



# BUCKINGHAM TOWN COUNCIL

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Town Clerk: Mr. P. Hodson

Wednesday, 01 July 2020

PLANNING  
COMMITTEE

Councillor,

You are summoned to an Extraordinary meeting of the Planning Committee of Buckingham Town Council to be held on **Monday 6<sup>th</sup> July 2020 at 7pm** 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](mailto: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/UC89BUTwVpjAOEldSfC9Q/>

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. Amended Planning Application**  
To consider a response to the planning application received from Buckinghamshire Council

[18//01098/APP](#)

23, 23A and 23B Moreton Road MK18 1LA  
Erection of 6№ self-contained apartments and boundary wall  
(retrospective)

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.*

*Clerks briefing note*

**4. Matters to report**

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

**5. Chairman's items for information**

Members are asked to note that Amended Plans for the West End Farm Care Home will be on the Full Council agenda for 13<sup>th</sup> July 2020.

**6. Date of the next meeting: Monday 20<sup>th</sup> July 2020 at 7pm**

To Planning Committee:

Cllr. M. Cole (Vice Chairman)

Cllr. G. Collins (Town Mayor)

Cllr. J. Harvey

Cllr. P. Hirons

Cllr. A. Mahi

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

Cllr. A. Ralph

Cllr. R. Stuchbury

Cllr. M. Try

Mrs. C. Cumming (co-opted member)

**BUCKINGHAM TOWN COUNCIL**  
**PLANNING COMMITTEE – EXTRAORDINARY MEETING**  
**MONDAY 6<sup>th</sup> JULY 2020**

Contact Officer: Mrs. K. McElligott, Planning Clerk

**Additional Information for this application**

**Amended Planning Application**

18//01098/APP 23, 23A and 23B Moreton Road, MK18 1LA  
 Erection of 6No self-contained apartments and boundary wall (retrospective) Morrison

Planning History - Bryant Court, Moreton Road

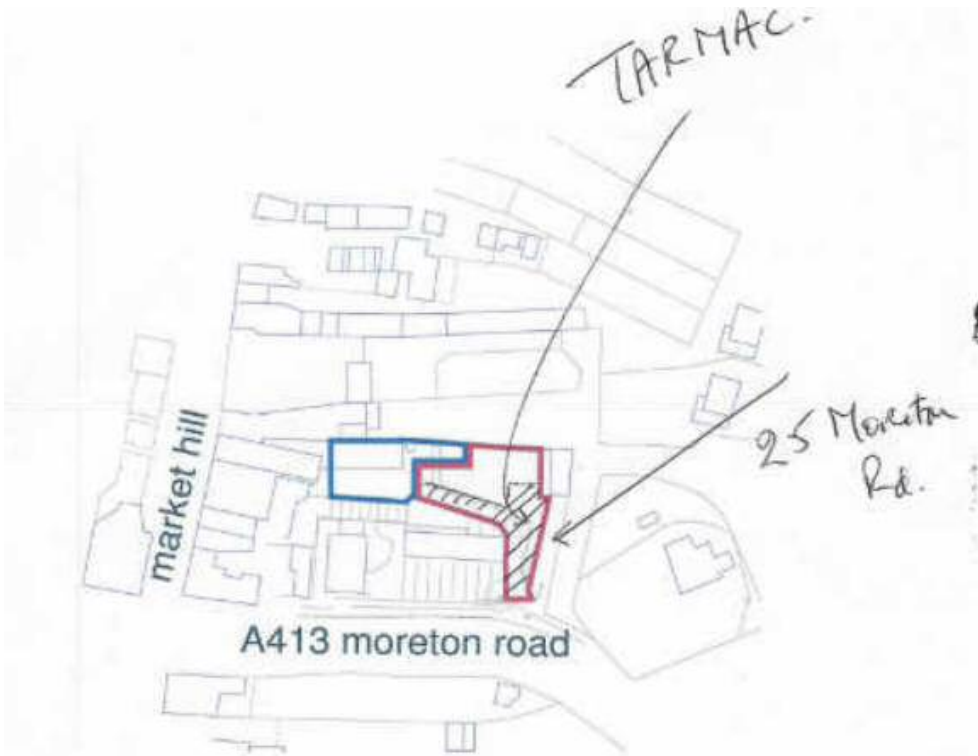
*Note that Bryant Court is the name for the three flats over the Market Hill shops between the Kings Head and Costa; it seems to have been transferred to the yard behind the Salvation Army Hall and Tesco/Smarts because that's where the map accommodates the wording.*

*Part of the History of the old Saleroom is included because a drawing submitted with the 2013 application by the same applicant has been resubmitted as an additional plan with this one.*

*The yard is used for some deliveries to the shops (though not all; Tesco's has deliveries to its Market Hill door); access and parking to Buckingham Lofts; access and parking for 23/23A & 23B Moreton Road; parking for the cottages facing Moreton Road (odd Nos 5-21), and refuse collection from all these premises.*

*The Workshop (25 Moreton Road), and Nos 31, 33 & 35, have separate access from Summerhouse Hill.*

<b>The Old Saleroom</b>		<b>Now called Buckingham Lofts</b>	
1	13/01367/APP	Demolition of single storey outhouse. Extension and conversion of existing warehouse into 8 self contained studio flats with ancillary parking and improvement of access road.	Approved
2	14/00812/APP	Demolition of single storey outhouse. Erection and conversion of existing warehouse in 8 self-contained studio flats with ancillary parking and improvement of access road (Amendment to planning permission 13/01367/APP to include access and relocation of 4 car parking spaces with pedestrian footway across site).	Application Withdrawn
<b>Adjacent site</b>		<b>23, 23A and 23B Moreton Road</b>	
1	13/03600/APP	Part demolition and re-construction of boundary wall; construction of 4 terraced dwellings with associated parking and landscaping	Application Withdrawn
2	14/00813/APP	Part demolition of existing brick boundary wall and reconstruction. Erection of 4 dwellinghouses and 6 car parking spaces, bin store and railings to private gardens	Application Withdrawn
3	14/03095/APP	Part demolition and reconstruction of existing brick boundary wall. Erection of three residential dwellings with 4 car parking spaces and one shared space, bin stores and railings to private gardens.	Approved
4	18/01098/APP	Erection of 6no. self contained apartments and boundary wall (Retrospective)	Pending Consideration



Layout Plan

Blue outline: Buckingham Lofts; Red outline, this site. Additional notes by the applicant. Note that though the plan is dated 2018 and was added to the website in May 2020 at the officer's request, it does not show any of the Summerhouse Hill housing.



Site Plan



↑ Buckingham Lofts

↑23, 23A &amp; 23B

## Members' previous responses

1<sup>st</sup> July 2013**13/01367/APP****OPPOSE***The Saleroom, Moreton Road**Demolition of single storey outhouse. Extension and conversion of existing warehouse into 8 self contained studio flats with ancillary parking and improvement of access road.*

Members noted the lack of visitor parking spaces and inadequate space and accessibility for 8 refuse + 8 recycling bins. The parking layout shown would lead to manoeuvring difficulties for refuse collection lorries, and access problems to the rear of Market Hill shops for deliveries and trade refuse collection.

22<sup>nd</sup> July 2013*Minor Amended plans show revised parking layout and refuse lorry swept path.**Additional information: Bat Emergence Survey*

Members acknowledged the additional provision for household refuse and recycling bins, but still expressed concern about the lack of visitor parking and confirmed their original response.

19<sup>th</sup> August 2013*Amendments: Revised parking provision and amended red edge.**Clerk's note: A visitor parking bay (making a total of 9) and a cycle store has been added.*

Members felt that the amendments did not really address the impact on the access to Moreton Road, on a bend, which would also be accommodating traffic from the Market Hill homes. It was also felt that the applicant had sufficient land within his control adjacent to the site to provide adequate parking arrangements and a readily accessible bin store (access would be difficult if the end parking bay was occupied); the cycle racks as depicted seemed to indicate X-racks and had no means of access to the rear ones as the installation was against a wall.

17<sup>th</sup> February 2014

*Members were advised that Minor Amendments had also been received for the following application showing elevations and building sections without colouring. AVDC had also been advised that the address should more properly be "Land adj. the old saleroom" in order to link the property histories of the two sites which are currently in the same ownership. The new proposal displaces some of the parking allowed for the saleroom flats.*

**13/03600/APP****OPPOSE & ATTEND***Bryant Court, Moreton Road**Part demolition and reconstruction of boundary wall; construction of 4 terraced dwellings with associated parking and landscaping*

Members felt that there were too many houses proposed for the space available, and all the amenity space would be lost. The front elevation was criticised and would be visible from the Moreton Road, and the orientation of the block acknowledged the (anomalous) saleroom rather than the surrounding buildings, which were more true to the burgage plot pattern. The displaced parking bays would not be adequately overlooked by owners, leading to opportunities for crime and vandalism, and the disabled parking bays were no wider

than standard bays, and provided inadequate hardstanding to side and rear for wheelchairs. There was not adequate provision for 8 bins, nor was the bin store accessible to refuse collectors if cars were parked. There was no separate collection point indicated.

1<sup>st</sup> December 2014 **14/03095/APP**

**NO OBJECTIONS**

Bryant Court [*land adjoining the Old Saleroom*], Moreton Road

Part demolition and reconstruction of existing brick boundary wall. Erection of three residential dwellings with 4 car parking spaces and one shared space, bin stores and railings to private gardens.

Members felt that the works to the wall should be checked by the Historic Buildings Officer as it was considered the wall was older than it looked, with a stone base topped by brick. Members were concerned at the reduced number of parking spaces provided, the proposed bin storage freestanding in the lawned areas, and the possible dangers to pedestrians posed by the wide double access across the pavement on Moreton Road

30<sup>th</sup> April 2018

**18/01098/APP**

**NO COMMENT**

23, 23A & 23B Moreton Road

Erection of 6N<sup>o</sup> self-contained apartments and boundary wall – Retrospective (Amendment to 14/03095/APP)

*[Originally listed as 'Conversion of 3N<sup>o</sup> dwellings into 6N<sup>o</sup> separate, self-contained apartments – Retrospective' on 4<sup>th</sup> April, withdrawn on 9<sup>th</sup> and submitted with new description as above 17<sup>th</sup> April]*

Members offered no comment as the dwellings were occupied already, but hoped that the officer would take note of the comments from Highways. There was no planning notice posted so Members reserved the right to alter their response if neighbours presented valid planning objections to the Council at their 14<sup>th</sup> May meeting.

20<sup>th</sup> August 2018 *Amended Plan: boundary wall not constructed to HBO's satisfaction; alternative proposal*

Members concurred with the HBO's views and action, especially with respect to the use of engineering bricks.

9<sup>th</sup> September 2019 *Additional documents*

Members' response was agreed before the application had been advertised in the neighbourhood. If, after the statutory notices have been posted, neighbours make comment and possibly raise valid planning reasons not obvious to Members viewing from the public domain, they reserve the right to amend their response.

Members were dismayed by the photographs taken by a neighbour of the work done to the rear wall (copy attached), and support the Heritage Officer's comments (including those on the use of artificial turf). They also point out the recent erection of scaffolding on the building, and ask if the approval has been pre-empted.

23<sup>rd</sup> March 2020 *Additional documents*

*Apparently the conversion has been carried out and the flats occupied.*

*Planning & Heritage Officers had requested store for bins (instead of leaving them out front), parking area separate from that of Buckingham Lofts (the old Saleroom), replacement of artificial grass in front gardens and details of renovation of the boundary wall using old bricks and in a style appropriate to the Conservation Area.*

*New drawings and photos show pebbledash finish to front garden, bin store replacing parking bay nearest to boundary wall, three remaining parking bays to side of building and three in front (as originally planned) and details of the wall. Annotated photos show joins of wall at east and west end with original.*

*This response was produced after email consultation with the Planning Committee, per the Committee's Terms of Reference.*

Members supported the LPA Officers' views on the treatment of the front gardens and the proper reinstatement of the rear wall.

It was also noted that the refuse enclosure was drawn with rectangles presumed to indicate skip bins. It was not clear whether these were for the 6 flats in the proposal or a communal facility to include the flats in Buckingham Lofts. The opening did not look wide enough to manoeuvre these often recalcitrant bins, and there was no indication of where they were to be placed for emptying, or whether a vehicle of appropriate size was able to turn round within the site if all the parking bays were occupied. If the representation was indicative and for this proposal only, 6 flats require storage space for 12 bins, and the enclosure did not seem large enough.

The three parking bays in front of the bin enclosure are 1/3 of the allocation of 9 for Buckingham Lofts, leaving only the three bays at the front of the dwellings for the 6 flats, which appear to be the standard 2.4m width, which is not wide enough for access for a wheelchair user (as pictured).

The University is looking to accommodate all students on campus, and it is likely that these dwellings, and those in the Lofts, will eventually become occupied by non-students. It is therefore shortsighted to assume that future residents will not have cars, or visitors, and therefore not make provision for at least one bay per dwelling. Overflow parking may well occur in the existing parking belonging to the cottages on Moreton Road, which will result in friction, and damage to the amenity of existing residents.

#### Latest Documents:

- *Waste & Recycling requested a Tracking diagram to show that a refuse lorry could turn within the site in order to emerge forwards into Moreton Road; this drawing dated May 2013, produced for 13/01367/APP has been submitted*



*The officer's report to Development Control's 22<sup>nd</sup> August 2013 meeting quoted Highways' comment: "The amended plan provides for a turning area, and whilst the engineer has some concern in relation to the ease with which large vehicles can use this area, it is the same as the existing situation at this site"*

- *Extensive recent(May/June 2020) email conversation re the inappropriate use of blockwork in the base of the historic wall and revised drawing to show only facing brickwork will be visible, culminating in the HBO's expression of satisfaction with the agreed solution*
- *An email from the officer dated 26<sup>th</sup> May 2020 requesting that the bin store comply with the Council's requirements; no such drawing has yet been placed on the website (29/6/20).*

#### Comments:

1. Note that this officer is apparently no longer in post. The new officer, as yet unnamed on the website, has refused an extension of response time, hence the need for an Extraordinary Meeting.
2. 'Conversion of three approved houses into 6 self-contained apartments' would be a more accurate description than 'Erection of....'
3. The drawing above shows the parking for the Lofts - 3 vehicles along the front + 3 each side of the court at the side = 9 (1 per flat + 1 visitor space); these are numbered on the ground, see the photos below. The officer for 14/03095/APP asked for 5 parking bays for the 3 houses (1 each + 1 between

2, rounded up) and site plan on p2 of this report shows four plus the visitor space shared between the two properties. The proposed bin store for the 6 flats was shown as occupying space at the rear of the two pink bays, and 6 flats should have 6 plus visitor spaces, so there seems little additional space to comply with guideline provision.

4. Bin lorries are c12m long; in 2017 they were c10m long. I have been unable to find out how long they were in 2013, and the relevant turning radius, when the above drawing just sufficed, but I hope that Waste & Recycling will have considered whether the drawing is still relevant by the date of the meeting. In any case, as Mrs. Robins' photos show (below), the two sets of dwellings appear to have skip bins, rather than the individual bins shown in the drawing, and the bin store area reviewed in March showed three skip-sized rectangles without any indication as whether this was supposed to be for the converted houses and the 8 Lofts flats or just the houses.
5. The cycle rack appears not to have been installed. (See the August 2013 comment above)

I am ind

photos taken 28/6/20:



The rear of the Moreton Road cottages and the Salvation Army Hall

The Lofts side of the parking court; the shed is labelled 'Meters' on the drawing, which also shows storage for 16 household bins beside it + a cycle rack.





This is the drive of 23B (the building behind on the higher ground is №25, The Workshop, subject of the application for partial change of use last meeting). These are not household bins either, nor are they hidden as the officer requested, as the site is in the Conservation Area, and these are directly opposite the access from Moreton Road.

These are additional pictures lifted from Google maps and dated 2018



View down the access road towards the back of the shops on Market Hill; parking for the Moreton Road cottages on the left, the Lofts on the right with three in-line parking spaces along the building and part of the parking yard court on the right.



(the green cabins at the rear are the site huts for Summerhouse Hill).

The house side of the parking court – from left to right, the wall the HBO was concerned about, the empty space where the bin store is to be installed, two bays for Loft apartments, numbered, and the shared bay for visitors.



The whole parking court: the wall at the rear should have the Lofts' bin store and cyclorack on, per the 2013 application.

KM 29/6/20