



# BUCKINGHAM TOWN COUNCIL

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Tuesday, 04 September 2012

Councillor,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on **Monday 10<sup>th</sup> September 2012 following the Interim Council meeting** in the Council Chamber, Cornwalls Meadow, Buckingham.

C.P.Wayman  
Town Clerk

Please note that the meeting will be preceded by a Public Session in accordance with Standing Order 1.4, 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 20<sup>th</sup> August 2012 to be put before the Full Council meeting to be held on 1<sup>st</sup> October 2012. **(PL/05/12)**  
**Copy previously circulated**
4. **Vale of Aylesbury Plan & Neighbourhood Plan**
  - 4.1 To receive a verbal report from Mr. Dix.
  - 4.2 To receive for information the policies from the Buckingham Plan split into Neighbourhood Plan themes on 23-08-12. **Appendix A**
5. **Meeting re Focus site**  
To receive a verbal report from the Chairman and Mr. Dix on a meeting held with Mr. Simon Hoare about the planned use of the Focus site on the bypass.
6. **Action Reports**
  - 5.1 To receive action reports as per the attached list. **Appendix B**
  - 5.2 (499.2) BCC have replied: *"Technically they need permission and we wouldn't usually grant it, however many shops do it, and unless its causing a safety problem due to obstruction of the footway, we turn a blind eye. Quite few shops where I have had similar enquires, do actually have a small strip in front of their premises, so they can do what they like."*
  - 5.3 (291/12) Response from Wycombe DC: *Planning permission is required for the change of use of a dwelling to a HMO when 6 or more bedrooms are being provided and there are*

Members are reminded that they must declare a prejudicial or personal interest as soon as it becomes apparent in the course of the meeting.



*other shared facilities eg, kitchen. Therefore any dwellings where 5 bedrooms or less are being provided as rented accommodation do not require the benefit of planning permission. Having said that, there would still be a requirement for the landlord/owner to obtain a license from the Local Authority Environmental Service for shared living accommodation even though planning permission is not required.*

*Unfortunately developers/landlords will sometimes operate outside of the planning system and we do receive complaints against unauthorised development which are then investigated by Planning Enforcement officers which often result in a retrospective planning application or do not require planning permission if the HMO is less than 6 bedrooms. High Wycombe is a student town and as such there is significant demand for student accommodation.*

Other authorities contacted have acknowledged receipt but not provided a response as yet.

## 7. Planning Applications

To consider planning applications received from AVDC and other applications

*The following two applications can be considered together:*

1. 12/01453/APP 19 West Street, MK18 1HE
2. 12/01792/ALB Removal of corrugated roof and replacement of roof and timber rear wall  
*Grensted*
  
3. 12/01770/APP Fir Cottage, Chandos Road, MK18 1AL  
Erection of No.8 apartments  
*[changed to "Erection of 57 student rooms within 8 self-contained flats for the University of Buckingham (variant of extant consent 09/01205/APP)" 3/9/12]*  
*W.E.Black*

*The following two applications can be considered together:*

4. 12/01777/AAD Scope Charity Shop, Market Hill, MK18 1JX
5. 12/01824/ALB Non-illuminated fascia and projector sign  
*Scope*
  
6. 12/01801/APP 28 Bourton Road, MK18 1BE  
Raising of roof to create 1<sup>st</sup> floor and rear and side two storey extension  
*Gardner*
  
7. 12/01833/APP 19 Hilltop Avenue, MK18 1UY  
Part conversion of garage into shower room  
*Luxford*

## 8. Planning Decisions

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

### Approved

12/00160/ADP Subphase 1L,Lace Hill 26 dwellings & ancillary works	Oppose
12/00394/ADP S/phase 1L&1M,Lace Hill 128 dwellings & ancillary works	Oppose
12/01146/APP Garden Ho.,Castle St.Change of use of garage to office use	Oppose
12/01237/APP 5 Chandos Close Single storey front extension	Support
12/01260/ATN Land off Gawcott Rd. Installation of 1 Equipment Cabinet	Support
12/01261/APP 40 Aris Way Ground floor front extension	Oppose
12/01378/APP 34 Aris Way Conv. garage into residential accomm.	Support
12/01485/ATC Heartlands Fell 3 Sycamore	Support

*Adjacent to the parish, for information*

12/01320/APP College Farm, A422 Demol.Nissen huts & erect crop store

**Deferred**

12/01149/APP Land.adj.1 Burleigh Piece Erection of detached two storey dwelling

*Reason for deferral: Site visit*

12/01272/APP Land to rear 23 Church St. Variation of condition 10 amendment to parking layout of 08/01681/APP

*Reason for deferral: Expiry of notice served on adjoining owner*

12/01328/APP 10 Hilltop Avenue Two storey side and front extension with new gable extended over new front extension and garage

*Reason for deferral: Site visit*

**9. Reports to Development Control**

Reports have been received for the following applications, and are available in the office (Site Visit)

12/01149/APP Land adj.1Burleigh Piece Erection of detached two storey dwelling

(Site Visit)

12/01328/APP10 Hilltop Avenue 2 storey side & front extension with new gable extended over new front extension & garage

12/01481/APP Land adj.Little Oaks,Brackley Rd. Demolition and erection of single storey detached garage

**10. (294/12) Committee Terms of Reference**

To discuss the previous Terms of Reference and agree any changes to that presented by the Town Clerk; to recommend the result to the Full Council. **Appendix C**

**11. Confidentiality**

Update and review of a revised confidentiality protocol, subject to receiving AVDC advice. Should AVDC Legal offer an opinion before the meeting this will be circulated by email, with paper copy on the night.

**12. Enforcement**

11.1 To report any breaches

**13. Any other planning matters**

12.1 To receive information on a conference in November and agree attendance. **Appendix D**

12.2 To receive for information the Vale of Aylesbury Plan Newsletter #9 **Appendix E**

**14. Correspondence**

13.1 Lace Hill: possible revision of postcodes **Appendix F**

13.2 BCC: Minerals & Waste Core Strategy Report; to receive for information the link to the Planning Inspector's final report and associated documents **Appendix G**

[http://www.buckscc.gov.uk/bcc/waste\\_mineral\\_plans/mwcs\\_examination.page](http://www.buckscc.gov.uk/bcc/waste_mineral_plans/mwcs_examination.page)

**15. News releases**

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

**17. Date of the next meeting: Monday 8<sup>th</sup> October 2012 at 7pm.**

To Planning Committee:

Cllr. P. Collins

Cllr. W. Whyte (Chairman)

Cllr. J. Harvey

Cllr. P. Hirons (Vice Chairman)

Mr. I. Orton (co-opted member)

Cllr. A. Mahi

Cllr. M. Smith

Cllr. R. Stuchbury

Cllr. M. Try