



BUCKINGHAM TOWN COUNCIL

TOWN COUNCIL OFFICES, BUCKINGHAM CENTRE,
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Town Clerk: Mr. P. Hodson

Wednesday, 27 May 2020

PLANNING
COMMITTEE

Councillor,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on **Monday 1st June 2020 following the Extra Ordinary meeting** online via Zoom, Meeting ID 871 2899 7691.

Residents are very welcome to ask questions or speak to Councillors at the start of the meeting in the usual way. Please email committeeclerk@buckingham-tc.gov.uk or call 01280 816426 for the password to take part.

The meeting can be watched live on the Town Council's YouTube channel here:
<https://www.youtube.com/channel/UC89BUTwVpjAOEIdSlfcZC9Q/>

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**
Due to short time gap and the Bank Holiday the minutes of the Planning Committee meeting held on Monday 18th May 2020 will be presented to the 22nd June 2020 meeting.
- 4. Buckinghamshire Council matters**
4.1 To receive and discuss the *Parish and Town Council's involvement in Planning Applications* document and agree any comments. [Circulated separately 26/5/20](#)

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.

5. Buckingham Neighbourhood Plan

To receive any update.

6. Vale of Aylesbury Plan

6.1 Salden Chase - To receive a report of the meeting of Newton Longville Parish Council held on Friday 22nd May 2020 from Cllr. Cole. **Appendix A**

7. Action Reports

7.1 To receive action reports as per the attached list. **Appendix B**

7.2 (49/20) To receive and discuss any response to the letter agreed last meeting

7.3 (695.1/19) To receive for information a map of the N. Bucks Planning Areas **Appendix C**

8. Planning Applications

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on Wednesday 10th June and 8th July at 6.30pm. Strategic Sites Committee meetings are the following day at 2pm.

Further details of applications supplied by the Clerk

Appendix D

To consider a response to planning applications received from Buckinghamshire Council

1. [20/01485/ATN](#) Telecommunications Antenna, Gawcott Road
Erection of streetworks style base station
Mobile broadband Network Ltd.
2. [20/01486/APP](#) 19 Hilltop Avenue, MK18 1UY
Single storey front extension
[Mr. S.] Wood
3. [20/01497/APP](#) 30 Hare Close, MK18 7EW
Demolition of existing porch. Erection of new porch.
[Mrs. L.] Wood
4. [20/01505/APP](#) Maple Cottage, 1A Highlands Road, MK18 1PN
Demolition of existing conservatory, erection of single storey rear extension and front entrance porch
Eales
5. [20/01532/APP](#) The Royal Latin School, Chandos Road, MK18 1AX
Erection of two storey sports building (resubmission of 17/02939/APP)
King [RLS]

Not for consultation

6. [20/01561/ACL](#) 75 Overn Crescent, MK18 1LY
Applications for a Lawful Development Certificate for the proposed single storey rear extension and loft conversion
Young

9. Planning Decisions

To receive for information details of planning decisions made by Buckinghamshire Council

Approved

19/04177/ADP University site, Tingewick Rd.

Reserved Matters, Teaching Accommodation

BTC

response

No objections

Officer

recommⁿ.

10. Buckinghamshire Council Committee meetings

- 10.1 N.Bucks Area Planning Committee } *none held as yet*
10.2 Strategic Sites Committee }

11. Enforcement

- 11.1 To report any new breaches

12. Matters to report

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

13. Chairman's items for information

14. Date of the next meeting: Monday 22nd June 2020 following the Interim Council meeting

To Planning Committee:

Cllr. M. Cole (Vice Chair)

Cllr. J. Harvey

Cllr. P. Hirons

Cllr. A. Mahi

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

Cllr. A. Ralph

Cllr. R. Stuchbury

Cllr. M. Try

Mrs. C. Cumming (co-opted member)

SALDEN CHASE

A special meeting of Newton Longville Parish Council was called on Friday 22nd May to discuss its response to the appeal by the development consortium against refusal of planning permission to build 1855 houses on farmland at Salden Chase, between the A421 and Newton Longville. The application, which was first made in January 2015, was refused on November 7th 2019 by Milton Keynes Council, overruling the recommendations of its own officers.

Although the housing would be in Aylesbury Vale, the road access points (the A421 Bottledump and Tattenhoe roundabouts), cross-boundary and environmental issues would all impact on Milton Keynes. AVDC had sat on the application for over 275 weeks and had still not determined it when it became Buckinghamshire Council on April 1st, despite the 16-week government target for large Environmental Impact Assessment (EIA) applications.

The development, if allowed, would have a direct impact on the A421 MK-Buckingham and all surrounding roads, and it was on the traffic issues and the insufficient provision of infrastructure that MKC refused it. The refusal notice stated *“That in the opinion of the Local Planning Authority there is insufficient evidence to mitigate the harm of this development in terms of increased traffic flow and impact on the highway and Grid Road network, with specific reference to Standing Way and Buckingham Road, thus this will be in contravention of Policies CT1 and CT2 (A1) of Plan:MK.”*

The appellant, South West Milton Keynes Consortium, is made up of Taylor Wimpey UK Ltd, Hallam Land Management Ltd, William Davis Ltd, Bellcross Ltd and Connolly Homes plc. It appealed against refusal on May 14th 2020, one day before the expiry of the permitted six months, which some might view as cynical. None of them own the land on which the development is planned.

Buckingham Town Council was among local towns and parishes invited by parish clerk Mike Galloway to join the virtual NLPC meeting. Planning Chairman Cllr Lisa O'Donoghue and myself (Vice-Chairman) attended on behalf of BTC.

Newton Longville Cllr Steve Heath told the meeting of the large number of flaws in the appellant's case, most notably that they had now submitted a completely new traffic management plan for the appeal, which would put more pressure on the A421 Buckingham Road.

Amongst recommendations made in the new traffic management plan were traffic lights at the A421 and V1 roundabouts all the way into Central MK, synchronised to let residents out of the Salden Chase development at peak hours. It went on to suggest that all MK roundabouts should have synchronised traffic lights. It also presumed that London-bound rail commuters would go to Central MK, whereas surveys have shown that the majority travelled from Bletchley as season tickets are dramatically cheaper from there.

The appeal documentation also contained completely revised growth rates and vehicle trips from the original application, and there were many other inconsistencies, including a traffic reduction of 35% since the original 2015 submission.

Cllr Heath said that Newton Longville PC had not been complacent after MKC had refused permission last November, and had approved a fighting fund of £10,000 in case of an appeal. He said that the sheer volume of documents, which ran to 7500 pages (more than the East-West Rail plan), virtually unreadable due to the small scale, had not been expected. One Cllr suggested that if the changes were so great, a new application should be submitted.

Planning solicitor Bob McGeady joined the meeting at NLPC's invitation, and spoke on what might be required to oppose the appeal, joining with MKC and with West Bletchley PC, which had allocated a similar fighting fund. He said that if the opposition was strong enough - and noted that Newton Longville had led the way in convincing MKC to refuse the plan because of its flaws - the Consortium could back down and walk away, but that it had already made a big investment in the proposal, and may keep on until it ground down any opposition.

He said that appeal would not be held quickly – there would have to be a 16-week consultation period, followed by the public enquiry process, but there was a big backlog because of the Covid-19 pandemic. He added that there would very likely be a total revision to how traffic assessments would be made since the pandemic. “There will be a big personal transport traffic increase for next 3-5 years, because people will be worried about using public transport,” he suggested.

NLPC agreed to fight the appeal together with MKC and West Bletchley PC, and allocated the £10,000 towards the appeal, part of it to employ Mr McGeady, and part

towards employing a specialist highways consultant, with a similar amount being provided by West Bletchley. It also agreed to ask Buckinghamshire Cllr Warren Whyte, head of strategic planning, what BC's position is on this application.

We were asked to comment at the end of the meeting, and suggested that Newton Longville should engage with the North Bucks Parishes Planning Consortium, Buckingham, Winslow and all affected parishes to support the appeal.

Cllr Lisa O'Donoghue, Chairman BTC Planning

Cllr Mark Cole JP, Vice-Chairman BTC Planning

May 24th 2020

Min. 40/20	7 via Parish Channel; 1 via Parish Support (application no longer on Consultee In-Tray)		Min. 696/19	News release Climate Emergency Action plan (delayed until all Committees have reviewed)	Date of appearance
Call-ins agreed	20/01240/APP				

Subject	Minute	Form	Rating √ = done	Response received
AVDC				
Streetnaming Nursery Bungalow site	644/19	Respond with Members' decision	√	Streetnaming Officer has not yet got agreement on name from developer 6/5/20)
	697/19	Respond with new choice	√	
Cornwalls Meadow decking	732/19	Report rotten planking for repair	√	
Street nameplate	732/19	Report Toombs Yard sign repair required	√	
Unitary Authority:				
New planning areas	695.1/19	Request details per minute	√	Attached at agenda 7.3
CIL/s106	725/19	Town Clerk to write to Shadow Executive		
Enforcement of use classes	929.1/19	Write as minuted	√	
Neighbour comments	41/20	Write as minuted	√	
Representation at Committees	49/20	Town Clerk to write as minuted	√	See agenda 7.2
Enforcement reports and queries				
West End Farm Care Home	731.2	Write to AVDC, BCC & HE as minuted	√	BC Archaeology still waiting for investigation report

ACTION LIST

Appendix B

Hilltop Avenue fence	929.2/19	Request enforcement as 6 months expired since refusal	√	24/5/20: contacted Parish Support re non-acknowledgement of reports
	44/20	Add new shed to report	√	
Other:				
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	√	
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		
Terms of Reference	37/20	Committee Clerk to revise per minute		See Agenda 7.4
Surgery applications	40/20	Town Clerk to investigate whether North End and Verney Close surgeries can be designated Community Assets		
		Environment Committee to set up meeting with Swan Practice		



North Bucks Planning Areas 2020

BUCKINGHAM TOWN COUNCIL

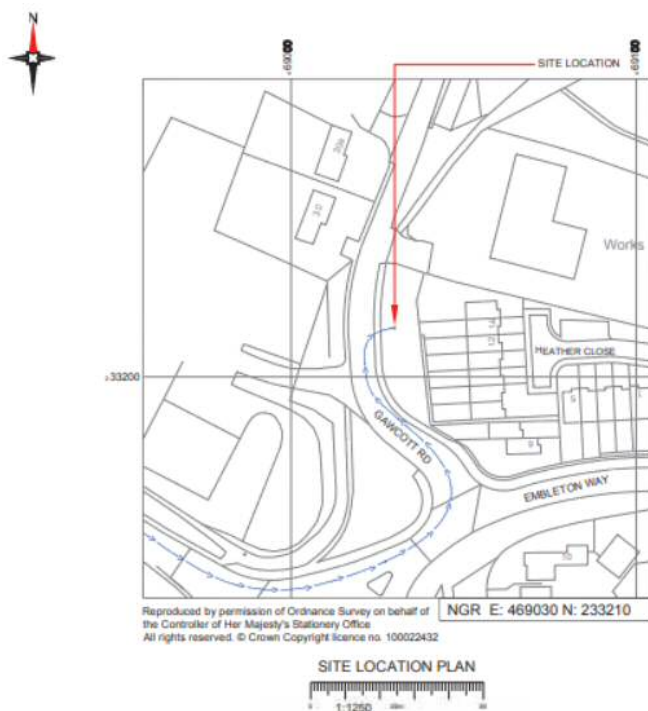
PLANNING COMMITTEE

MONDAY 1st JUNE 2020

Contact Officer: Mrs. K. McElligott, Planning Clerk

Additional Information for applications on the agenda

1. **20/01485/ATN** Telecommunications Antenna, Gawcott Road
Erection of streetworks style base station
Mobile Broadband Network Ltd. [EE(UK)Ltd. & H3G(UK) Ltd.]

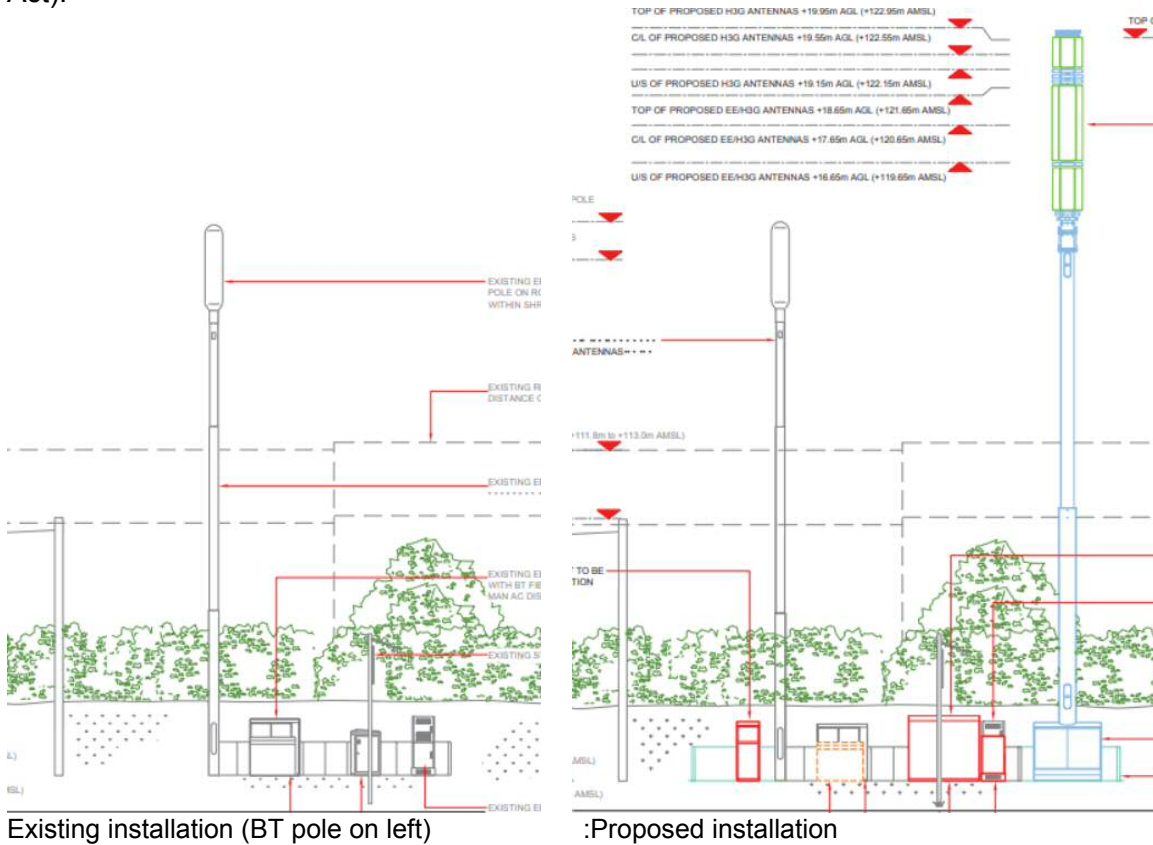


Planning History - Telecommunication Antenna, Gawcott Road

1	00/00618/ATN	Telecommunications antenna and ancillary equipment housing	Notification - Proceed with works
2	08/02048/ATN	Telecommunications equipment comprising the installation of an additional radio equipment cabinet, replacement of existing trisector antenna with three dual band antennas within a shroud and the associated installation of a small low level retaining wall	Notification - Proceed with works
3	16/01092/ATN	Telecommunication equipment comprising replacement of 15m phase 1 monopole with a 17.4m phase 4 monopole and one additional equipment cabinet	Notification - Proceed with works
4	20/01171/APP	Replacement of the existing MBNL base station for a 20 metre phase 8 pole with wrap around cabinet built around the base, 4no. new equipment cabinets and ancillary development thereto.	Withdrawn
5	20/01485/ATN	Erection of streetworks style base station	Pending Consideration

The previous application was withdrawn before Members had time to comment, and the re-application has reverted to the more usual ATN suffix; however we have received a request for comments with a response

date, which is not usually the case (mobile networks have Permitted Development Rights under the 2016 Act).



The site is in the eastern verge of Gawcott Road between the entrance to Brown’s and the bypass. The top of the bank with the hedge and trees on behind the masts is about 6m away and 2m higher than the foreground.

This will be a 5G mast and the existing mast will be retained to provide the 4G Emergency Services Network (EE are to become the Emergency Services Network Provider). It can be seen that the proposed mast is considerably taller than the existing one, and has a number of new cabinets associated with it. There are detailed plans of the layout and equipment on the website.

The application includes a comprehensive assessment of alternative sites and copies of the appropriate notices. There are no environmental health comments for this application as the relevant ICNIRP certificate has been included.

Highways have no objections or suggested conditions.

- 2. **20/01486/APP** 19 Hilltop Avenue, MK18 1UY
 Single storey front extension
 [Mr. Sam] Wood



↑№17

↑№19

↑№21

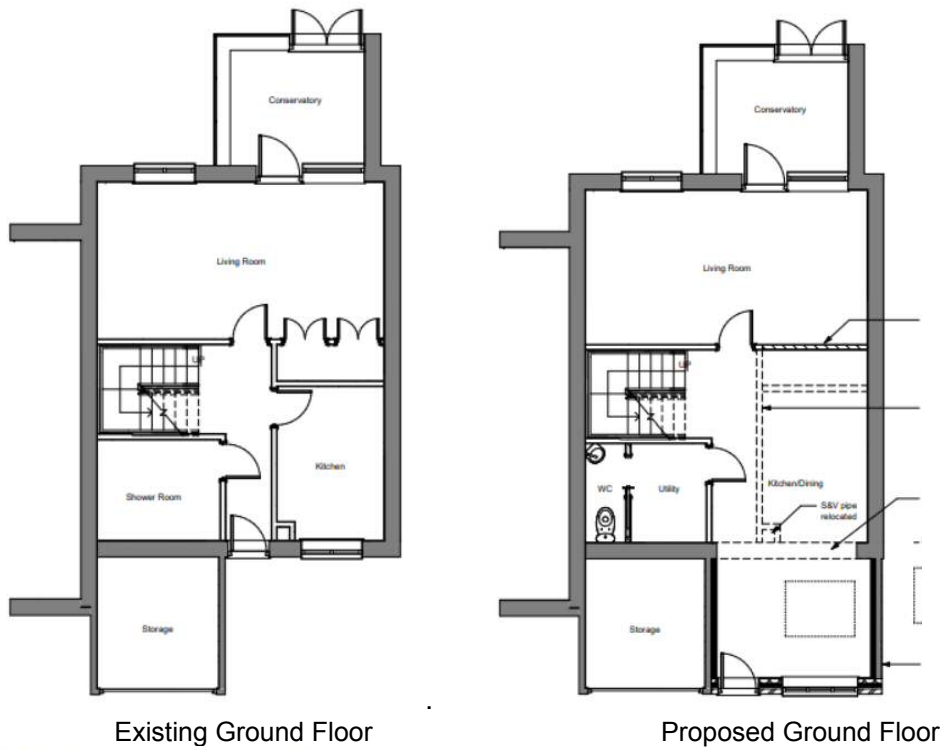
Planning History - 19 Hilltop Avenue

1	10/00345/APP	Erection of conservatory	Approved
2	12/01833/APP	Part conversion of garage into shower room	Approved
3	20/01486/APP	Single storey front extension	Pending Consideration

The site is on the east side of Hilltop Avenue between Holloway Drive and King Charles Close and is one of a number of originally identical 3-bed houses built as a staggered terrace – from the southern end, 21-19-17 Hilltop Avenue and 4-24 (even numbers only) King Charles Close. The odd numbers 1-13 King Charles Close lie behind the green area opposite and back onto the public footpath along the junior school boundary. The houses all had flat-roofed garages which projected forward of the main house frontage.

Several residents have added single storey front extensions which bring the hall (& front door)/kitchen wall forward to be flush with the garage's and extended its single-pitched tiled roof over the garage. Several other houses have just changed the flat to a pitched roof over the garage, and №24, at the far end, has a side extension which wraps around the front but does not include the garage in its pitched roof.

The application proposes a front extension the full width of the house with its main wall flush with the that of the garages of both №19 and №21, with a large Velux rooflight above the kitchen window, and a gabled porch to the front door projecting c80cm forward of the new front wall (gabled porches are not a common architectural detail on Page Hill). The walls of №17 are indicated on the plan drawings to show the degree of stepping forward, but not those of №21, presumably because the existing house walls are continuous, but confirmation of the extent of its garage would have been welcome as the elevation drawings show №21 as stepped back. The single pitch extension roof is continued over the garage. Note that the garage is labelled 'storage' on the drawings, but the up-and-over door has been retained. Internally the hallway is to be merged into the extended kitchen, as is the large storage cupboard currently opening onto the living room, and the shower room formed from the rear part of the garage (see planning history above) is to be turned into a small cloakroom and a utility room.



Existing Ground Floor

Proposed Ground Floor



Front Elevation Existing

Front Elevation Proposed

RH Elevation

Side view showing projecting porch
(NB: №21 – in foreground – is not stepped back as shown)

3. 20/01497/APP

30 Hare Close, MK18 7EW
Demolition of existing porch. Erection of new porch.
[Mrs. Liz] Wood



↑№32

↑№30

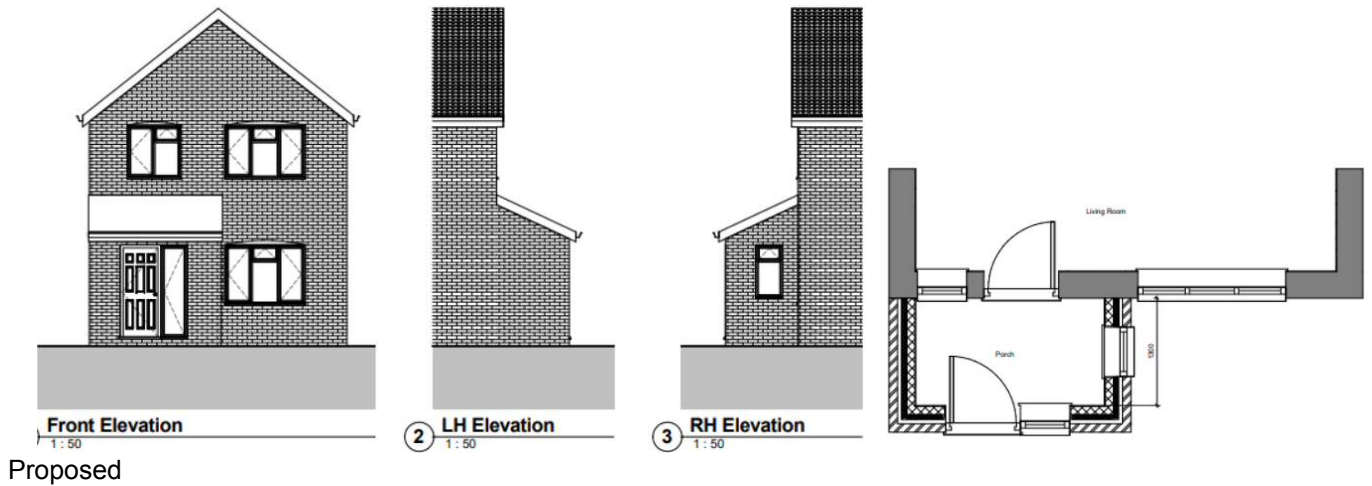
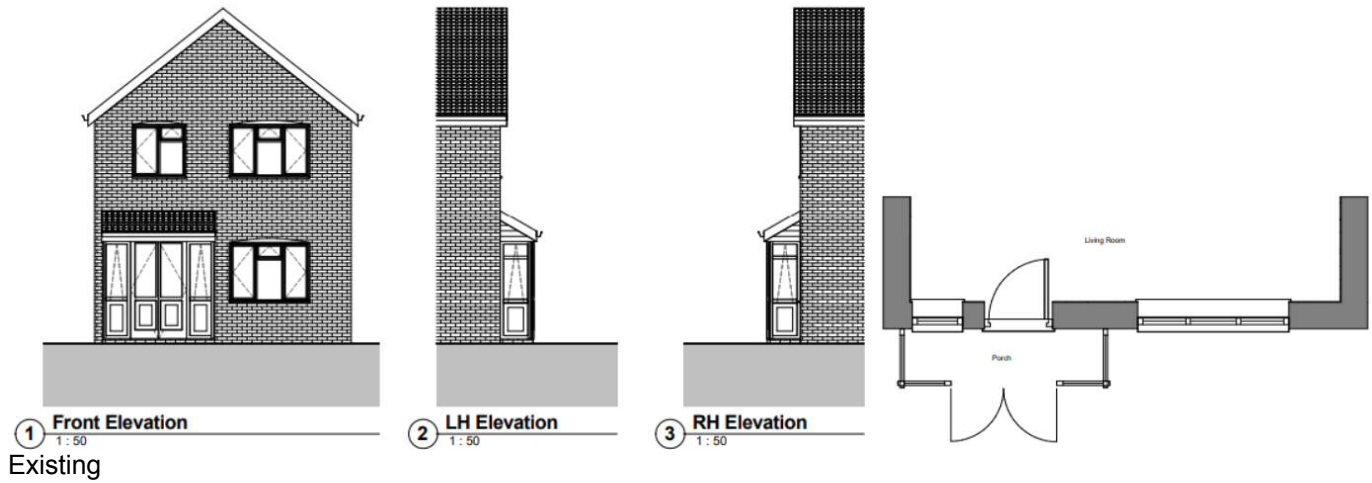
↑№28

There is no previous application for this property.

The site is on the short northern limb of Hare Close, and is the centre house of the three backing onto the London Road north of the footpath/cycleway near the bus stop. №30 is link detached with №32; №28 is a larger house set back from the building line.

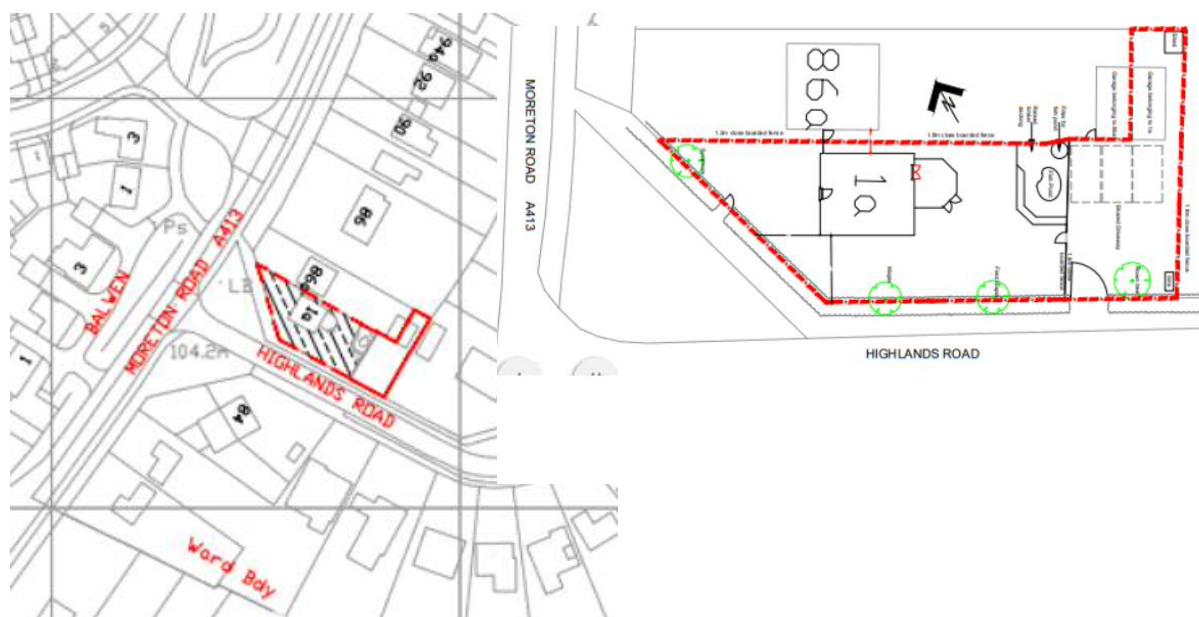
The application seeks to demolish the existing white uPVC porch (which is not dissimilar to that of №28), and replace it with a rather larger brick porch with a similar single pitch roof, a solid single door with long window beside it in the front, a window in the north-facing end and no window in the south-facing end. The

new porch would be c 50cm wider (continuing on the house wall forwards rather than being set in) and c 1m deeper, and better insulated with a lot less glass (the porch opens into the living room without an intervening hallway).



4. 20/01505/APP

Maple Cottage, 1A Highlands Road, MK18 1PN
 Demolition of existing conservatory, erection of single storey rear extension and front entrance porch
Eales



↑86a Moreton Road



↑1a Highlands Road



1a Highlands Road from the rear

Planning History - Maple Cottage 1A Highlands Road (not trees)

1	83/00126/AV	FRONT PORCH	APPROV
2	97/01631/APP	DEMOLITION OF EXISTING BUNGALOW & ERECTION OF 2 DWELLINGS	Refused
3	97/02638/APP	DEMOLITION OF EXISTING BUNGALOW & ERECTION OF 2 DWELLINGS	Approved
4	99/00038/APP	Amended access layout for two dwellings currently being development	Approved
5	19/01581/APP	Demolition of existing conservatory, erection of single storey front and rear extensions	Application Withdrawn
6	20/01505/APP	Demolition of existing conservatory, erection of single storey rear extension and front entrance Porch.	Pending Consideration

The site is on the northern corner of Highlands Road and Moreton Road and was, with 86a Moreton Road, originally one plot occupied by a bungalow with access from Highlands Road. This access was retained and widened, and now forms the garage and parking area for both houses. The two houses were built about 20 years ago to the same pattern, though 1a is about 10% smaller than 86a. They both have an interesting double gable roof to the rear and identical front elevations, though the internal arrangements are mirror imaged, so the chimneys and French windows at the rear are on opposite sides. 86a has a footpath

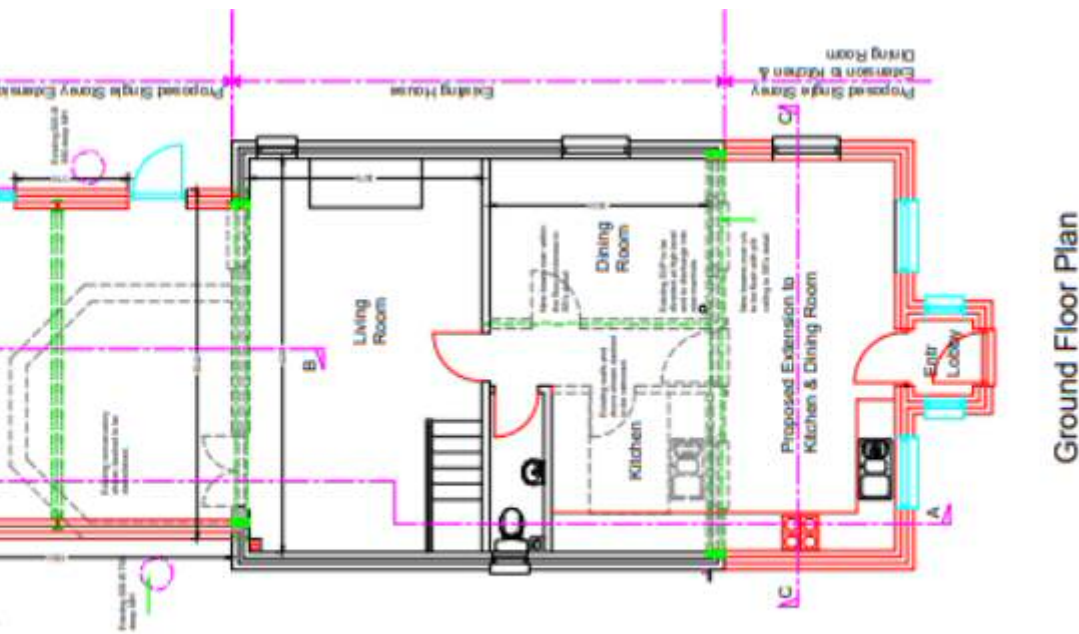
and gate to its front door from Moreton Road, this house has a gateway in the tall hedge onto the footpath cutting off the grassed triangle on the corner. There are three protected trees in this hedge, none would be affected by the current application. The house has three bedrooms. The following condition was included in the approval for 97/02638/APP:

- 9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), no enlargement of any dwelling nor the erection of any garage shall be carried out within the curtilage of any dwelling the subject of this permission, other than those expressly authorised by this permission.

Members considered application 19/01581/APP on 13th May 2019 and responded OPPOSE AND ATTEND “Members opposed the application on the grounds of overdevelopment of the plot and detrimental effect on the street scene. The Committee might be minded to revise its response if the front extension was deleted from the proposal.” The application was withdrawn in June 2019.

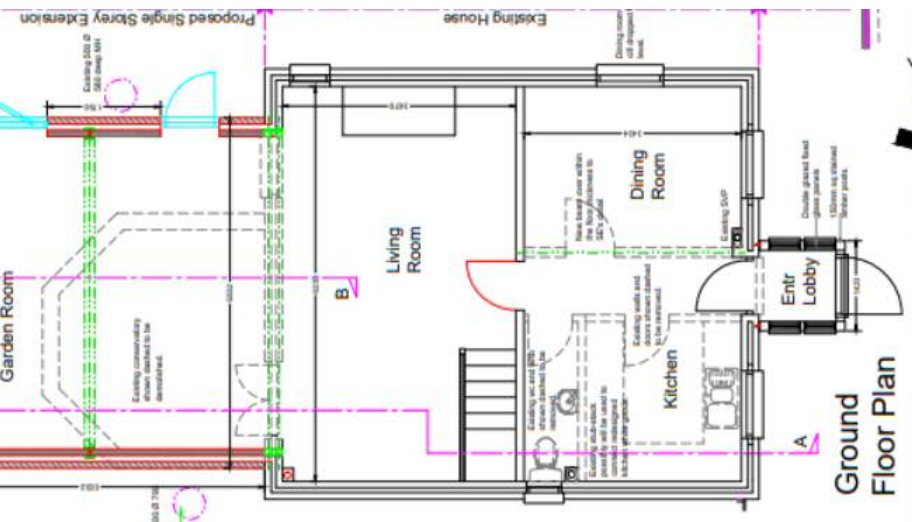
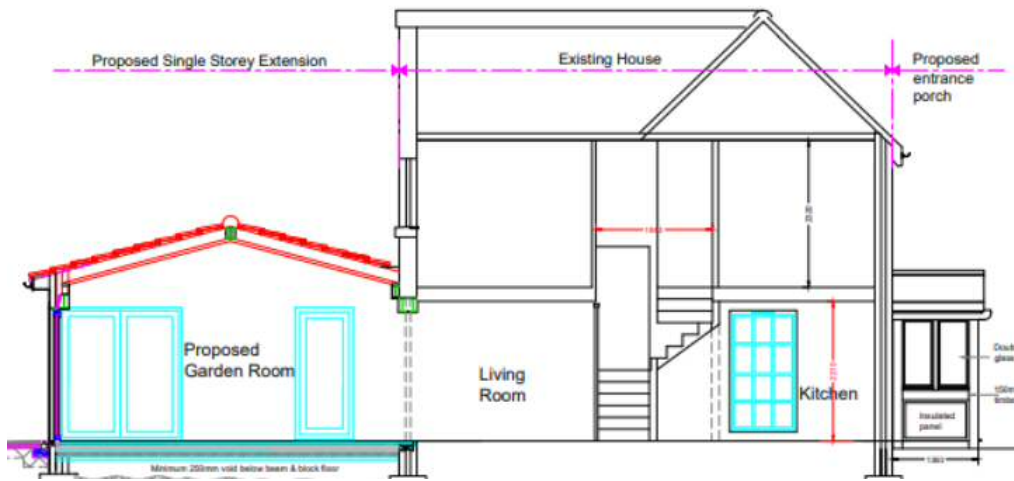
The section and ground floor plan of that application was like this





Ground Floor Plan

This revised application retains the previous garden room (replacing the existing conservatory), deletes the large front extension entirely, and the downstairs cloakroom and hall walls, making the kitchen & dining room a single room the width of the house, and replaces the 0.84m unsupported tiled canopy over the front door with a 1.36m deep double-glazed entrance lobby/porch, with insulated side panels and timber posts supporting the roof (materials unspecified; Members may wish to request materials matching original to preserve the connection with 86a in the street scene). The section and ground floor plan of this application are as below, to the same scale as those above:



The front elevation (facing Moreton Road) and side (viewed from Highlands Road so far as the hedge allows) will change and the brick detail over the door matching that over the windows will be lost:



5. 20/01532/APP The Royal Latin School, Chandos Road, MK18 1AX
 Erection of two storey sports building (resubmission of 17/02939/APP)
 King [RLS]



No.	Date	Description	Drawn	Checked	Approved	Project
1	April 2020	Royal Latin School New Sports Building Program of Site Plan	J. King	J. King	J. King	17/02939/APP



outline of AWI pitch currently
 under construction
 and under a separate
 planning approval.
 Ref: 17/02939/APP

Planning History Royal Latin School (excluding temporary classrooms and tree works)

1	00/01444/ACC	Extension to existing dining room	BCC -
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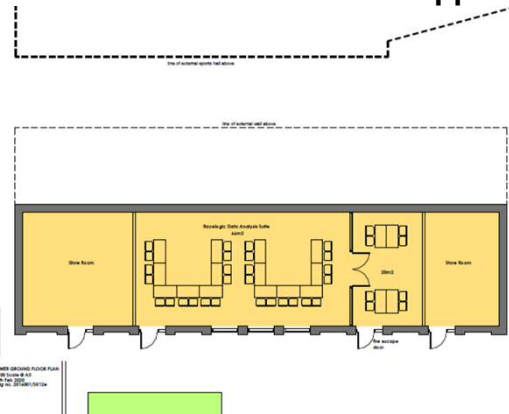
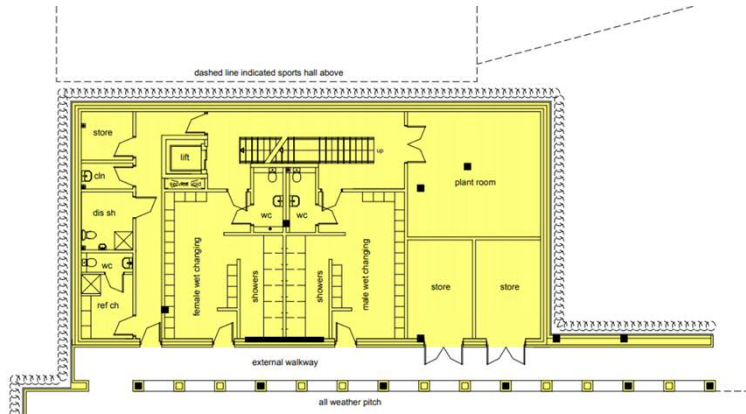
			Approved
2	85/00480/AV	ERECTION OF SINGLE STOREY GROUNDS MAINTENANCE BUILDING	APPROV
3	94/01311/ACC	ADDITIONAL PARKING AREAS	BCC - Approved
4	96/01193/ACC	PROVISION OF NEW VEHICULAR ACCESS WITH COACH DROP OFF AND PICK UP FACILITY	BCC - Refused
5	97/01966/ACC	PROPOSED ALTERATIONS TO MAINTENANCE & ELEVATIONS OF GREEN ROOM	BCC - Approved
6	99/02083/ACC	Two storey extension to provide teaching sports hall & changing facilities & internal adaptations	BCC - Approved
7	02/01924/ACC	Two storey extension comprising three new teaching classrooms, staff offices, sports hall and associated changing facilities	BCC - Approved
8	11/02799/APP	Erection of external stage area with canopy and single storey link block	Approved
9	12/00081/APP	Creation of Car Park	Refused
10	13/01415/APP	Erection of science building	Approved
11	15/01376/APP	Variation of Condition 4 of planning permission 13/01415/APP to allow a reduced landscaping scheme.	Approved
12	17/02939/APP	Provision of new all weather pitch and sports building with associated flood lighting	Approved
13	19/02225/APP	Installation of 500 linear meters of 2.43 m high black mesh fencing and new pedestrian and mower gates to the rear boundary of the school playing fields.	Approved
14	20/01532/APP	Erection of two storey sports building (resubmission of 17/02939/APP)	Pending Consideration

Members looked at the original application in August 2017 and various amendments and additional information on seven subsequent occasions, changing their response to No Objections in April 2018. The School has modified their original plans due to budgetary restrictions, deleting the uppermost storey, and reducing the footprint by about half so that the new building stands away from the existing buildings, and will have less of a basement area, cutting down the excavation of the slope which will reduce the cost of the foundations as piling is no longer needed. The two plant rooms have been deleted and the building will use electricity only, no gas, and includes several energy saving measures in the design. It will still be accessible to all, and there will be disabled toilets as well as male and female toilets, but no changing facilities – these are available elsewhere in the school. It will be traditional brick construction rather than concrete and steel, which will shorten the construction time. The pitches etc. will be available for public use outside school hours.

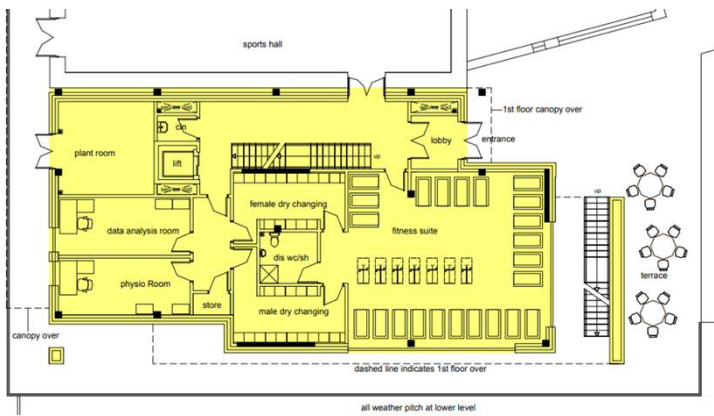
Besides the drawings the following have been submitted:
 Design & Access Statement
 School Travel Plan (there is parking for 16 cycles, 10 under cover)
 Statement of Need
 Construction Management Plan and Logistics (access via Brookfield Lane)

And there are consultee comments from:
 Environmental Health (no additional comments)
 Highways (condition requesting adherence to Construction Management Plan)
 Sport England (holding letter only; full comments within 21 days)
 Ecologist (reiterates comments and conditions on previous application)

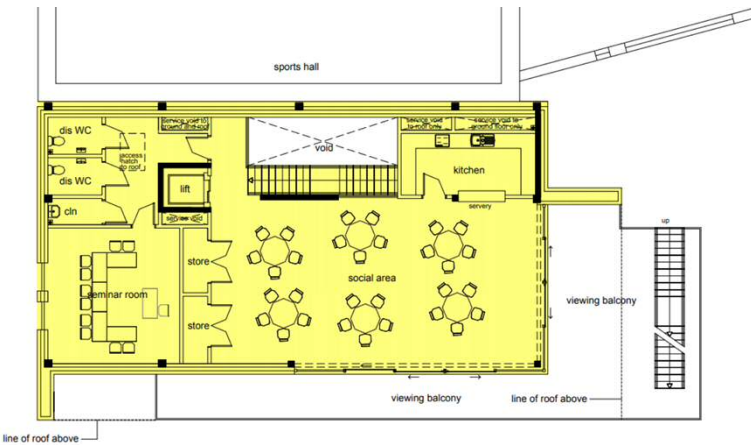
Comparison of approved plans (left) and revised (right)
Lower Ground floor



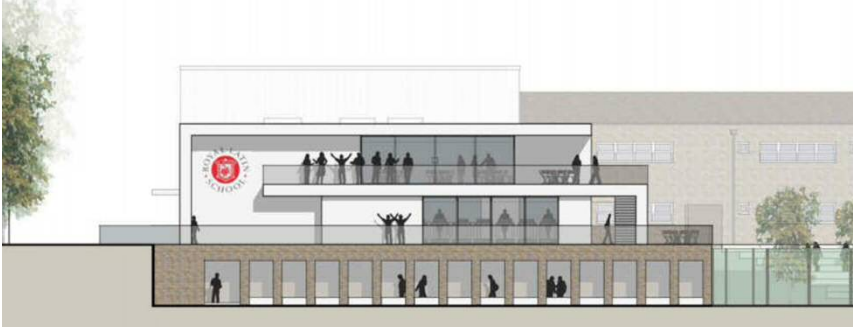
Ground floor



First floor (totally deleted)



Elevation facing pitches





PITCH ELEVATION
1:200 Scale @ A4
24th Feb 2020
Dwg No. 1014801/SE11h

Section

