



BUCKINGHAM TOWN COUNCIL

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Town Clerk: Mr. C. P. Wayman

Tuesday, 27 October 2015

Councillor,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on **2nd November 2015 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 1.3, 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 12th October 2015 to be put before the Full Council meeting scheduled for 23rd November 2015.

Copy previously circulated

4. Buckingham Neighbourhood Plan/Vale of Aylesbury Local Plan

4.1 To consider any matters ref. VALP consultation delegated to this Committee by the preceding Interim Full Council meeting.

4.2 BNP: To receive any update from the Town Clerk.

5. Action Reports

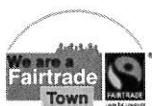
To receive action reports as per the attached list.

Any responses will be reported to the meeting.

Members are asked to discuss which items can be removed from the list.

Appendix A

Buckingham



Twinned with Mouvaux, France



6. Planning Applications

For Member's information the next scheduled Development Management Committee meetings are 5th November 2015 and 26th November 2015, with SDMC meetings on 4th November 2015 and 25th November 2015.

To consider planning applications received from AVDC and other applications

1. 15/03210/AAD The Swan Pool & Leisure Centre, London Road, MK18 1AE
One externally illuminated fascia sign and a freestanding road sign – existing road sign frame with 2N new banner style signs installed over the existing signs.
Grant [AVDC]
2. 15/03372/APP Nursery Bungalow, West Street, MK18 1HP
Demolition of bungalow and former nursery buildings, construction of four detached houses with single garages and associated works, including a new access onto West Street
Tapping
3. 15/03431/APP 20 Mallard Drive, MK18 1GJ
Part first floor extension over study and part single storey side extension linking to garage to form annexe
Cox

Members will note that this follows the refusal of an LDO application (below)

4. 15/3559/APP 27 Willow Drive, MK18 7JH
Single storey lean-to side extension and insertion of three roof lights
Capon

The following two applications can be considered together:

5. 15/03568/APP Hill House, 12 Castle Street, MK18 1BS
6. 15/03569/ALB Single storey rear extension to form double garage with storage area
Thorogood

Not for consultation, for information only:

7. 15/03572/ATC Land to rear of 26 Nelson Street
Fell to ground level one Larch tree
Davis
8. 15/03592/ATP Land to rear of Lenborough Close and Station Terrace
Fell one Maple tree main union inclusive and split out with rib formation; Fell one Elm tree; Fell one Alder tree; Crown reduce 30% of one Lime tree; Remove conflicting stem, pollard remaining stem out 4m of one Willow tree; Pollard one Ash tree at 8m; Pollard one Ash tree at 5m; Remove hangers of one London Plane.
Cross [University of Buckingham]

Members will recollect a tree application for Waglands Garden 'not for consultation' at the last meeting: this has been split into two, retaining the original number for the TPO trees and a new one for the ATC only trees, thus:

9. 15/03380/ATP Land at Waglands Garden, MK18 1EA
Remove up to 4m of one Walnut tree from top of leading stem; lift crown one Yew tree overhanging neighbours garden (Pear Tree Cottage) by up to 4m and remove overhang only
Westley [Keyholder Management Ltd.]
10. 15/03608/ATC Land at Waglands Garden, MK18 1EA
Fell one Goat Willow tree next to boundary wall adjacent to flats and under Walnut tree; lift crown of one Holly tree in corner by 4m overhanging Pear Tree Cottage and removing overhang only; remove overhang, approx. 2-3m of one Lawson Cypress adjacent to house No.1 Waglands Garden which is growing into road back to verge
Westley [Keyholder Management Ltd.]

7. Planning Decisions

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

Approved			BTC response	Officer recomm ⁿ .
15/01798/AAD } Connells	} New signage	}	No objections*	-
15/01799/AAD } 23 Bridge St.				
15/02069/APP 31 Overn Ave.		Single storey side extension	No objections	-
15/02200/APP 8 Beech Close		Rear extn, conv. of loft, rear dormer	Support in principle	-
15/02684/ALB 51A Well St.		Internal alterations to ground floor	No objections	-
15/03074/APP Cornwalls Meadow		Shopmobility and toilets	-	-
15/03149/APP 49 Woodlands Cres.		Extension to front & rear dormers	No objections	-
* Response changed from Oppose following receipt of satisfactory amended plans.				

Refused

15/02125/APP 2 Bridge St.	Ch/use charity shop→hot food takeaway	Oppose	-
15/03007/APP 27 Stratford Road	New vehicle crossover & parking space	Oppose	-

Withdrawn

15/02929/APP 9 Little Balmer	Ch/use light industry to gym	Oppose	-
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Not Consulted on:

Approved

-

Refused

15/03182/HPDE 16 Sandhurst Drive	S/st rear extension within prescribed dimensions
15/03452/LDO 27 Willow Drive	S/st. extension with room in roof

8. Case Officer Reports (& Recommendations)

Reports have been received for the following applications, and are available in the office

8.1 Strategic Development Management (4th November 2015)

No Buckingham applications

8.2 Development Management (5th November 2015)

Agenda not available until 28th October 2015

9. Enforcement

- 9.1 To note that additional buildings behind 53-54 Nelson St. have been reported, as not according to the 2011 approved plans.
- 9.2 To report any new breaches

10. Transport

- 10.1 To receive an update on the Buckingham – Winslow Cycle Scheme **Appendix B**
- 10.2 To report any damaged superfluous and redundant signage in the town.

11. Access

- To report any access-related issues.

12. Correspondence

- 12.1 To receive and discuss an email from Winslow Councillor Roy van der Poll **Appendix C**
- 12.2 To receive an update from AVDC on two sites near Milton Keynes **Appendix D**

13. News releases

14. Chairman's items for information

15. Date of the next meeting: Monday 30th November 2015 at 7pm.

To Planning Committee:

Cllr. Ms. J. Bates

Cllr. M. Cole

Cllr. J. Harvey

Cllr. P. Hiron

Cllr. D. Isham

Cllr. A. Mahi

(Chairman)

Cllr. Mrs. L. O'Donoghue

Cllr. M. Smith

Cllr. Mrs. C. Strain-Clark (Vice Chairman)

Cllr. R. Stuchbury

Cllr. M. Try

Mr. I. Orton (co-opted member)

ACTION LIST
Planning responses

Appendix A

Minute	Responses emailed or added to website	Responses posted
40415	16/9/15 (6 + Minor Amend comment)	16/915

Subject	Meeting date/ minute	Action taken on	Form	Response received	Prompt/ reminder sent	Response received
Transport (signage)	1/7/13 186/13	All Members	Reduction of sign clutter	To be standard agenda item		
	18/5/15 46.4.2	17/6/15	Look into byelaw possibility	DTC investigating	Referred to KM to action	
	6/7/15 211/15	9/7/15	Check expiry date of funding	See Agenda 5.3	24/8/15:MS reported order placed & work to be completed by Christmas	
	279.3 27/7/15	28/7/15	Send MS contact details for HBOs	acknowledged		
	14/9/15 408/15	1/10/15	Ask about removal of 'New speed limit' signs on town approaches			
S106 monies	9/6/14 108/14		Quarterly update to be prepared	December agenda		
Candleford Court	22/12/14 607.1/14	7/1/15	Letter as minuted	Chased 5/2/15 and 20/2/15 & 20/3/15	Chase of above added to new letter	Sandbags only → 7/4
	16/2/15 732.1	20/2/15	Sandbags by sluice; flood warning system action			
	16/3/15 791/14	31/3/15	Letter to W Ryesdale	Passed to R.Newall, resp. 9/4/15 → 27/4		
	7/4/15 853/14	15/4/15	Letters to EA & Lagan	EA reply → 6/7/15		
	27/4/15 887.2		Review planning process	→ agenda 8/6/15		
	6/7/15 206/15	23/7/15	Copy correspondence to RS & WW			
	24/8/15 336/15	28/8/15	Letters to Cllr. Whyte, Guinness & Lagan as minuted			
Travel Plans	16/3/15	31/3/15	Letter as	8/4/15		

Subject	Meeting date/ minute	Action taken on	Form	Response received	Prompt/ reminder sent	Response received
(effectiveness)	798.2 27/4/15 887.3	7/5/15	minuted Ask schools about theirs	Royal Latin's response →8/6/15		
	8/6/15 128.3/15	17/6/15	Request RLS Travel Plan when available; send to BCC for info		Remind RLS	Agenda 10.2 27/7
	6/7/15 206/15	14/7/15	Lace Hill Travel Plans—report	Report to 27 July Agenda 10.1		
	27/7/15 284.1 & .2	6/8/15	Letters as minuted	No-one in RLS office until 1/9/15	Agenda 14/9/15	
	14/9/15 403.1	1/10/15	Ask for review later in year			
4 The Villas	7/4/15 856/14	17/4/15	Letters AVDC & EA re remaining concerns	EA response → Agenda 18/5		
	27/4/15 887.1	18/6/15	Post-election, write to new AVDC Chairman re treatment of Mrs. Robinson	Holding response → 6/7/15		
BCC Transport matters	7/4/15 858.4		Cyclists Dismount signs	BCC have in hand	18/5/15 & 23/6/15 seek update	Prompt sent 18/8/15
			Cotton End steps		18/5/15 & 23/6/15 seek update	
Planning procedure & practice reports	6/7/15 211/15		Members to consider items for BCC Public Session & send to Clerk			
Transport meetings	14/9/15 408.1/15	1/10/15	Ask about follow-up			
Tesco roundabout	12/10/15 456/15		Letter with concerns			
Brass studs	12/10/15 462/15		Replacement ?			
Dukes Court garden gate	7/4/15 859/14	17/4/15	Letter to managing agents	→agenda 8/6/15		
	8/6/15 128.2/15	18/6/15	New letter as minuted			
AVDC website	7/4/15 860/14	ongoing	Continue listing problems for new Cabinet			

Awaiting response

Not yet done

Subject	Meeting date/ minute	Action taken on	Form	Response received	Prompt/ reminder sent	Response received
			Member			
Access – Moreton Road II	27/4/15 894.2 8/6/15 128.4/15	7/5/15 18/6/15	Ask how entrance conforms with disability legislation Reply as minuted	Officers response → 8/6/15		
Moreton Road III	8/6/15 137/15 14/9/15 406/15	Draft circ. 17/6/15; Sent 23/6/15 15/9/15 16/9/15	Letter as minuted Request attendance from Ward Members next SDMC meeting (23/9/15) Ask Cllr. Paternoster for sight of legal advice	AVDC Site visit planned 22/7/15 and postponed Cllr. Mills on holiday Application pulled from agenda		
Padbury applications	18/5/15 52/15	5/6/15	Letter as minuted			
Amended plans	8/6/15 136.1 27/7/15 279.2 24/8/15 336.2/15	18/6/15 6/8/15 28/8/15	Find out what constitutes Amendment/ Minor Amendment/ permissible variation Ask about cumulative effect Send letter +photos as minuted	Response agenda 5.2 Agenda 5.2		
Toilets	6/7/15 212/15	Noted	Incorporate Changing Places unit	See application 15/03074/APP		
Hamilton Precision appeal	27/7/15 281/15	4/8/15	Letter to Inspector as minuted	New application → Interim 2/11/15		
Cornwalls Meadow access	27/7/15 285/15	10/7/15	AVDC contacted with photos	20/7 Steve Harding to inspect	14/9/15 403/15 – chased	
Brookfield Lane	24/8/15 341.2 14/9/15 403.2/15 12/10/15		Ask about fencing, weed growth Follow-up with BCC Check	→ 14/9/15 → 12/10/15		

Awaiting response

Not yet done

Subject	Meeting date/ minute	Action taken on	Form	Response received	Prompt/ reminder sent	Response received
	456.3		schools' boundaries			
Employment development	24/8/15 343.3	14/9/15	Letters as minuted			
Enforcement reports and queries						
13 High Street	16/3/15 795.3	17/3/15 with photo	New signage & lighting	"13" needs permission; remainder awaiting HBO decision	18/6/15 + 8/7/15 advised that sign on side elevation also illuminated	→24/8/15, email from HBO →14/9/15 email from CHack
	24/8/15 336.3	1/9/15	Letter to Cllr. Paternoster			
Tesco banner			Banner on verge of London Rd.			
Buckingham Butcher	18/5/15 45.2.2/15	28/5/15	Check previous use class, report to Environmental Health & Enforcement	EH aware – on list for inspection; Enf. case no. 15/00200/CO N3		
Pursuit of applications to remedy breaches	6/7/15 210/15	23/7/15	Letter to A Small as minuted	Agenda 5.1		
	24/8/15 336.1/15	1/9/15	Follow-up letter as minuted			
Devolve enforcement to BTC	24/8/15 340.2/15	1/9/15	Letter as minuted			
3 Overn Crescent	14/9/15 407/15	25/9/15	Check HMO-registered			
Housing numbers	12/10/15 456.4		Check with MK & Wycombe			
News releases						
Cotton End steps	6/7/15 216/15		To await further information			
Addington Road						
Referendum result	14/9/15 412/15	21/5/15		<i>Advertiser 25/9/15</i>		
Legal advice			Ref minute 406			

Action awaiting response

Action yet to be taken

Action completed new response

Awaiting response

Not yet done

Office@buckingham-tc.gov.uk

From: Stuchbury, Robin - (County Councillor) <rstuchbury@buckscc.gov.uk>
Sent: 19 October 2015 14:52
To: officE@buckingham-tc.gov.uk
Subject: Fwd: A413 Buckingham to Winslow Cycle Scheme update

Robin Stuchbury
 County Councillor Buckingham west 07752 394162.
 44 Hare Close Buckingham 01280 824285
rstuchbury@aylesburyvaldc.gov.uk
stuchbury@dsl.pipex.com BTC

Begin forwarded message:

From: "Suleyman, Kimberley" <ksuleyman@buckscc.gov.uk>
Date: 19 October 2015 14:14:22 BST
To: "Whyte, Warren - (County Councillor)" <wwhyte@buckscc.gov.uk>, "Stuchbury, Robin - (County Councillor)" <rstuchbury@buckscc.gov.uk>, "Chilver, John - (County Councillor)" <jchilver@buckscc.gov.uk>, "Shaw, Mark (County Councillor)" <markshaw@buckscc.gov.uk>
Cc: "McGowan, Ian" <imcgowan@buckscc.gov.uk>
Subject: A413 Buckingham to Winslow Cycle Scheme update

Good afternoon Gentlemen,

I would like to update you all on our progress with the A413 Buckingham to Winslow Cycle Scheme.

Public Consultation: We have received feedback from the questionnaires that were filled in at the consultation events and online. I have also received comments from Sustrans, town councillors and I am due to receive feedback from Adstock Parish Council. So far we have received no objections to the scheme and I will be drafting a report for cabinet member to reflect the feedback received and any changes that have occurred during this stage.

Timescale Change:

A meeting was held between BCC and the Buckingham Thames Valley Local Enterprise Partnership to discuss the SEP projects including the cycle schemes. BTVLEP expressed that some of the schemes are risking underspend in this financial year therefore the money that we do not use could be taken back and used elsewhere. As a result of this it was decided to bring the construction date forward for the A413 to begin in January 2016 under a walk, talk and build approach with an approved contractor. This would enable for any money that is potential underspend to be used on the A413 cycle scheme where there is a risk of overspend. Myself and the team will be meeting with Transport for Buckinghamshire/Ringway Jacobs tomorrow afternoon to discuss the activities that will need to be completed by Christmas and to plan for the construction work.

Kind Regards

Kimberley Suleyman

Project Officer

Transport • Economy • Environment | Regeneration & Infrastructure

Buckinghamshire County Council

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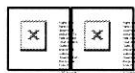
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Office@buckingham-tc.gov.uk

From: Paul Hirons <phi010@btinternet.com>
Sent: 21 October 2015 08:53
To: 'Office@buckingham-tc.gov.uk'
Subject: FW: LETTERS OF CONCERN

Kath
 Can we put this on the next Planning Agenda please?
 Paul

From: Roy van de Poll [<mailto:royvandepoll@aol.com>]
Sent: 21 October 2015 07:18
To: phi010@btinternet.com; Robin - (County Councillor) Stuchbury; Jon Harvey; townclerk@buckingham-tc.gov.uk
Subject: Fw: LETTERS OF CONCERN

Dear All

Going off today is a letter from WTC addressed to Andrew Grant and copied to Greg Clark, Brandon Lewis, John Bercow, Neil Blake and Carole Paternoster, which expresses the Town Council's concerns at recent developments. Below is the list of bullet points at the core of the letter.

Sooner rather than later, I intend to circulate 'my flock' of Neighbourhood Plan communities with the suggestion that if we all write such letters, with the same circulation list, it can do nothing but good by showing the strength and depth of feeling in the Vale as to what AVDC Planning are doing and bringing pressure to bear on the Ministers who can and should have resolved the situation by now. My hope is that by providing a set of bullet points that each Council can build its own personalised letter around, will produce a good response. Your suggested improvements/ comments etc on the bullet points would be much appreciated.

- The approval decisions by the Strategic Development Management Committee of applications for housing developments at Buckingham, Great Horwood and Haddenham, which directly conflict with the Housing Policies of made Neighbourhood Plans and are in conflict with the repeated assurances by Ministers that a positively prepared Neighbourhood Plan can determine the quantum of housing for the Plan period, where and were not that housing will be sited and its phasing. This is further supported by NPPF Paras 184 and 185.
- Overview and Case Officers' reports relating to these applications failed to address the clear 'directive' contained in Para 198 of the NPPF which states – *Where a planning application conflicts with a neighbourhood plan that has been brought into force, planning permission should not normally be granted.* The significance and importance of assessing the planning weight relating to this 'directive' in the planning balance is crucial, yet it has thus far been treated by AVDC Planning as being of little consequence.
- Similarly, these reports appear not to consider that positive planning weight should be afforded in relation to the first 'core planning principle' of NPPF Para 17 which states that future development should be genuinely plan-led, empowering local people to shape their surroundings. This must be an oversight, as Neighbourhood Plans precisely meet these criteria.
- The suggestion for all three applications has been that, in the light of Par 49, AVDC Planning cannot give full weight to the housing supply policies of made Neighbourhood Plans and can therefore only apportion "significant" weight. However, for the recommendations in all three cases to conclude that the planning balance favours approval, indicates a significant dilution of

planning weight given to the key Housing Policies in the Neighbourhood Plans (the premier planning documents in each case) below the supposed significant weight indicated.

- From Council's research, it appears nationally that AVDC is the only LPA to approve hostile planning applications for housing that directly conflict with the Housing Policies of made Neighbourhood Plans. Council can see no significant justification for AVDC to be so out of line with the many other LPA's in similar situations.
- Winslow Town Council, together with other Councils in the Vale, is very concerned that in spite of the significant public interest (over 40% of the Vale's population live in communities with Neighbourhood Plans at various stages of development) and are keen to understand why AVDC has changed its stance. – Sight of counsel's advice to AVDC on the subject should provide the required understanding.
- The Cabinet Member for Planning continues to assure Parish and Town Councils that AVDC fully supports Neighbourhood Plans. Neighbourhood Planning is about local (at the community level) democracy and the community support for most made Neighbourhood Plans, in the Vale, has been over 90% voting in favour. The Town Council therefore does not understand how this support converts into recent planning decisions, which are diametrically opposed to those expressed views.

Thanks and regards

Roy



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South West Milton Keynes and Eaton Leys: Planning Applications Update

You will recall that Aylesbury Vale District Council (AVDC) and Milton Keynes Council (MKC) received planning applications earlier this year for two sites:

- a development of up to 1,855 homes, in Aylesbury Vale but adjoining the south-west boundary of Milton Keynes and through which access is taken (known as South West Milton Keynes); and
- a development of 1,800 homes to the east of Water Eaton and Fenny Stratford, around two thirds of which is in Aylesbury Vale and a third in Milton Keynes (known as Eaton Leys).

An update on progress with both applications is set out below:

South West Milton Keynes (SWMK)

Following the initial briefing given to Councillors and parishes in March there has been a period of negotiation and agreement, on a without prejudice basis, between the South West MK Consortium and the three principal authorities with statutory responsibilities in relation to the planning application (AVDC, MKC and Bucks County Council). This has included discussions on a 'Planning Performance Agreement' (PPA), which has now been signed, committing the relevant parties to an agreed timetable for taking the proposals to the respective planning committees for a decision.

Although this part of the process has taken some time technical discussions have also been under way in parallel.

The latest position can be summarised as follows:

- It is proposed that MKC will make a decision on the planning application for the road access proposals and agree its response to the rest of the application, to submit to AVDC. AVDC will then make a decision on the application. To meet the agreed timetable in the PPA it is anticipated that MKC will make their decision in November or December, and AVDC will make its decision in December or January.
- Further work has been commissioned by the applicant following representations from Highways England, West Bletchley Town Council and Bucks CC. This work is in hand and it is anticipated that this will be submitted for consideration by the highway authorities in the early autumn.
- Technical discussions on school place planning, leisure, recreation, community and health facilities, landscape, ecology and sustainable drainage have been undertaken and will feed into a revised scheme on these matters;
- Revisions to the proposals are anticipated to be complete in October.

Eaton Leys

An initial meeting has taken place between the applicant, AVDC and MKC to discuss the mechanism for taking this proposal forward to the respective planning committees for a decision. A PPA between the applicant and each

of the two local authorities will now be drafted so that a timetable can be agreed.

There was also a discussion on the consultation responses that had been received on the applications to identify the key areas that needed further technical consideration and round table discussion. These discussions will include; highways, education, landscape, urban design, and archaeology.

The applicant has also been working with Highways England (HE) to provide additional information, as HE has asked both AVDC and MKC not to make a decision on the application at the current time whilst this is being resolved.

Notes:

SWMK:

- *Application reference 15/00314/AOP: Outline application to AVDC, which includes the majority of the application site. View proposals and consultation responses through [AVDC Public Access site](#).*
- *Application reference 15/00223/CONS: This is the consultation that AVDC have issued to MKC on the above application. View consultation responses through [MKC Public Access Site](#).*
- *Application reference 15/00619/FUL: This is the part of the proposal that MKC have registered as a planning application for MKC to make a decision on. This is for the works proposed to the existing road network and new access roads proposed into the sites (which are in the District of Milton Keynes). View consultation responses through [MKC Public Access Site](#).*

Eaton Leys:

- *Application reference 15/02201/AOP: Outline application to AVDC. View proposals and consultation responses through [AVDC Public Access site](#)*
- *Application reference 15/01533/OUTEIS: Outline application to MKC. View consultation responses through [MKC Public Access Site](#).*
- *Application reference 15/01638/CONS: This is the consultation that AVDC have issued to MKC on their application. View consultation responses through [MKC Public Access Site](#).*