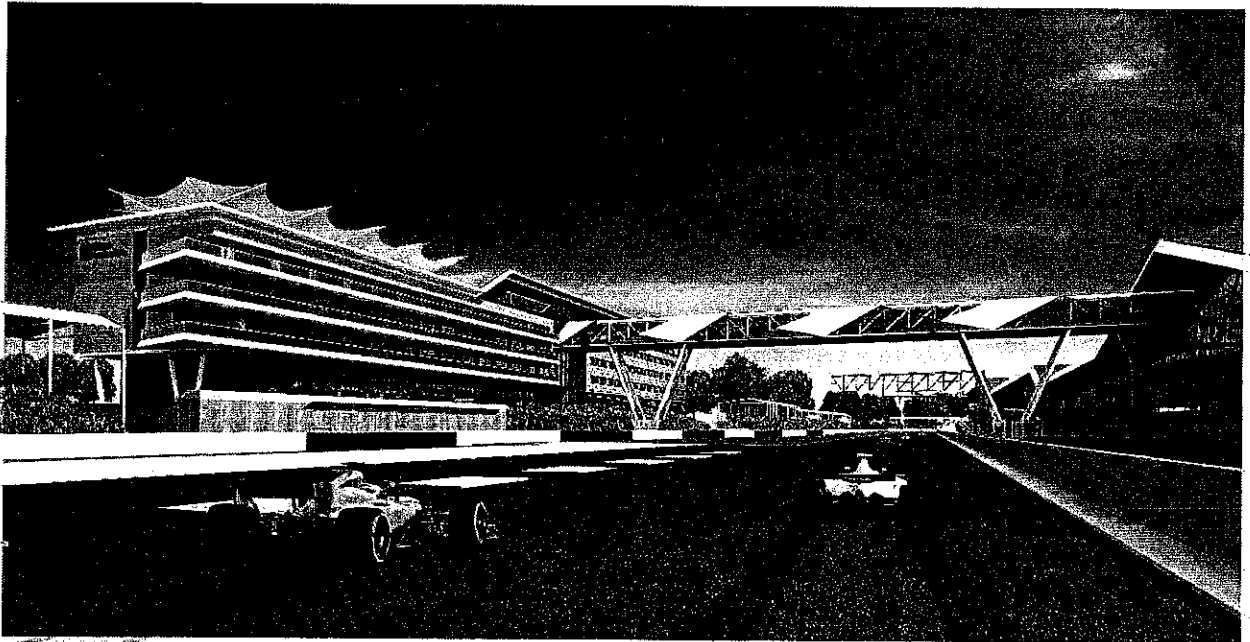
Detailed proposal (note this is "upside down" with respect to the plans on the previous page, so the access from the roundabout is to the left)



Hotel frontage (Visualisation 2)



Night view (Visualisation 3)



Circuit side (Visualisation 1)

There are several photo-montages showing the effect of adding the building into various views and a detailed Energy Statement. Pretty well everything else was dealt with at the AOP stage.

KM February 2019

BUCKINGHAM TOWN COUNCIL
INTERIM COUNCIL
MONDAY 25TH FEBRUARY 2018

Agenda No. 4**Contact Officer: Mrs. K. McElligott****MAJOR PLANNING APPLICATION**

17/04668/ADP Land north of A421 Tingewick Road [*actually Land north of A421 and both sides of Tingewick Road*]

Approval of the details of the external appearance of the buildings, the landscaping of the site, layout and scale for each phase or part of the development together with discharge of conditions 2 (phasing) and 6 (design code)

BDW North Thames

Previous reports:

BTC/51/17	22 nd January 2018	Full Council
BTC/68/17	19 th February 2018	Interim Council
BTC/86/17	9 th April 2018	Interim Council
BTC/24/18	23 rd July 2018	Interim Council
BTC/25/18	13 th August 2018	Full Council
addendum		
BTC/35/18	1 st October 2018	Full Council
BTC/54/18	19 th November 2018	Full Council
BTC/81/18	4 th February 2019	Extraordinary Meeting

At the 4th February meeting, Members agreed that their concerns had been addressed and revised their response to 'No Objections'.

The following were added to the AVDC Document List on 6th February 2019: New documents in bold; previous revisions (if posted on the website) noted

	<u>Current</u>	<u>Last available</u>
1. Site Layout (2 sheets, East & West)	Rev. Z	Rev Y (18 th January 2019)
2. Accommodation Schedule	Rev Z	Rev Y (18 th January 2019)
3. Affordable Housing Plan	Rev. J	Rev H (18 th January 2019)
4. Arboricultural Method Statement	-	(February 2018)
5. Bus Tracking	Rev. C	
6. Central Square Extract 2	-	
7. Drainage Strategy Plan (2sheets, Area 1 & Area 2)	Rev. C	(27 th December 2017)
8. Ecological Management Plan (Final)	Rev. 1	(6 th February 2018)
9. Finished Floor Levels (2sheets, Area 1 & Area 2)	Rev E	(27 th December 2017)
10. Hazel Dormouse Survey report	-	
11. High Speed Broadband Plan	Rev. 2	
12. Landscape Master Plan	Rev. C	(27 th December 2017)
13. LEAP 1	Rev. A	(3 rd October 2018)
14. LEAP 2	Rev. A	(3 rd October 2018)
15. NEAP & Open Spaces	Rev. B	(3 rd October 2018)
16. Materials Plan	Rev. F	Rev A (25 th September 2018)

17. Parking Strategy Plan	Rev. G	Rev F (18 th January 2019)
18. Refuse Strategy Plan	Rev. B	Rev A (27 th September 2018))
19. Refuse Vehicle Tracking (2sheets, Area 1 & Area 2)	Rev. J	Rev C (25 th September 2018)
20. Tree Protection Plan (2 sheets, E & W)	Rev. A	(originals Feb. 2018 Area 1 & Area 2)
21. Viewline to the Church (3D sketch)		
a) from Focal Square	-	
b) from Green Lane 02	-	
c) from "Church View" POS	-	
22. Comments from		
a) Natural England		13 th February 2019 (no further comment)
b) AVDC Affordable Housing		31 st January 2019 (not yet satisfied)
c) AVDC Environmental Health		3 rd & 10 th Feb. 2019 (no further comment)
d) AVDC Parks & Recreation		22 nd January 2019 (not yet satisfied)
e) Recycling & Waste		6 th February 2019 (not yet satisfied)
f) BCC Archaeology		7 th February 2019 (no further comment)
g) BCC Rights of Way		13 th February 2019 (not yet satisfied)

The vast majority of these are catching up with the new spacing from the January revisions, just so all drawings are up to date. The approval, when it is issued lists all the drawings etc with the most up-to-date revision, and those are what the builders work to, so they have to be consistent. As such, we do not need to comment.

For the new items:

5. Bus Tracking

Two-way, Access A ↔ Access B via the Focal Square. No change from the original indications on Site Plans. A single decker (like the #131) is used for the modelling. Tracking continues out of the accesses both towards the town and towards the new roundabout.

6. Central Square Extract 2

Larger scale Hard & Soft Landscaping drawing for the central square. Much reference to existing Buckingham features (wooden bollards as in the Bull Ring; circle of granite setts round trees in paved areas, as in the Cattle Pens/Bus Stand); a 'feature tree' in the SW corner of the junction, with curved benches round it; areas with parking will have flush 'conservation' kerbs to divide road from parking; flagstone pavements; lots of street trees and shrub planting. Rumble strips for traffic calming.

7. Drainage Strategy

Area 1 still drains north towards the river and Area 2 to the roadside ditch. The attenuation basins are to have cellular storage crates. Off road parking bays will be surfaced with permeable paving.

10. Hazel Dormouse survey report

Its conclusion is: "Overall, the completion of the hazel dormouse surveys and the nesting bird checks concludes that there are no significant impacts upon protected species and the proposals are in conformity with relevant legislation and policy." Any woodland clearance will be carried out between September and February.

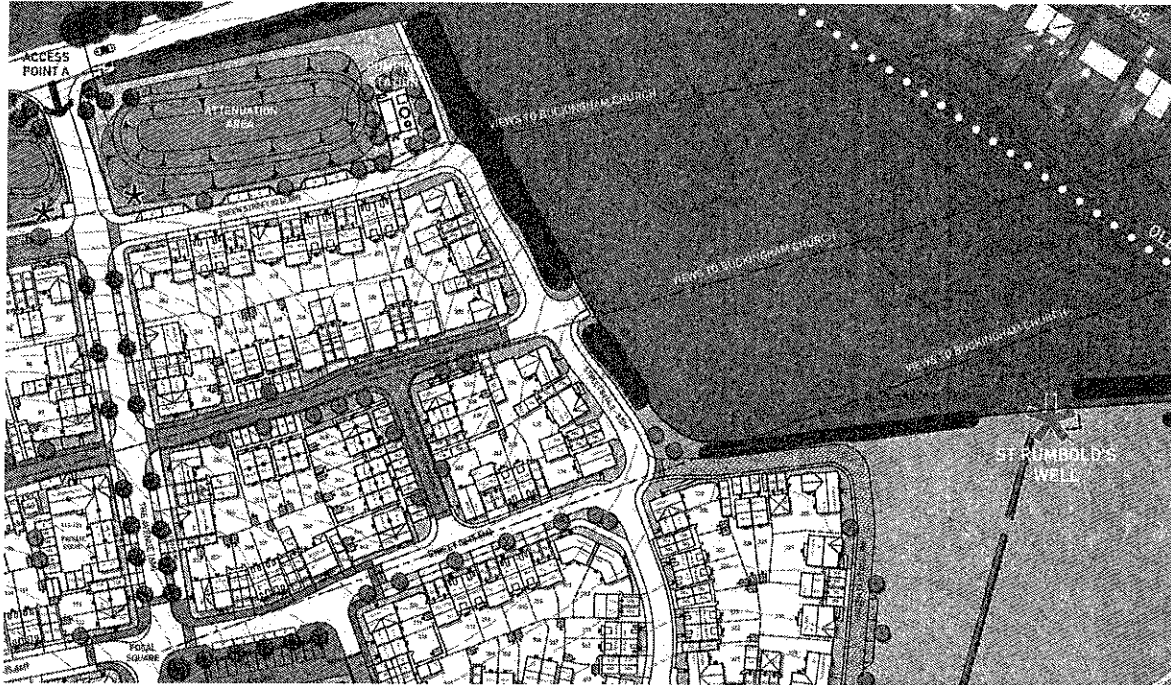
11. High Speed Broadband Plan.

Cllr. Try has looked at this and it is acceptable. It shows connectivity to all the dwellings and some to spare.

20. Tree Protection Plan

A redrawing dividing the site up in a different way.

21. View lines to the Church



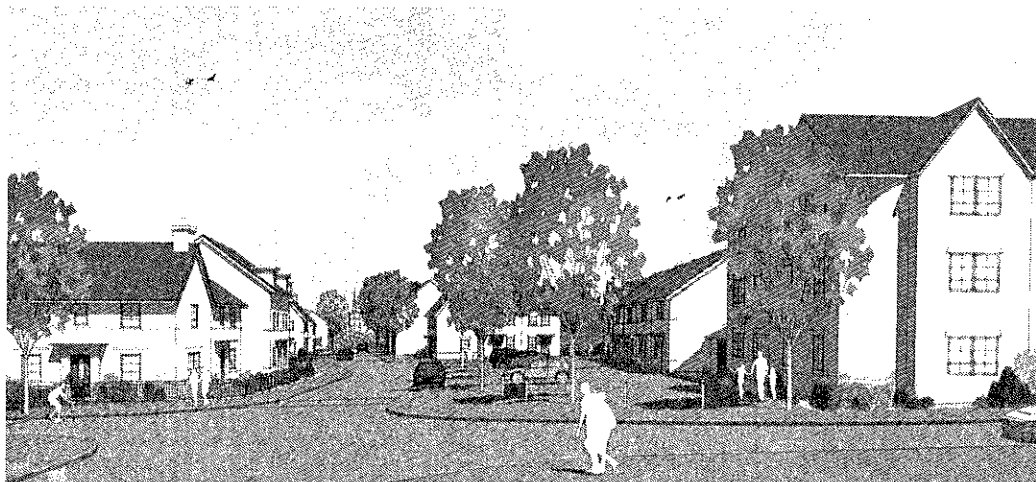
Dashed lines converging on the Church spire have always been shown on the site plans along Green Lane 02 (first road crossing the main Avenue, parallel to the Tingewick Road), the next parallel one to the south (Shared Surface Street 03 which starts at the Open Space on the western edge which they are labelling Church View, and from the Focal Square along Street 02. One has to look pretty carefully to see the spire.



Green Lane 02



Church View



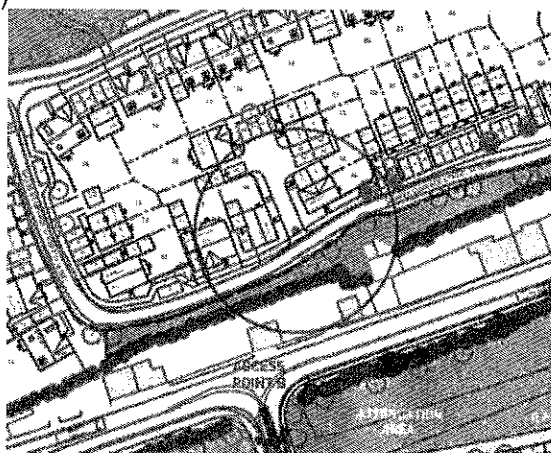
Focal Square

Officer responses

22b. The Affordable Housing Officer has noted that the rearrangement has resulted in a cluster of 16, which is 1 over the allowable limit. Also the three 4-bed Shared Ownership houses facing the green space to the west will be unaffordable, she wants 2 or 3-bed houses substituting. She has also reiterated that the design and materials used must be indistinguishable from the sale housing, and the dimensions no less than 85% of the nationally described space standards.

22d. The NEAP drawing includes a MUGA but also the football pitch, and there is no indication of the proper path Mr. Houston wants in the park to access the Well. The duplicated NEAP drawing for LEAP 2 has been replaced. The fence across the park will be retained and reinforced with hedging. The labelling now shows additional planting around the western boundary to stop errant footballs bouncing into the road.

22e. The Waste & Recycling Officer has noted some hauling distances greater than 15m, and some skip ones (for the flats) greater than 10m and asked for this to be looked at again. (Truck run blue, collection point red, red circle is 25m radius)



There is one court in Area 1  all sale housing

And a cluster of courts and private drives in Area 2



These are about evenly split between sale and affordable housing.

KM February 2019