



BUCKINGHAM TOWN COUNCIL

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Town Clerk: Mr. P. Hodson

Wednesday, 29 January 2020

Councillor,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on **Monday 3rd February 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 and agree the minutes of the Planning Committee Meeting held on Monday 20th January 2020 to be put before the Full Council meeting to be held on Monday 10th March 2020.
Copy previously circulated

4. Buckingham Neighbourhood Plan/Vale of Aylesbury Plan

4.1 To receive a report from the Town Clerk regarding future s106 and CIL funding

[PL/148/19](#)

4.2 To receive and discuss a press release from AVDC

[Appendix A](#)

5. Action Reports

To receive action reports as per the attached list.

[Appendix B](#)

6. Planning Applications

For Member's information the next scheduled Development Management Committee meetings are Thursday 20th February and Friday 13th March 2020, with SDMC meetings on Wednesdays 19th February and 11th March 2020.



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.

To consider planning applications received from AVDC and other applications

1. [20/00161/AAD](#) Hair@22 Ltd, 22 Market Hill MK11JX
Retrospective consent for shop name fascia sign
Davis

AMENDED PLANS

2. [19/00391/APP](#) The Workshop, Land off Tingewick Road MK18 1GX
Subdivision and change of use of existing domestic, ancillary
outbuilding to a B1 office and creation of new access
EP Constructions Ltd.

Creation of new access and blocking up of existing access has been added to the change of use application. An illustrated briefing note is attached [Appendix C](#)

Members' response to the original application was (25th February 2019)

NO OBJECTIONS: Members were concerned about an increase in traffic using the access, and should the office require signage the applicant was reminded that a separate application was necessary.

ADDITIONAL PLANS

3. [19/03849/APP](#) Esso Petrol Filling Station, Buckingham Bypass
Single storey side and rear extension
Ternent [EG Group]

Additional documents: Planning Design and Access Statement; [Transport] Technical Note. Members declined to make a response at the 25th November meeting and asked for further information as follows: "Members would like further information on parking provision (including accommodation for commercial drivers taking a statutory break); lighting levels (parking and signage) as the site is adjacent to the bypass; opening hours, if different to the petrol station; a response from Environmental Health, as there was no detail of the bakery area – were staff expected to use the toilet facilities in the public area?

They would also like reassurance that the toilet is fully accessible for disabled customers; and the incorporation of grey water reuse and solar panels. "

Apart from noting that no parking space will be lost, none of these points is addressed in the new documents, which may be why we found out about them via an email enquiry to the office rather than formal notification from AVDC.

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

4. [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

Additional plan shows 6m x 3m parking space (down the lane on the east side of the Padbury Road, at Cloverick Moor farmhouse - about 500 yards walk) and location of septic tank.(adjacent to the 'holiday studio' and c.5m from it)

Members looked at this last meeting and responded: FURTHER INFORMATION REQUIRED - Members had no objections to the proposal per se, but would have liked details of the means of electricity generation and the siting of the bio-digester. It was also hoped that a u-v filter would be fitted to the water supply. There are adjacent archaeological sites whose setting might be compromised by a wind generator, for example, and no solar panels were shown in the drawings. If satisfied on the above points, Members would be minded to respond 'No Objections subject to the recommendation of the BCC Archaeologist'

NOT FOR CONSULTATION

5. 20/00178/ACL 12 Catchpin Street, MK18 7RR
Applications for a Lawful Development Certificate for the
proposed loft conversion with front and rear Velux windows
Bristow

7. Planning Decisions

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

Approved

19/04047/AAD } White Hart Hotel Replacement signage & repainting { No objections
19/04049/ALB }

19/04146/ALB White Hart Hotel Internal & external refurbishment Oppose & Attend*

* The following was received from Parish Support and circulated on 7th January;

The planning officer wanted to pass on the following information regarding the TC's comments on the application above.

It is noted that the Town Council have objected to the above application and requested to speak at committee as the Design & Access Statement made no mention of access for the disabled and it is felt that the refurbishment could make better provision. In addition, members asked that the outside drinking area not be furnished with heaters.

The application in question is for Listed Building Consent only, as the proposed works do not require planning permission. When assessing Listed Building applications, the LPA can only assess the impact on the special architectural and historic interest of the listed building. Therefore, in this case, the points raised by the Town Council are not considered to be material considerations that would trigger committee. This application will therefore be determined under delegated powers.

Not Consulted on:

Approved

19/04034/ATP 4 Pine Close Works to horse chestnut Oppose

Refused

19/04154/ACL 2 Chandos Close ACL for s/st rear extension replacing conservatory
[Members had No Objections]

8. Development Management Committee

8.1 Strategic Development Management (29th January 2020) *Cancelled*

8.2 Development Management (30th January 2020) *Cancelled*

9. Business Plan

[PL/149/19](#)

To receive a written report from the Town Clerk and agree the recommendations.

10. Enforcement

10.1 To note that Cllr. Stuchbury has raised an Enforcement Case (20/00042/CON3) re Sunday working on the Beefeater/Premier Inn site, contrary to the Construction Management Plan, and the St Rumbolds Fields advertising is 20/00019/CON3.

10.2 To report any new breaches

11. Matters to report

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

12. Chairman's items for information

13. Date of the next meeting: Monday 24th February 2020 following the Interim Council meeting

To Planning Committee:

Cllr. M. Cole (Town Mayor)

Cllr. J. Harvey

Cllr. P. Hirons (Vice Chair)

Cllr. A. Mahi

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

Cllr. A. Ralph

Cllr. R. Stuchbury

Cllr. M. Try

Mrs. C. Cumming (co-opted member)

BUCKINGHAM TOWN COUNCIL
PLANNING COMMITTEE
MONDAY 3rd February 2020

Contact Officer: Paul Hodson, Town Clerk

Future CIL and S106 Funding

1. Recommendations

- 1.1. It is recommended that the Town Council now write to the Shadow Executive, requesting that:
- 1.2. The new Council commences plans to introduce CIL to Aylesbury Vale as quickly as possible, to ensure that town and parish councils in the Vale are treated equally with those in the rest of the county, and that the government's intention to support the introduction of Neighbourhood Development Plans through the partial allocation of CIL funding is met by the new Council.
- 1.3. **The new council reviews the current S106 arrangements for culture and leisure are reviewed, to ensure they are suitable for the new unitary arrangement, and to better involve town and parish councils?**
- 1.4. **The new Council reviews the current Matrix of Sport and Leisure Facility Provision Standards in Aylesbury Vale, as last agreed in 2004, during 2020. It is recommended that ..**

2. Background

- 2.1. Buckingham Town Council submitted the following questions to Buckingham County Council's Liaison meeting in November 2019. The answers generally referred each issue to the new Unitary Council. It is now proposed that the Town Council ask the Shadow Council Executive to take these matters forward.

3. Information

3.1. County Council's Position

- 3.1.1. **Now that we have been told that there are no plans at present to implement CIL in the Aylesbury Vale area, what steps are being taken to ensure that the current New Homes Bonus funding continues for the area, until the Aylesbury Vale District is brought in to line with the CIL arrangements which will be in place for the rest of the County?**

A: The intention for AVDC, as set out in VALP, was to prepare and adopt CIL subsequent to the adoption of VALP. Due to the plan taking longer to prepare and progress through Examination this has not been possible. Nevertheless once VALP is adopted a CIL can be prepared and recent changes to the CIL Regulations mean that the preparation process has been significantly shortened. Therefore it will be for the new Buckinghamshire Council to decide whether it chooses to adopt the

delivery of CIL in Aylesbury Vale ahead of any Bucks wide plan, but only once VALP is adopted.

Under the arrangements being developed for the new Buckinghamshire Council, it is intended that community boards will have a dedicated ring-fenced Local Infrastructure Fund to enable local communities, including town and parish councils, to receive funding to support infrastructure needs arising from housing developments. Further details on this scheme will be considered by the Shadow Executive as part of proposals to set-up community boards.

3.1.2. What measures will be implemented to ensure that the current S106 arrangements for culture and leisure are reviewed, to ensure they are suitable for the new unitary arrangement, and to better involve town and parish councils?

A: Any Section 106 funds that have been secured prior to vesting day and are ring-fenced for particular projects will continue to be legally ring fenced for that purpose after vesting day. Any subsequent agreements, and the priority to be attached to particular projects will be a matter for the new Buckinghamshire Council to determine at the appropriate time.

3.1.3. The current Matrix of Sport and Leisure Facility Provision Standards in Aylesbury Vale was agreed in 2004. This is clearly long overdue for review, and is not fit for purpose to be used for the next five years. Can an assurance be given that this will be thoroughly reviewed during 2020?

A: The new Council will be required to produce a Local Plan for Buckinghamshire by 2025. The new Local Plan will be supported by a significant amount of evidence which could include updated sport and leisure provision standards across the whole Council area. The timing of any review of the evidence base and supporting information is entirely a matter for the new Council to consider in accordance with the priorities of the authority.

3.1.4. There is currently a huge disparity in the affordable housing percentages between North and South Bucks (as high as 45% in High Wycombe's newly-made plan, for instance). Buckingham, Winslow and the North Bucks Parishes Planning Consortium are all challenging the 25% which VALP proposes, in place of the 35% which our current Neighbourhood Development Plans mandate. Our case for this was not heard at the original VALP submission hearings last year, as the Examining Inspector ran out of time on both the days we were scheduled to put our case, and although NBPPC has asked for it to be added to the Inspector's documents, it has yet to be considered. We are presuming that we will get our chance to rectify this when the final round of consultation takes place. Given that this matter is therefore not at all finalised, what can the shadow authority do to ensure that the concerns of North Bucks councils are further considered? If VALP is made by the end of March 2020, what measures will the new authority be legally able to take to immediately review and address this planned disparity?

A: The further representation from NBPPC on the VALP is noted, however this is not a matter for the Shadow Executive but is a matter for the Inspector to consider before submitting his final report on the VALP.

Once the Inspector's report is received and the VALP is adopted, any reconsideration of the percentage of affordable housing in Buckinghamshire will be undertaken as part of the preparation of the new Buckinghamshire Local Plan. The new plan will be prepared on the basis of the revised NPPF and supporting guidance and will use up to date evidence to consider the appropriate and viable level of affordable housing that could be achieved. The new Council will be responsible for preparing a single Buckinghamshire Local Plan and it is expected that this could be adopted by 2025.

3.2. Shadow Council's Position

The Shadow Buckinghamshire Council has announced that each Community Board will be provided with a Local Infrastructure Fund:

This fund is to support community infrastructure needs. It can be used to support the upgrading of existing and/or new physical and/or social infrastructure. The funding source is from central government's New Homes Bonus Scheme. There is uncertainty on the continuation of this funding stream from central government beyond 2020/21 and therefore this funding stream cannot be guaranteed indefinitely. Allocations will be made in annual cycles to mitigate this risk.

So the Unitary Council is only committing to providing this support while the government provides New Homes Bonus funding; this is not linked to S106 or future CIL monies.

3.3. Proposed Next Steps

It is proposed that the Town Council now write to the Shadow Executive, requesting that:

The new Council commences plans to introduce CIL to Aylesbury Vale as quickly as possible, to ensure that town and parish councils in the Vale are treated equally with those in the rest of the county, and that the government's intention to support the introduction of Neighbourhood Development Plans through the partial allocation of CIL funding is met by the new Council.

The new council reviews the current S106 arrangements for culture and leisure are reviewed, to ensure they are suitable for the new unitary arrangement, and to better involve town and parish councils?

The new Council reviews the current Matrix of Sport and Leisure Facility Provision Standards in Aylesbury Vale, as last agreed in 2004, during 2020.

News

Making Aylesbury Vale the best possible place to live and work



21 January 2020

AVDC and BCC respond to Milton Keynes Council's 'Milton Keynes Strategy for 2050'

In July 2016, the MK Futures 2050 Commission published its report '[Making a Great City Greater](#)'. The report, unanimously supported by Milton Keynes Council, included a recommendation to prepare a Strategy for 2050 which would take a long term view of the future of the city.

Milton Keynes Council has now published its engagement draft of the [Milton Keynes Strategy for 2050](#) which sets the way forward. Milton Keynes Council states that people are at the heart of what this strategy is trying to achieve: "It is a strategy for everyone living in Milton Keynes today and all those that wish to live there in future".

Aylesbury Vale District Council (AVDC) and Buckinghamshire County Council (BCC) are very concerned at the decision by Milton Keynes Council to begin consultation on its 'Milton Keynes 2050' proposal at this time. This strategy identifies options for substantial housing growth over the Milton Keynes border into north Buckinghamshire. This proposal is not supported by either AVDC or Buckinghamshire County Council. Both councils believe that Milton Keynes growth aspirations could, and should, look first to be accommodated within the existing Milton Keynes Borough boundaries.

Angela Macpherson, Leader of AVDC, said "I am disappointed that Milton Keynes council is reaching into Buckinghamshire to realise its growth ambitions. AVDC already has its own ambitious plans for substantial new housing growth. This has been carefully planned within the 'Vale of Aylesbury Local Plan', after detailed consultation with residents and is currently going through the final stages of its examination by a Government Inspector. AVDC has not been involved in the conclusions of the David Lock Associates study which underpins the MK Growth Strategy for 2050 and the proposals are unhelpful. It will be for the new Local Plan for Buckinghamshire to produce and draw on evidence to inform the patterns and nature of future housing and economic growth across the county."

Martin Tett, Leader of Buckinghamshire County Council, supported Angela Macpherson's views. "It is important that the new Buckinghamshire Council, on behalf of its residents, challenges unwanted overspill from other councils. We are ambitious for Buckinghamshire, but any growth should be where we decide. We will do this in

partnership with local communities. I'm sure it's coincidental that MK Council plan to start their consultation period just as local Buckinghamshire councillors enter what is known as 'purdah', a period before elections when they are legally prohibited from most public comment. We therefore want our residents to know that this is not a proposal we will be supporting and indeed, believe should be firmly rejected."

[issued by AVDC on behalf of AVDC and Bucks County Council]

- ends -

For further information contact:

Paul Griffiths, PR & Media Manager, AVDC

pgriffiths@aylesburyvaledc.gov.uk / 01296 585128 / 07803037369

or

Aidan Shutter,

Customer and Communications Account Manager.

Resources - Policy, Performance and Communications.

Buckinghamshire County Council.

ashutter@buckscc.gov.uk / 01296 382126 / 07917 090440

Min. 692/19	13 via Parish Channel (of which 9 required agreed time extension)	Min. 696/19	News release Climate Emergency Action plan (delayed until all Committees have reviewed)	Date of appearance
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Subject	Minute	Form	Rating √ = done	Response received
AVDC				
CIL/s106	326/19	Town Clerk to write to AVDC & BCC as minuted	√	
VALP	638/19 690/19	Town Clerk to put BTC response on website Enquire re progress	√ √	Cllr. Paternoster replied (24/1/20): The VALP is still on its original timetable and all comments will be sent to the Inspector for him to decide what to do with them. The AVDC press release which was sent out on Tuesday is not related to VALP. Milton Keynes Council has just gone out to public consultation on their MK Strategy 2050, where they are looking forward to how MK could develop during that period. All the documentation is on the MKC website. Included is a document drawn up for MKKC by David Lloyd Associates which shows overspill development from MK within Aylesbury Vale. Both AVDC and BCC want our residents to know that we have had no input into or interest in the David Lloyd report. This is an MKC project without reference to other local planning authorities, including Central Beds, South Northants and AVDC. The David Lloyd report puts 7,500 houses at Winslow, another 10,000 at Whaddon Chase, and an increased number on Salden Chase near Newton Longville. AVDC does not support this in any way and we wanted to make that clear to our residents. I was only notified of this document and its contents a few days before MKC announced the public consultation.
Streetnaming Nursery Bungalow site	644/19 697/19	Respond with Members' decision Respond with new choice	√ √	
BCC:				
Car @ Bletchley Road roundabout	314.2.3 695.3	Parked on verge, used as advertisement Report new vehicle	√ √	Reported to TfB; who have declined to take action, suggesting it be reported to AVDC. Vehicle has been moved to Stratford Road layby (Jan 2020) New vehicle replaced at roundabout Jan20 Response from Cllr. Shaw, Cabinet Member for Transportation (24/1/20): I had a similar situation in Chesham for two months last year. There is little that can be done, have you involved the police? If the

ACTION LIST

APPENDIX B

				vehicle is taxed there is little action that can be taken unless there are double yellow lines which then extend through the highways extent. I will pass it on to the local depot.
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	√	
West End Farm	698.2/19	Ask Archaeology about report	√	
Shadow Authority:				
New planning areas	695.1/19	Request details per minute	√	
Enforcement reports and queries				
St Rumbolds Fields	695.2/19	Report excessive flags and banners - Cllr. Stuchbury to supply photo	√	Case number 20/00019/CON3
Other:				
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	√	
Redaction of personal names	691.2/19	Town Clerk to confirm policy		
Climate Emergency Action Plan	696/19	Town Clerk & Committee Clerk - Develop checklist for applications		

ACTION LIST

APPENDIX B

Estate agent signs	698.1/19	Send letter if not removed by 24/1/20	√	Response received: 24/1/20: the second sign is an error and will be removed; the other will be removed within 14 days of the completion of the sale
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Existing access



Proposed access site facing Barham Lodge



note stone pillar in wall ↑



Stone pillar as above ↑ and telegraph pole ↑



The only Protected trees (in green)



Telegraph pole is here
And the road sign is here

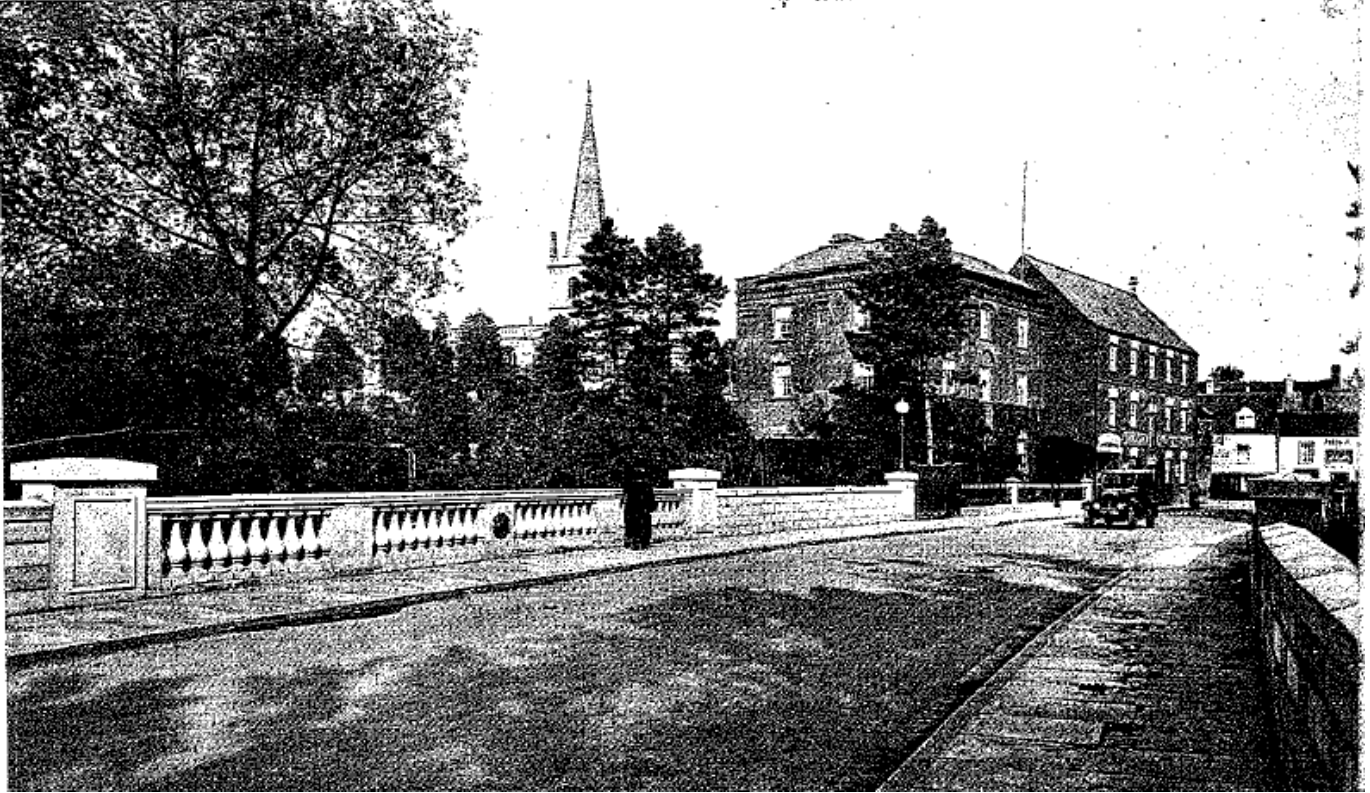
(extract from new drawing)



The new access will be between the two shopping bags, which are 4.8m apart (the road sign has the planning notice attached, on the left)



The new access is opposite the parking bays and where the white lines diverge



The old bridge and its approaches had matching pillars ...



.... and there are still two (without capstones) opposite, outside Barham Lodge



eastern end of proposed access



western end of proposed access



view of pillar showing thickness



rear of pillar from inside the site



and a tree which will presumably have to be removed

BUCKINGHAM TOWN COUNCIL
PLANNING COMMITTEE
MONDAY 3rd FEBRUARY 2020

Contact Officer: Paul Hodson, Town Clerk

Business Plan and Budget Proposal

1. Recommendations

- 1.1. It is recommended that the Committee agree the proposed section to be included in the new Business Plan.

2. Background

- 2.1. The Resources Committee agreed on 23rd September 2019, *“for the Council to plan to adopt a five-year budget and five-year business plan for 2020 -26, and that this be initially developed by each of the four committees reviewing the aspects relevant to their remit”*. (359/19)
- 1.2. The Planning Committee agreed the following Core Objectives for the Council and description of the Planning Committee: (397/19)

3. Core Objectives for the Council

- i. To ensure the current Neighbourhood Plan is being used appropriately to judge planning permissions within the town, and to carry out a full refresh of the Neighbourhood Plan to ensure the Town has the best possible Plan in place once the Vale of Aylesbury Plan is agreed.
- ii. Improved community spirit
- iii. Established greater active engagement with local Partners and Public
- iv. Promoted and improved economic activity within the town
- v. Maintained, improved and expanded our green and open spaces (including allotments and cemetery)
- vi. Maintained Quality Council Status
- vii. Developed an effective resources plan (to include an income generation plan, adequate staffing to achieve our ambitions and good value council processes)
- viii. Make Buckingham an even more attractive town/parish (including improved infrastructure)

4. Planning Committee Description

- 4.1. The Planning Committee reviews every planning application, considers tree applications, and takes part in various district and regional consultations where they may impact on Buckingham. The Town Council is a statutory consultee, and reviews all planning applications and advises the planning authority should they not meet local requirements and aspirations. However, it should be noted that the planning authority makes the final decision on all planning applications, and does not always agree with the Town Council's comments.

4.2. The Committee also undertakes all powers and duties of the Council in respect of Neighbourhood Planning and Development under the Localism Act.

5. Resources Required

5.1. The Council 's ongoing work to review and respond to a wide range of planning applications and consultations is enabled by the Planning Clerk working with the office team. It is not proposed to change this arrangement.

5.2. The development of the Neighbourhood Plan will be led by the Town Clerk and the Town Plan Officer. It is not yet clear what the full cost will be, or what grant funding the Council may be able to access to complete the revised Plan. The Council has agreed and earmarked reserve of £20,000 at present.

5.3. The following Action Plan summarises what the Council plans to achieve during 2020, to further the Core Objectives. These actions are in addition to the Council continuing to manage its assets and deliver day to day services.

6. Action Plan

Item	Core Objective	Action(s)	Responsibility	Deadline
1. Develop draft revised Neighbourhood Plan	1	Carry out stakeholder consultation	Town Plan Officer	March 2020
		Review draft Plan in light of the New Vale Plan, once this is agreed	Town Plan Officer	May 2020
		Complete draft revised Plan	Town Plan Officer	September 2020
		Formal consultation		March 2021
		Referendum		June 2021
2. Uphold the Neighbourhood Plan	1	Review all planning applications to ensure compliance with the BNDP, and oppose all those which do not uphold it	Planning Committee and Planning Clerk	Ongoing

Item	Core Objective	Action(s)	Responsibility	Deadline
3. Review the Vision and Design Statement		Review the V&D Statement in line with current planning guidance as part of the preparation of the revised Buckingham Neighbourhood Plan.	Planning Committee and Town Plan Officer	December 2020
		Hold a celebration event marking 20 years of the Buckingham Design Guide. “	Town Clerk	2021

7. Performance indicators

7.1. The relevant Performance Indicators to the Planning Committee will be:

- a) Number and percentage of successfully opposed planning applications
- b) Key dates met for revising the Neighbourhood Development Plan

7.2. When the last business plan was agreed, the Council decided to monitor the average house price in comparison to Brackley, Towcester and Winslow. It is not proposed to continue this approach, because house prices may reflect a wide range of factors outside the control of the Town Council.