



BUCKINGHAM TOWN COUNCIL

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Town Clerk: Mr. P. Hodson

PLANNING
COMMITTEE

Tuesday, 14 January 2020

Councillor,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on **Monday 20th January 2020 at 7pm** in the Council Chamber, Cornwalls Meadow, Buckingham.

Mr. P. Hodson
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 16th December 2019 to be put before the Full Council meeting to be held on Monday 27th January 2020.
Copy previously circulated
4. **Buckingham Neighbourhood Plan/Vale of Aylesbury Plan**
To receive any update.
5. **Vale of Aylesbury Housing Trust proposals for land behind Pightle Crescent**
To receive an update from Ms. Alex Munro.
<https://www.buckingham-tc.gov.uk/wp-content/uploads/2020/01/Pightle-Crescent-2.pdf>
Report PL/51/19 and Minute 320/19 of the meeting held on 9th September 2019 are relevant.
6. **Action Reports**
 - 6.1 To receive action reports as per the attached list. [Appendix A](#)
 - 6.2 (569/19) To receive the requested information from TfB and agree any response [Appendix B](#)

Buckingham



Twinned with Mouvaux, France



Members are reminded when making decisions that the Public Sector Equality Duty 2010 requires Members to have due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct that is prohibited by the Act, advance equality of opportunity between people who share a characteristic and those who don't, and to foster good relations between people who share a characteristic and those who don't.

All Committee documents can be found on the Buckingham Town Council's website. Alternatively, the Clerk send you a copy of any minutes, reports or other information. To do this, send a request using the contact details set out above.

7. Planning Applications

For Member's information the next scheduled Development Management Committee meetings are Thursday 30th January and 20th February 2020, with SDMC meetings on Wednesday 29th January and 19th February 2020.

To consider planning applications received from AVDC and other applications

1. [19/03661/ALB](#) The Barbers, 10 Market Square, MK18 1NJ
A barbers pole
Gibson

This is the parallel application to 19/04237/AAD reviewed last meeting, to which Members responded OPPOSE & ATTEND:

Members feel that a barber pole installed on a Listed Building in the Conservation Area should be the traditional British red and white stripes, not the American red, white and blue as illustrated, and not internally illuminated. It was noted that approval had been given to the similar three-colour internally lit pole (18/04641/AAD, 18/04642/ALB) a few yards away, also in the Conservation Area, despite this Council's comments at the time, and Members asked that both be replaced with red and white striped cylinders. Internally lit signage is not permitted in the Conservation Area.

2. [19/04177/ADP](#) Univ. of Buckingham, former Inov8 site, Tingewick Rd, MK18 1EF
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

A brief summary of the changes is attached

[PL/143/19](#)

3. [19/04192/APP](#) 26 Treefields, MK18 1GP
Erection of a 2.4m replacement fence (retrospective)
Howie
4. [19/04384/APP](#) 1 Waglands Garden, MK18 1EA
Front porch and lobby extension
Prior
5. [19/04428/ALB](#) 2 White House Cottages, Bourton Road, MK18 7DT
Internal refurbishment work and external work to repair timber frame to
gable wall and replace windows (part retrospective)
Radojevich
6. [19/04433/APP](#) 10 Middlefield Close, MK18 1XR
Single storey rear extension
Douglas
7. [19/04450/APP](#) 2 Wren Close, MK18 7HA
Single storey rear, side link and porch extension. Replacement bay
window with new pitched roof at front.
Eastwood
8. [19/04481/PIP](#) Land adjacent to Tesco Stores Ltd, London Road, MK18 1AB
Erection of 9 dwellings
GADA Property Investments
9. [20/00046/APP](#) 4 Foscott Way, MK18 1TT
Single storey rear extension with roof terrace and extension to the
existing front dormer *Afa*

10. [20/00064/APP](#) 5 Twickenham Road, MK18 1ED
 Single storey rear extension
Shengushi
11. [20/00133/APP](#) 14 Hubbard Close, MK18 1YS
 Erection of a rear conservatory
Skelton

NOT IN OUR PARISH (in Thornborough but adjacent to the boundary)

12. [19/04387/APP](#) Land south of Bourton Road [*E of the river, S of Thornborough Bridge*]
 Change of use from redundant agricultural shelter to holiday studio
Bullman

The following **Minor Amended Plans** have been received, for information only:

13. [19/03398/APP](#) Oddfellows Hall, Well Street, MK18 1EP
 Conversion of former meeting place (Class D1) to form 9No student
 apartments (Class C3) with associated communal facilities.
Smith

Amendment: the two rows of 5 mailboxes have been moved from each side of the outside doorway to each side of the inner lobby (presumably the postmen will have a code for the street door).

8. Planning Decisions

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

Approved		BTC response	Officer recommⁿ.
15/01242/AOP	Land S of A421 Allotments, Cemetery, access etc.	Conditional Support	
18/01670/ADP	University, Tingewick Rd. Reserved matters, teaching accom.	No objections*	
19/01147/APP	Coach House, Wharf Yd. New windows, rooflights, alts.	Oppose & Attend	
19/02900/APP	18 March Edge 1 st floor side extension	No objections*	
19/03175/APP	Old Latin House Carport, garden workshop, store	No objections	
19/03591/APP	39 Deerfield Cl. Erection of garage	No objections	
19/03795/AAD	Tesco, London Rd. Screen&signage, electric charging area	No objections	
19/03802/APP	12 Mary MacManus Dr. Pave front garden + dropped kerb	No objections	
19/03850/APP	4 Glynswood Rd. S/st. rear extension & balcony	No objections	
19/03907/APP	1 Wittmills Oak S/st. Front extension	Oppose & Attend	
19/04027/APP	56 Hare Close St/st. rear extn. & garden alterations	No objections	
19/04332/APP	18 Edging Lane Loft conversion + 6 rooflights	No objections	

*changed from Oppose & Attend on receipt of satisfactory amended plans

Not Consulted on:

Approved

19/03450/ACL	2 Mallard Drive S/st. rear extension	No objections
19/03877/ATC	Avenue House Works to trees	No objections
19/03975/ATC	Coopers Wharf Works to trees on river edge	No objections

Refused

19/03056/COUAFN	1 Candleford Ct. Whether prior approval required for change of use A1 → C3	Oppose
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Planning Inspectorate

An appeal has been lodged in respect of the refusal of a Certificate of Lawfulness for a proposed loft conversion to habitable space, insertion of roof lights, erection of partitions and installation of window in gable end at 2 Constance Street, Lace Hill (MK18 7RG)
Members had no comment or response at the August 12th 2019 meeting, as ACLs are Not for Consultation and the proposal was contrary to the conditions of the original application. AVDC refused because PDR were removed for the insertion of windows facing a highway (11/01529/ADP) and therefore a standard planning application would need to be submitted (none has).

If Members wish to make any comments, the final date for receipt at the Inspectorate is 17th February.

9. Development Management Committee

9.1 Strategic Development Management (8th January 2020) *No Buckingham applications*

9.2 Development Management (9th January 2020). To receive reports on the meeting from the Planning Clerk

9.2.1 19/03907/APP 1 Wittmills Oak

[Appendix C](#)

9.2.2 18/02959/APP McDonalds Restaurant etc at Tesco, London Road

[Appendix D](#)

10. Enforcement

10.1 To receive for information the slides from the Planning Services meeting held on 5th December 2019

[Appendix E](#)

10.2 To report any new breaches

11. Climate Emergency Action Plan (postponed from last meeting)

To receive a written report from the Committee Clerk

[PL/130/19](#)

12. Street naming – Nursery Bungalow site

To discuss alternative names in light of the rejection of the Council's choice by the developer.

[Appendix F](#)

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 3rd February 2020 at 7pm.

To Planning Committee:

Cllr. M. Cole (Town Mayor)

Cllr. A. Ralph

Cllr. J. Harvey

Cllr. R. Stuchbury

Cllr. P. Hirons (Vice Chair)

Cllr. M. Try

Cllr. A. Mahi

Cllr. Mrs. L. O'Donoghue (Chair)

Mrs. C. Cumming (co-opted member)

Min. 636 &640/19	8 via Parish Channel 1 via Parish Support	Min. 459/19	News release Vision & Design Statement	Date of appearance
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Subject	Minute	Form	Rating √ = done	Response received
AVDC				
Site M	267/19 395.6	Write re removal from VALP Letter also to MP Town Plan Officer: Letter to Planning Inspector	√ √	Agenda 5.2 & 5.3, 7/10/19 Responses from C. Paternoster & J. Bercow
Enforcement Bulletins	273.1/19	Write to Monitoring Officer to clarify effect GPDR	√	
CIL/s106	326/19	Town Clerk to write to AVDC & BCC as minuted		
Cllr. MacPherson comments	399/19	Town Clerk/Mayor Recommendation to Full Council	√	To 28 th October Interim meeting
VALP	638/19	Town Clerk to put BTC response on website		
Streetnaming Sturgess Gardens	644/19	Respond with Members' decision	√	
BCC:				
Field House Nursery	270/19 19/02777/ APP	Copy comments about warning lights/crossing to BCC	√	
Car @ Bletchley Road roundabout	314.2.3	Parked on verge, used as advertisement	√	Reported to TfB; who have declined to take action, suggesting it be reported to AVDC. Vehicle has been moved to Stratford Road layby
CIL/s106	326/19	Town Clerk to write to AVDC & BCC as minuted		(NB: as above under AVDC)
Rights of Way consultation	464/19 568/19	Add to next agenda Respond as minuted	√	
Mary MacManus Drive	569/19	Respond to consultation as minuted	√	

Enforcement reports and queries				
Enforcement reports	401.1/19	Letter as minuted	√	
Other:				
Pightle Cres.	320/19	Write to VAHT with Members' comments	√	
Cycleway complaint	404/19	Respond as minuted	√	
Cars parked permanently on Burleigh Piece	405.1/19	Cllrs. O'Donoghue/Mahi/Hirons to report registration, make and whereabouts of vehicles		
S106	645.1/19	Write to MP re use of s106 funds for business enterprise	√	
Precept budget	648/19	Town Clerk to amend budget as minuted		
VAHT	650/19	Invite to attend next meeting	√	See agenda 5

Sent: 13 December 2019 12:54

Subject: RE: [EXTERNAL] Mary MacManus Drive, Buckingham - parking permits

Dear Katharine

Thank you for your email dated 12th December 2019.

The purpose of this consultation is to consult with the residents of Mary Macmanus Drive about the transfer of the management of permits and enforcement activities of the private parking bays owned and maintained by Vale of Aylesbury Housing Trust to the County Council.

In accordance with legislation the statutory consultees were notified and an advert was placed in the local press, in addition street notices were placed near the affected locations and the residents of the properties in control of Vale of Aylesbury Housing Trust at this location were notified and a meeting undertaken to inform the residents and answer their questions.

Please note that these are not new restrictions as signage and private enforcement is currently in operation at these locations.

I therefore see no reason to extend the public consultation at this time, however, due to the Christmas period my report will not be drafted until January 2020 therefore if you can provide me with the Town Council official response by 22nd January 2020 I will include it in the decision report findings.

Kind regards



Parking Senior Officer

**BUCKINGHAM TOWN COUNCIL
PLANNING COMMITTEE
MONDAY 20TH JANUARY 2020**

Contact Officer: Mrs. K. McElligott

19/04177/ADP

University of Buckingham Inov8 site, Tingewick Road
Approval of Reserved Matters pursuant to outline Permission Phase 1
Reserved Matters application for Teaching Accommodation with associated car parking and landscaping.

Background

This application supersedes 18/01670/ADP approved on 15th November 2019. Some changes have been made to the design of the building and the landscaping to suit the donor, otherwise the main areas (retained spine building, access, parking, etc.) are the same as the approved application.



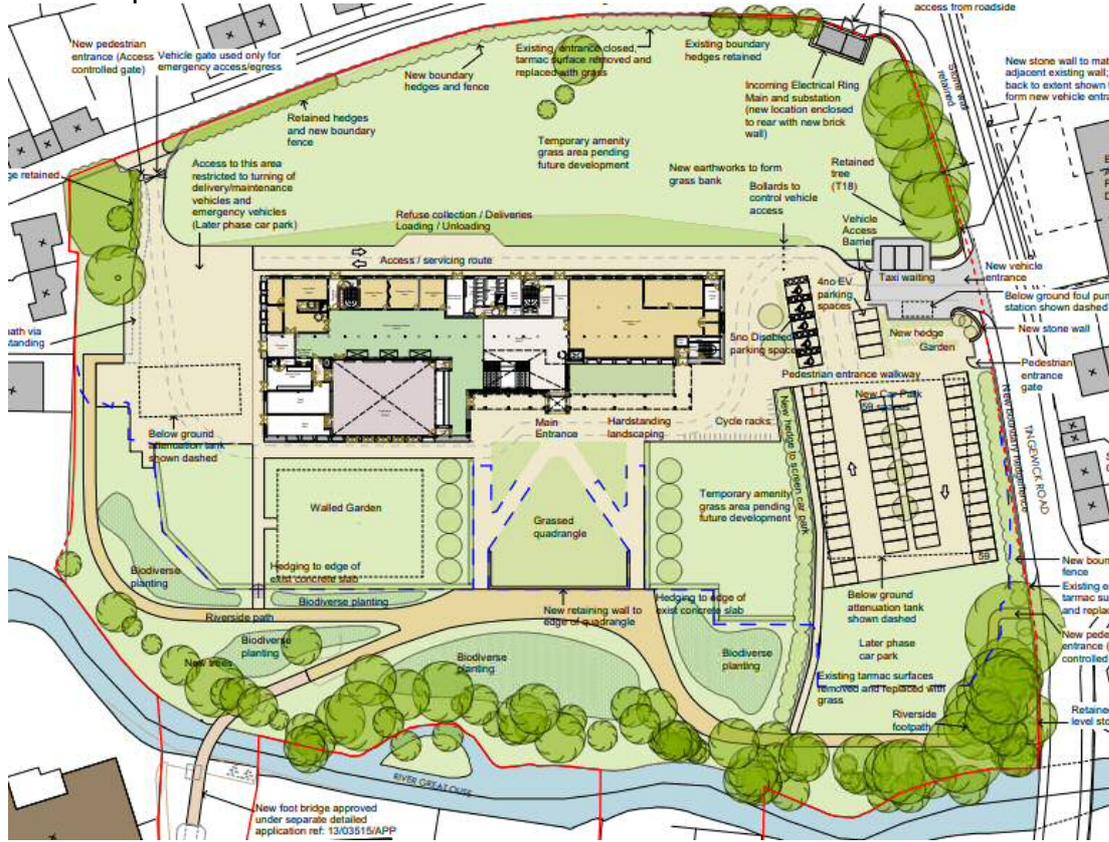
View towards proposed Tessa Keswick Building with grassed quadrangle and walled garden in the foreground

Information

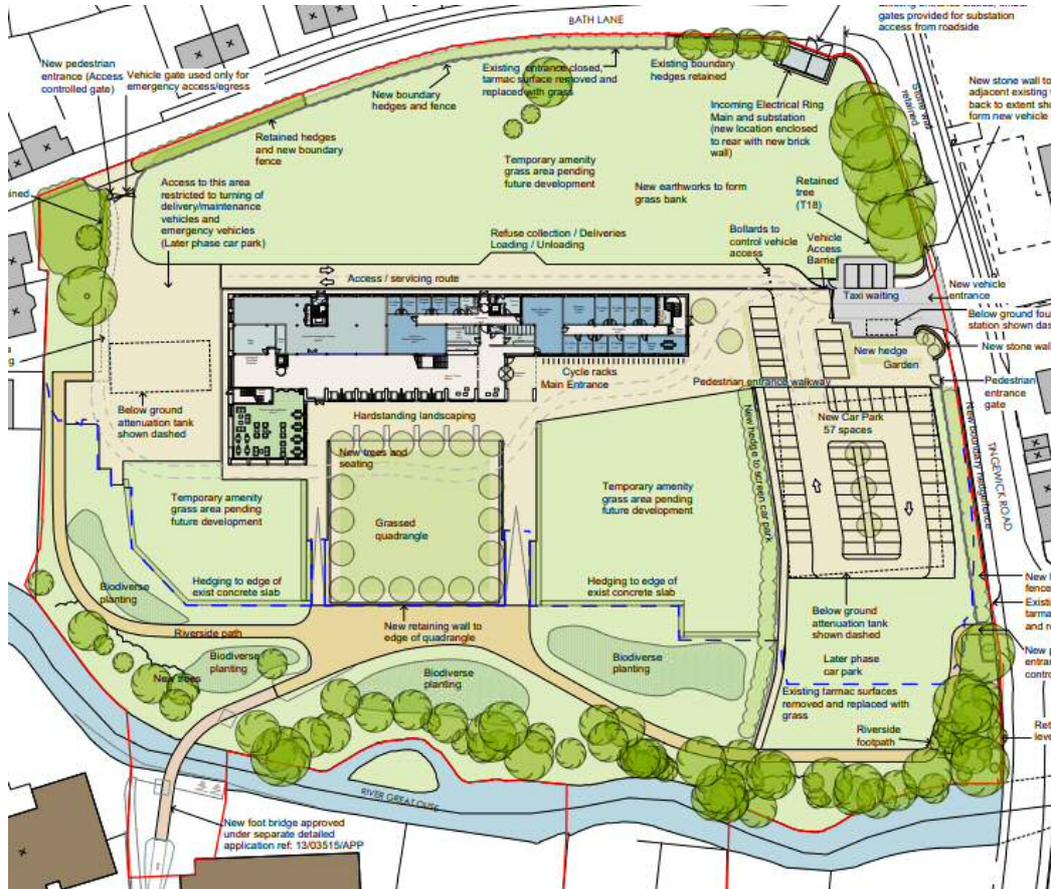
The most noticeable alteration is the addition of a clock tower. The Supplementary Design and Access Statement contains a number of photographs taken from various directions and heights, which show that due to the difference in height between the site and Church Hill, the tower will not compete with views including the church spire in any way.

The landscaping will include a walled garden to provide a quiet area, and the formal grassed area in front of the main door (see above) will have minimal planting to allow for event use – eg Graduation – and will be edged with trees for shade

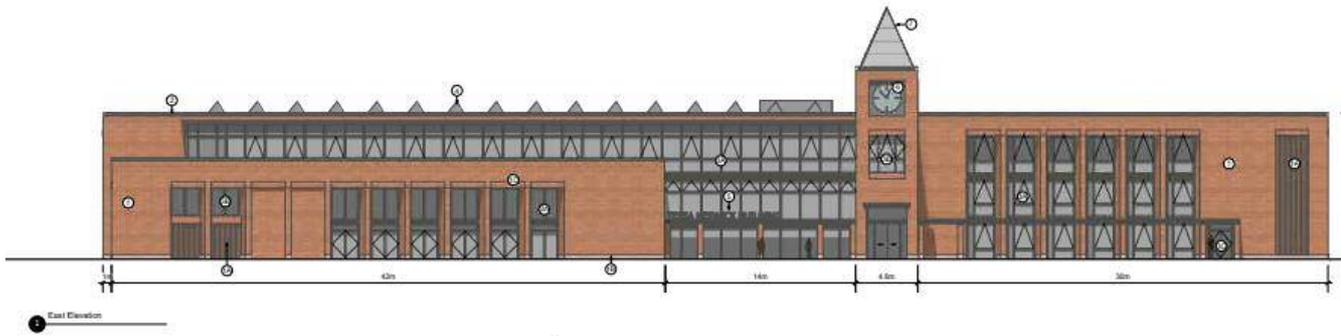
The site plan has become this



From this



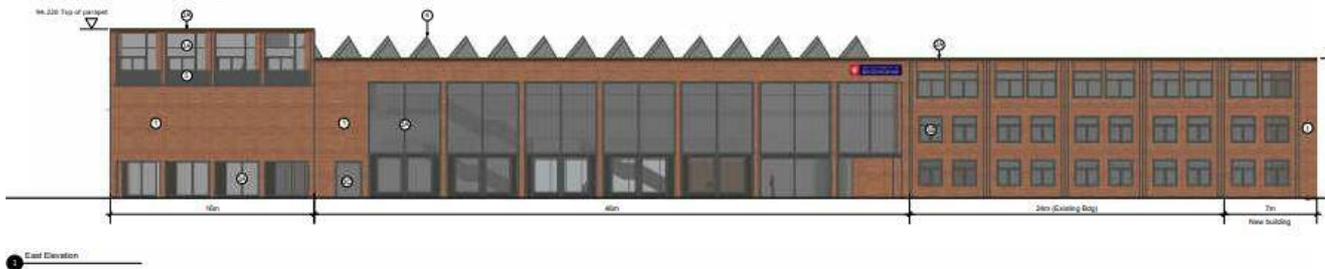
And the elevation of the building facing the river will now look like this



And the end facing Tingewick Road like this



Previously



KM 10/1/20

9th January 2020 AVDC DMC meeting; 1pm in the Oculus.

1) 19/03907/APP

1 Wittmills Oak

Proposed single storey front extension

This application was No.11 on the agenda and the Committee moved to this item at 5.15pm after the second comfort break of the afternoon.

I spoke about the uniform street elevations of this cul-de-sac (the officer had showed a photo of the front) and the difference to the appearance of this end one because of the extensive roof area on the extension both to the front and to the side, where it would show well above the height of the existing garden wall.

I also asked that the extended patio area be conditioned as permeable.

There were no technical questions, and no debate; they moved straight to the decision vote and Approved.

9th January 2020 AVDC DMC meeting; 1pm in the Oculus.

2)18/02959/APP

Tesco site, London Road

Development of a drive-thru [*McDonalds*] restaurant (Class A3/A5) with associated car parking and landscaping works

Time moved to this application (No. 12 on the agenda): 5.30pm

A corrigendum was handed out on entry: this added the re-siting of the Click & Collect booth to the description of the application and made related changes to the Recommendation. I had to excise my comments on this missing part of the application from my speaking notes. The revised Recommendation read:

The recommendation is that permission be supported in principle and DEFERRED AND DELEGATED to officers for approval following the satisfactory completion of a Unilateral

Undertaking to prevent the construction of the previously approved Tesco extension which was granted on 03rd May 2011 as part of application 10/00360/APP and subject to those conditions as considered appropriate by Officers, or if this is not achieved for the application to be refused for reasons as considered appropriate by officers.

Cllr. Mordue elected to speak last, so I spoke first, then he was followed by a Mr. Robinson for the applicant. Mr. Mallett (down to speak as a member of the public) had been unable to attend and presented his apologies.

I said:

Firstly, the Town Council is not against the addition of a McDonalds to the town's facilities per se. Any employment opportunities are welcomed, as VALP includes no employment sites in Buckingham at all. However we do not know whether the 65 posts are full-time, and if not, how many full-time jobs the 65 equates to. McDonalds expects 15-20 staff to be on at any given time.

The Town Council feels it has some responsibility for the surrounding area, where public transport is sparse and not well-timed for work hours, and noted early on that no staff parking for cars and little accommodation for cycles was included in the application. It is not reasonable to suppose – as the applicant assumes – that the entire workforce will live within walking or cycling distance of the site, and the Tesco car park is subject to time restrictions enforced by clamping, so even if the youth is lucky enough to be able to drive, and has a vehicle, they will seek to park in a nearby street to the detriment of the residents' amenity. If they don't, traffic numbers will be increased at shift change by cars dropping and collecting members of staff.

In any case, the Tesco car park is being nibbled away by concessions, e.g. the hand car wash, the 12 bays currently occupied by the Click and Collect booth, the breast cancer screening unit, and lately 6 bays reduced to 2 by the electric car charging area. Meanwhile we have an estate of almost 400 houses being built further along the A421, and another 400 currently awaiting decision south of the industrial park west of Tesco. Neither of these developments proposes any community facilities other than play space, and there are no nearby corner shops or the like already in existence, or a bus service. There is still the threat of an unfeasibly large development in Maids Moreton whose residents will also look to Buckingham for their supermarket shopping, and need parking space. The residents therefore will either drive to Tesco or into the Town Centre (as Aldi and Lidl are both small with restricted stock lines) to do their shopping, and the Town Centre car park also has limited capacity with no space to expand into. The car park will already have a deficit on guideline numbers, and this can only get worse, the more edge-of-town housing without alternative transport we get.

The delivery vehicle will occupy the 12 (of the 28 available) bays immediately to the west of the building. This includes the two disabled bays.

The single lane part of the access to the site also serves the dedicated Disabled and Parent & Child parking areas, the re-sited Click & Collect booth and the charging point for electric vehicles. Queuing vehicles could block access to this area.

Appendix D

We are only too aware that Buckingham floods not only from the river but from the active springs in the surrounding hills, and Members consider that any scheme which adversely affects neighbours downhill must be scrutinised. Anybody visiting Buckingham from the south on a rainy day will be aware of the flooding of the London Road adjacent to the Swan Pool. We are glad to see the BCC SuDS team have made some comments on improving the drainage downhill of the site, as increasing the impermeable surface area can only exacerbate this.

We are also glad of the comments from your own Tree Officer which echo ours.

There are nearby residents within 200m of the proposal site in Meadow Gardens, Badgers, and Lace Hill, some of whom remember the additional noise created when Tesco went to 24-hour opening for a time. A McDonalds will have a wide catchment area for young people, who are not well-catered for for social meeting places in the town, especially late at night, and this could well become a problem again.

The Unilateral Undertaking also gives concern: I checked the application for the expansion of the Tesco store (10/00360) and this gave a figure of 150 jobs created, more than double what this application estimates. No comparison appears to have been made by Economic Development. The UU will prevent any future expansion of the store, and indeed I have already on my next agenda a PIP application for housing on the land the expansion was to utilise. This housing would obviously fall well within 200m from the restaurant.

Cllr. Rand pointed out that the charging bays are still parking, so there was no loss there (although I had said the 6 were reduced to 2) and Cllr. Mrs Brandis asked whether Tesco ran a courtesy bus service.

Cllr. Mordue expressed concerns about the 24/7 hours of opening. There were McDonalds in Towcester, Bicester, Aylesbury and Milton Keynes open all night; there were also some in Aylesbury, Oxford, Milton Keynes and Northampton which closed at 11pm or 3am. All of these were in shopping centres or town centres, not an edge-of-town site with nearby residential property.

The loss of trees was a concern, and the lack of information about tree protection.

Environmental Health had no concerns. There used to be a Little Chef a few yards away by the Shell station, so there was a precedent. There was unlikely to be any effect on the town centre of Buckingham. He felt there were no planning reasons to refuse the application.

Cllr. Mills asked about restricting the opening hours. Cllr. Mordue said that the Town Council had suggested the premises close when Tesco did, at midnight.

Cllr. Stanier expressed concerns about the extra traffic at the bypass roundabout. Cllr. Mills noted that vehicles coming from the Bletchley side would not see the signage until they were in the wrong lane because of the alignment. David Marsh of BCC said that drivers would just have to go around again and emerge in the correct lane.

Mr. Robinson said that they had responded to all concerns and met with all the Councils involved and residents, and they had checked there was no suitable site in the town centre. He confirmed that the 65 jobs were Full Time Equivalents (there would be about 100 part-time staff), that the restaurant and takeaway would be open 24 hours, and that the majority of the staff would be so local they would not require staff parking. ("Only 25% of staff bring a car to work"). They had no budget to run a bus service. He doubted that people would go elsewhere to shop if they found they had to queue for the car park regularly. Tesco wouldn't have promoted the use of this area of car park if they had felt it would affect their trade. They had submitted additional landscaping plans and the Arboriculturalist was now satisfied.

(The officer had expressed concerns about the new boundary fence in her presentation) Cllr. Stanier asked about the fence's height and visual impact as the site was somewhat above road level – Mr. Robinson said it was for the safety of the people who had been using the short cut (they will now have to use the London Road pedestrian access), and it would help protect the new planting. A wall was not possible without damaging the existing tree roots, and a hit-and-miss fence had been considered, but it was too easy to climb, and the close-board one now proposed matched the acoustic fencing on the northern sides of the bypass roundabout.

Appendix D

Cllr. Rand asked David Marsh about parking numbers, (there were two different totals in the Report) but was deflected to the officer as the parking was not a BCC matter. The officer (Danika Hird) explained the reasons for the two figures (one showed a shortfall of 33 spaces and one a shortfall of 24 spaces on AVDC guidelines) but the guidelines gave a maximum figure and she felt that the underprovision was acceptable. AVDC do not require separate parking figures for staff. She didn't think 'stacking' (queuing for a space) would be a problem.

Cllr. Strachan proposed, Cllr. Town seconding, that the revised Recommendation be approved. Cllr. Mills summed up the discussion, noting that it was not to Tesco's advantage to lose trade because of a lack of parking, and suggested that a revised Travel Plan be supplied before final approval. Cllrs. Strachan and Town agreed and the vote was taken – unanimous.

Meeting closed at 6.30pm.

Planning Services in Buckinghamshire Council

- Cllr Nick M... new portfolio holder for Planning
- Steve Bam... of Planning, Growth & Sustainability... board

Agenda

- Local Plans and the new Buckinghamshire Plan
- Planning Committees
- Development Management
- Role of Town and Parish Councils
- Next steps

Introduction

- The purpose of this discussion is to share with Parish/Town Council's the emerging design of the planning service in the new authority and hear your thoughts about this.
- We will also discuss how the council will continue to work with Parish/Town councils in the future.

Local Plans

- Minerals & Waste Plan – adopted 2019
- Wycombe Plan – adopted 2019
- VALP - expected to be adopted early 2020
- C&SB – expected to be adopted late 2020

- Good base to start work on new Buckinghamshire Local Plan, adopted in 5 years

- Work will start immediately after new Council created

- Strategic Plan, focusing on quantum of development and main areas of growth

Planning Committees

- 5 Area Planning Committees
- 1 Strategic Sites Committee
- Approx 10,000 applications each year - most will continue to be delegated
- Area Committees will consider most applications which need to be determined
- Strategic Sites Committee will be reserved for most significant applications, including Minerals and Waste

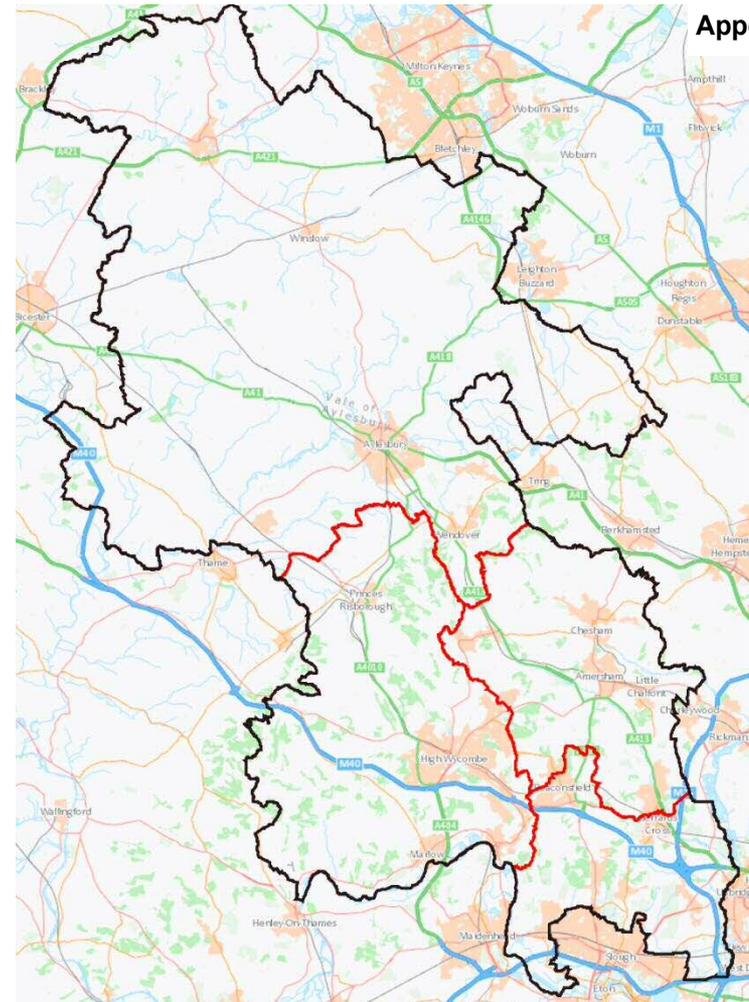
Area Committees

2 in current Aylesbury Vale area, split geographically, (actual split to be determined)

1 in current Wycombe Area

1 in current South Bucks Area

1 in current Chiltern Area



Development Management

- Most activity will take place at Area Committees
- Membership of Area Committees will be local ward members
- Any Councillor can 'call-in' applications to Committee
- Public speaking allowed at Planning Committee
- Town and Parish Councils provided with a specific speaking slot on applications that they have commented on

Role of Town and Parish Councils

- Key statutory consultee
- Important link to local ward members
- Set the policy for your local area – by preparing neighbourhood plans
- Buckinghamshire Council wants to foster a supportive relationship
- We will offer ongoing training for Town and Parish Councils
- Able to offer your views on planning applications including speaking at Planning Committees

Conclusion

- We want to create a modern, fit-for-purpose planning service
- The Planning function for the new Council will engage at a local level
- We recognise the importance of local knowledge
- We want to equip Town and Parishes to comment on material planning issues when responding to consultations

Next steps

- The governance structure for the new service will be established early in the new year
- Management structures should be determined, and officers in post by January
- Town & Parish Council charter also under development to outline relationship and liaison structures
- We will be sending this information to all Town and Parish Council Clerks

BUCKINGHAM TOWN COUNCIL
PLANNING COMMITTEE MONDAY 20th January 2020

Climate Emergency Action Plan

Contact Officer: Committee Clerk

1. Recommendations

- 1.1. That Members review the Action Plan and agree the proposed actions specific to Planning Committee.
- 1.2. That Members highlight any suggested amendments to the Action Plan and consider how they can contribute to achieving this agenda.
- 1.3. That Members, following agreement of the objectives and Action Plan, commission a Supplementary Planning Document to provide guidance on development appropriate to Town's landscape, directing it to the most sustainable locations, conserving water, minimising waste and avoiding the risk of flooding. Developers are to be encouraged to make development as sustainable as possible through the planning and construction phase, since retrospective energy improvements are more difficult and costly to achieve.

2. Background

- 2.1. This draft action plan sets locally determined actions with measures to deliver the objectives both within the Council and across the town. The actions are measurable with targets that hold the Council to account. This Climate Emergency Action Plan is an over-arching pledge that identifies the following priority areas of change (Agreed at Full Council on the 18th November 2019 (min 512/19))
 - Energy - to reduce energy demand, improve energy efficiency and convert to renewable, low or zero carbon technologies for energy and heat
 - Transport – to promote walking, cycling and public transport. Accelerating the move to Council owned electric vehicles and equipment
 - Food & Land - to promote sustainable land management, including tree planting to help absorb carbon & water
 - Economy, Housing & Waste – to support the local economy to ensure existing and new homes are climate resilient whilst reducing, re using and recycling materials
 - Community Engagement - to engage local people in accelerating their own responses and building resilience to ongoing climate impacts;

Buckingham Town Council Draft Climate Change Action Plan

Community Engagement - to engage local people in accelerating their own responses and building resilience to ongoing climate impacts.		
Action	Measure	Responsibility
Consultation on the Buckingham Neighbourhood Plan refresh will enable detailed consultation on the proposed changes.		Planning Committee
Energy - reduce energy demand, improve energy efficiency and convert to renewable, low or zero carbon technologies for energy and heat		
Action	Measure	Responsibility
Minimise the climate impact from development and encourage a low carbon economy through our planning system by: <ul style="list-style-type: none"> • Encourage a sustainable pattern of development supported by a low carbon transport infrastructure • Promote sustainable design in and in the overall town by interrogating every planning application (large or small) with our developing set of 'zero carbon planning questions' (Appendix A) 	% of new builds in the parish to be low carbon properties	Planning Committee
	% of new builds in the parish to be low carbon properties	Planning Committee

Economy, Housing & Waste – to support the local economy to ensure existing and new homes are climate resilient whilst reducing, re using and recycling materials and ongoing resources e.g. water		
Action	Measure	Responsibility
Transport – to promote walking, cycling and public transport. Accelerating the move to Council owned electric vehicles.		
Action	Measure	Responsibility
Review of HGV restrictions in the town to ensure the largest number are implemented and enforced		Planning Committee
Explore more bike parking facilities around the town, including local schools and businesses.	5 more racks by 2021	Planning Committee
Work with Buckinghamshire Council to extend/improve cycle/ walking network		Full Council & Planning
Work with Buckinghamshire Council on increasing EV charge points on public land		Full Council & Planning
Food & Land - to promote sustainable land management, including tree planting to help absorb carbon & water.		
Action	Measure	Responsibility
Seek adequate garden space or community spaces for growing food in all future development.	One community space per new development	Full Council an Planning Committee

Look to legally protect the future of the riverside parks in Buckingham, including Chandos Park, Bourton Park and Heartlands as parkland.	Future agenda of Environment Committee 2019/20	Planning Committee and Environment Committee
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Nursery Bungalow site

Background

Planning chose Sturgess Gardens for the new houses on the old nursery site on West Street (opposite the end of Stowe Avenue) because that was the name of the family who ran it and sold the produce in a fruit & vegetable shop in town. Streetnaming at AVDC accepted this name in November 2017, but couldn't progress it until the developer made a formal name & postcode application and this didn't happen until December 2019 – and he doesn't like our choice. It went to the December Planning meeting and Members decided his choices (Riviere Gardens or Garden Mews) were too bland and had no relevance to the site. His first choice (Riverside Gardens) was vetoed by AVDC as being too similar to the existing Riverside Mews (behind Oxfam).

This is taken from the 1881 Ordnance Survey map, which shows the nursery had been there at least since then, though the now-demolished bungalow on the site was much more recent.



Recommendations received after the above was circulated to all Members and The Buckingham Society

Cllr. Harvey: Nursery Mews / Close / Gardens

Cllr. Strain Clark agrees with Cllr. Harvey

Planning Clerk: In light of the pike story below, and the fact of previous owner Mr. Tailby having been an Alderman and Mayor of the Borough, and riparian owner of that stretch of river, the Planning Clerk suggests **Tailby's Reach** as a distinctive name unlikely to have any clashes upsetting to the

Royal Mail. Unless you think the Horseradish aspect is worth commemorating, but inspiration for a particular road name failed me.

Mr. Grimsdale sent a heroic amount of information:

(10/1/20: 10.53) Sturgess is an appropriate name in the sense that the Sturgess family was the last one to operate this market garden site. Eventually, they reduced to 'Old Mrs Sturgess' who lived on in the cottage but could maintain the productive side of the site. I can remember her toddling around with her dog. Her grandchild was David Williams who had been a pupil of mine at RLS. Earlier there had been a tradition of similar use with an outlet shop near North End in central Buckingham. I can find earlier names, if you press me, but I see no reason not to press the case of Sturgess.

(12.16) I suspect that the Sturgess family, or Mrs Sturgess, ran a greengrocers somewhere at the base of Castle Hill. In his later days as nurseryman, Mr S., was wont to take large bunches of fresh-cut flowers by hand down to the Market on Saturday mornings.

The name 'Tailby's Nursery' has come into my grey cells. More later.

The former continuum of the Nursery... what is now 'my' Glynswood Rd was a fruit orchard, mainly apples, but some pears and plums.

(12.23) This is from the Advertiser, Christmas, 1866, showing that Tailby took on the business at that time:

"C. TAILBY. Nurseryman, Seedsman, &c., &c., RESPECTFULLY informs the Gentry, Clergy, and inhabitants of Buckingham and its vicinity that he has taken to the Premises and Business lately carried by Mr. Thomas, and that he is prepared to supply them with all kinds of Seeds, Plants, Trees, Shrubs, Ac., on the lowest possible terms ; and hopes strict attention to business and careful attention to all orders entrusted to him to merit a share of their patronage and support. Business carried on at— The Nurseries, Brackley Road; and Bridge Street, Buckingham. "

(12.31) This from 1893 shows the extent of Charles Tailby's Brackley Rd Empire and BTC helping him with watering:

Mr. Tailby's Nurseries. The Town Council read a letter from Mr. Tailby to the supply of water to his gardens and houses on the Brackley Road. Councillor Gough proposed, and Councillor Marshall seconded, that Mr. Tailby be allowed to use the water at a charge of £2 per year, without meter.

(12.42) September 1922 DEATH OF MR. J. G. TAILBY

WE have to record the death Councillor John George Tailby of Lawson Cottage, Well Street. Buckingham, which took place early on Wednesday morning after long illness. The deceased, who was in his 89th year, was native of the village of Braybrooke. Northants, and was the son of Mr. Thomas Tailby. He came to Buckingham about 50 years ago and was engaged in the Brackley Road Nurseries for his brother, the late Mr. Charles Tailby. About 13 years ago, under the guidance of the Rev, H. F. Holmes, Congregational minister, he took up the work of Colporteur, visiting between thirty and forty villages in the district once a month, and he was also agent for the British and Foreign Bible Society. He was of exceptionally active and zealous nature in public work. For years had been member of the Town Council, was ex-Mayor, and had held the position of Alderman, from which he was, to his expressed great regret, removed two years back, but was returned, unopposed, to the Council and held the seat till his death, He had represented the Borough on the Board of Guardians for over years, and held the position of Vice-Chairman and then that of Chairman till overtaken with his serious illness.

(12.57) A 1911 tale from the Buckingham Express:

Anglers' Association T. Osborne, Esq., J.P.. during his last year's Mayoralty promised to give a dinner on any member of the Association capturing a fish weighing 10lbs. On Thursday, January sth, Mr. Alfred Gibbs landed a pike weighing 11lbs. 205., whilst fishing in the river at the Bowling Green in Councillor Tailby's Nurseries, Brackley Road, and he willingly gave it towards the menu of the promised dinner • which was held at the head-quarters, the New Inn, on the following (Friday) night, when Mr. Osborne was in the chair, and the company, which numbered 12, included the Committee, Mr. Alfred Gibbs, and Councillor T. H. Tailby. The repast was of an excellent character, and elicited much praise for the Host and Hostess, Mr. and Mrs. Payne. Thanks having been offered by the Chairman, he submitted the loyal toast, which was duly honoured. He then proposed " Samosa to the Buckingham and District Anglers' Association," and referred to the great pleasure he felt in the success that had attended its formation. With the toast he coupled the name of Mr. Gibbs, who had

had the honour of securing the first fish weighing over 10lbs., and which had been so splendidly prepared, cooked and served, together with the other viands that night. Mr. Alfred Gibbs suitably replied. Dr. A. E. Larking proposed "The Health of the Chairman," thanking him for his kind generosity in giving such an excellent dinner and taking such a keen interest in the Association. The toast was received with musical honours • and, in reply, Mr. Osborne said he was pleased that his promise, made at a former meeting, had been fulfilled, and that it would act as a stimulus to the members to capture some of the other large fish which were known to be in the waters near the town. Dr. A. E. Larking said he should be pleased to give a similar dinner upon a member capturing a Ash weighing 9lb and it need hardly be said that the kind offer was heartily received. Mr. G. W. Spencer submitted the toast of " The Owners of the Waters," and said the Association had now the use of over eight miles of water. In addition to the names on the members' cards, Mr. H. Deverell, of Bourton, had during that week consented to allow them the use of his long stretch of excellent fishing. With the toast he desired to couple the name of Mr. T. H. Tailby, in whose waters the large pike, of which they had partaken that night, was captured, Councillor T. H. Tailby suitably replied. As usual on such gatherings, a number of anglers' stories were vividly related, and an enjoyable time was spent. A committee meeting was afterwards held, when it was decided to hold the first annual general meeting at the New Inn on Wednesday. January 18th, at 8 o'clock, when the report of the committee will be presented. Mr. T. Osborne, J.P., will be in the chair, and all the members and others interest in the movement are desired to attend. Cards of membership can be obtained of Mr. James Gravestock, West Street.

(12/01/20) TAILBYS AND THE REVIVAL OF INTEREST IN HORSERADISH SAUCE: AN UNSUNG LOCAL INDUSTRY Buck. Advertiser 24.12.1910

From a Review of Christmas Shop Windows

MR. GEO. E. TAILBY always has a very tastefully-filled window, and this is especially so on this festive occasion. It is filled with all kinds of the choicest fruits and flowers, bottles and boxes of preserved and crystallized fruits, and special feature is the up-to-date horse-radish sauce, for which there is an increasing demand. [...]

MR.. T. H. TAILBY, Castle Street, has this year given lighter window display, and its attractiveness bus received general commendation. The luscious fruits and rare flowers have been exceptionally well arranged. The contents comprise pines, grapes, oranges, apples, pears, nuts, etc., in endless variety, together with all kinds of the best bottled and crystallised fruits, interspersed with chrysanthemums and other flowers. Last year, we had the pleasure of stating that Mr. T. H. Tailby had been awarded the Bronze Medal for horseradish sauce by the judges at the London Exhibition. and it now gives us additional pleasure to record the fact that has been even more successful this year in being awarded the Silver Medal, which is an honour the town as well as to its native tradesman. It might also added that the sauce is continually gaining in its popularity with rapidly increasing sale, and that Mr. T. H. Tailby has opened a factory for its preparation in a portion of the premises, known the Barracks, opposite his Nurseries on the Brackley Road.

[The Tailby Brothers were early leaders in G.B. in the revival of Horseradish sauce which they bottled in their factory in the rear outbuildings of the Barracks. The horseradish crop was grown on the banks of the river Great Ouse opposite the Barracks i.e. the site of the new buildings being served by the road now being named. With the Tailbys local service and their donation of 'their' West End Bowl Club to that Club, their name, or maybe HORSERADISH deserve to have a memorial. ED]

KM

12/1/20