



BUCKINGHAM TOWN COUNCIL

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

Tuesday, 04 October 2016

Councillor,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on **Monday 10th October 2016 at 7pm** in the Council Chamber, Cornwalls Meadow, Buckingham.

C.P. Wayman
Town Clerk

pp

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 September 2016 ratified at the Full Council meeting held on 3rd October 2016.
Copy previously circulated
- 4. Buckingham Neighbourhood Plan/Vale of Aylesbury Plan**
To receive any update from the Town Clerk.
- 5. Action Reports**
To receive action reports as per the attached list. **Appendix A**
- 6. Planning Applications**
For Member's information the next scheduled Development Management Committee meetings are 13th October and 3rd November 2016, with SDMC meetings on 12th October and 2nd November 2016.

Buckingham



Twinned with Mouvaux, France



To consider planning applications received from AVDC and other applications

1. 16/03123/APP 1 Coxwell Close, MK18 7BE
Demolition of existing conservatory and erection of single storey rear extension
Cross

Members are advised that the applicant is the Town Crier

2. 16/03139/APP 1 Balwen, MK18 1FE
Single storey rear extension
McGahan
3. 16/03219/APP 21 Osprey Walk, MK18 7JA
First floor extension over an existing attached garage
Hunt

The following two applications may be considered together:

4. 16/03279/APP Esso Petrol Filling Station [*bypass, MK18 1EH*]
Retention of ATM
5. 16/03280/AAD Esso Petrol Filling Station [*bypass, MK18 1EH*]
Internally illuminated ATM surround
Clark [Notemachine UK Ltd.]
6. 16/03321/APP Stevens, 8 Little Balmer, MK18 1TF
Retention of use of Unit 8 for Class D2 use (Change of use from B1/B2) (retrospective)
Davies
7. 16/03378/AAD Willen Hospice Shop, 2 Bridge Street, MK18 1EL
One externally illuminated fascia sign, one externally illuminated hanging sign and one non illuminated logo sign.
DPSK Ltd.
8. 16/03450/APP 19 Well Street, MK18 1EP
Change of use from teaching rooms (D1) to dwelling (C3)
Well Street United Church

Not in our parish (but close to the border)

9. 16/03312/COUOR The Granary, Gawcott Fields Farm, MK18 1TN
Change of use from office to residential
Harper

The following Additional Information has now been received; if Members are satisfied perhaps they might refine their response:

10. 16/03018/ALB The Kings Head PH, 7 Market Hill, MK18 1JX
Signwriting and external lighting to building and repainting of the ground floor element of building
Harris

Additional details are of the lighting; at the 12th September meeting Members responded: "No Comment at present - Members awaited details of the proposed lighting as none had been provided."

Not for consultation:

11. 16/02556/LDO 17 London Road, MK18 1AR
Single storey permitted extension
Ash
LDO granted 12/9/16, the same day details were added to the website.
12. 16/03339/ATP Glanwin House, Avenue Road, MK18 1QA
Oak tree – to reduce the canopy on the south side away from the house, by up to 1.3m and up to 2m on the south east and south west sides. To remove the lower limb growing in a south westerly direction and a further sub-lateral from the branch behind, which loops over the top of the former.
Harding
13. 16/03428/INTN S/O 11 Needlepin Way, MK18 7RA
Intention to install one electronic communication apparatus
Osborne [Harlequin Group]

7. Planning Decisions

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

		BTC response	Officer recommⁿ.
Approved			
16/00145/APP	Land at Lenborough Rd. Erection of single dwelling	Oppose	-
16/00991/APP	Nursery Bungalow Demol.bungalow, erect 4 houses	No objections	-
16/02360/APP } 16/02361/ALB }	6 Bourton Road Extension & new access	No objections	-
16/02825/APP	16 Ball Moor S/st side ext'n to commercial bldg.	No objections	-
16/02884/APP	1 Sandhurst Drive Replacement front porch	No objections	-

Refused

16/02659/APP	Land at 1 Woodlands Cres. Erection of attached dwelling	Oppose & attend
16/02802/APP	114 Burleigh Piece Demol.garage, erect single dwelling	Oppose & attend

Not Consulted on:

Approved

16/02013/LDO	98 Embleton Way Permitted extension	n/a
16/02556/LDO	17 London Road Single storey permitted extension	n/a
16/03041/ATC	University, Hunter St. Works to one willow	n/a

8. Development Management Committee Case Officer Reports (& Recommendations)

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

8.1 Strategic Development Control (12th October) agenda not available at 4/10/16

8.2 Development Control (13th October) agenda not available at 4/10/16

9. Enforcement

- 9.1 To receive the August update of new and closed cases **Appendix B**
- 9.2 To receive a decision on 16/00105/CON3 (6 Well Street) **Appendix C**
- 9.3 To receive for information: Case number 16/00387/CON3 has been allocated to the installation of internally lit signage at 3 Well Street.
- 9.4 To report any new breaches

10. **Lace Hill Employment/Health site**
To report any update.
11. **Consultation**
To discuss and consider a Town Council response to the revised consultation on the University's plans for Station Road Car Park. Selected details are attached. The full details are available at www.buckingham.ac.uk/station-road-pc (as circulated earlier by the Town Clerk). **Appendix D**
12. **Transport**
To report any damaged superfluous and redundant signage in the town.
13. **Access**
To report any access-related issues.
14. **Correspondence**
To receive and discuss an email from Mr. & Mrs. Smith **Appendix E**
15. **News releases**
16. **Chairman's items for information**
17. **Date of the next meeting:** Monday 31st October 2016 following the Interim Council meeting.

To Planning Committee:

Cllr. Ms. J. Bates		
Cllr. M. Cole	(Vice Chairman)	Cllr. Mrs. L. O'Donoghue
Cllr. J. Harvey		Cllr. M. Smith
Cllr. P. Hiron	(Chairman)	Cllr. Mrs. C. Strain-Clark
Cllr. D. Isham		Cllr. R. Stuchbury
Cllr. A. Mahi		Cllr. M. Try
Mrs. C. Cumming	(co-opted member)	

ACTION LIST
Planning responses

Appendix A

Minute	Responses emailed or added to website	Responses posted
317/16	24/8/16 Response sheets scanned in and added to website	

Subject	Meeting date/minute	Action taken on	Form	Response received	Prompt/reminder sent	Response received
BCC Transport Integrated traffic proposals	11/4/16 838/15	15/4/16	BCC asked for timing		22/06/16	
	413/16	12/9/16	Write to Christine Urry for date of publication			
	420/16	12/9/16	Invite Mark Shaw for onsite visit			
Moreton Road bus stops	16/5/16 51/16 22/8/16 322.1/16	24/5/16 2/9/16	Move for safety Respond as minuted	2/9/16 All existing stops will remain where they are See 12/9/16 minutes	24/6/16	→22/8
	12/9/16 322.1	13/9/16	Relay concerns			
	22/8/16 322.3	2/9/16	Check with RoW on re-opening			
Lace Hill Bridleway	413/16	12/9/16	Write to Developers as extension has now expired			
	Travel Plans (effectiveness)	14/9/15 403.1 22/8/16 322.2 413/16	1/10/15 23/8/16 23/8/16 (summer holiday) 12/9/16	Ask RLS for review later in year Check car park plan Photos as requested; respond when available Write to BCC regarding Bourton Meadow Academy	3/12/15 Prompt sent Answer added to minutes Ongoing: term-time & half-term photos needed	Review will be available July 2016
Employment development	24/8/15 343.3	14/9/15 Chased 30/12/15	Letters as minuted	30/12/15— response to be sent in New Year	Chased 5/2/16 and 10/3/16	Agenda 5.8
	21/3/16 860.8	7/4/16	To be standard agenda item + letter as minuted	Cllr. Bowles & SEMLEP		
	25/4/16	24/5/16	Town			

Subject	Meeting date/ minute	Action taken on	Form	Response received	Prompt/ reminder sent	Response received
	881.2		Clerk/Cllr. Smith to set up meeting	September agreed		
SDMC/DCC meetings	18/1/16 693.3/15 21/3/16 860.7	22/1/16 7/4/16	Do chart of meeting delays Respond as minuted – sent 22/06/16	→ 1 st Feb. meeting	1/2/16; 731.3 letter to SDMC & DMC Chairman sent 10/2	Agenda 5.7
Tingewick Road Ind. Est. riverbank	21/3/16 860.2 22/8/16 316/16	7/4/16	Response to Mrs Kitchen as minuted All Members to add their own comments on revised plans	Prompt sent by Town Clerk 22/06/16		
Signage, Lace Hill	21/3/16 860.5		Town Clerk to investigate signage	Ongoing		
VALP	4/7/16 176/16 25/7/16 260.3/16 413/16 412/16	31/8/16 29/7/16 12/9/16 12/9/16	Town Clerk has submitted responses agreed at 30/8/16 meeting Consultation response availability Write to Andy Kirkham asking for all consultation comments to be included Write to Gavin Barwell regarding Moreton Road phase 3 as minuted	1/8/16: Andy Kirkham, AVDC : Summary to be available as soon after 5 th September closing date as possible Nothing on website at 4/10/16		
Old Police Station	4/7/16 178/16	7/7/16	Check Fire Service OK with access to rear block	No reply from Planning Officer 9/8 contacted Fire Service direct; they were not consulted until 5/8/16; they sent comments to AVDC (not on website yet) with reservations and requests for clarification 8/8/16		
Estate agent signs	4/7/16 181.2/16	10/8/16	Contact (17) local agents re boards in verges			
Lace Hill Health site	4/7/16 183/16	11/8/16	Write to CCG			
S106 uses	4/7/16 186.1/16	22/7/16	Respond as minuted	Town Clerk responding		
Site Q	25/7/16 260.2/16	10/8/16	Respond to Robinson & Hall letter			

Action awaiting response

Action yet to be taken

Action completed **new response**

Subject	Meeting date/minute	Action taken on	Form	Response received	Prompt/reminder sent	Response received
Tingewick Road Triangle site	25/7/16 267.1/16		Circulate s106 terms when available			
Church Street bins	25/7/16 269/16	10/8/16	Ask residents not to block pavement	Resident denies blocking, alleges binmen responsible; email relayed to AVDC for comment. 4/10/16 Resident has contacted with photo showing emptied Church bins left blocking access entirely. Forwarded to AVDC		
Request to revise response	22/8/16 317/16	6/9/16	Make complaint re 16/01850/APP			
2 Bridge Street	415/16	12/9/16	Write to AVDC regarding resident concerns on parking and why was this not considered.			
Signage	22/8/16 322/16	23/8/16	Report and clear as minuted	Ongoing		

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	Update →30/11/15 3/12/15 Chase full response	
Cotton End steps	22/2/16 789.2/15 792/15 413/16	3/3/16 12/9/16	Query 'de minimis' judgement Ask Cllr. Paternoster for details as minuted To be updated at Planning committee on the 10/10/16			
Retail activity on Industrial Park	4/7/16 181/16 22/8/16 320.1 413/16	8/8/16 6/9/16 12/9/16	Query as minuted Follow-up as minuted Write to AVDC requesting how they measure the level of wholesale trade.	→22/8		
29/30 West Street	22/8/16 320.2	25/8/16	Follow-up as minuted			
News releases						
	22/8/16 325/16	(awaiting suitable photo)	Flyposting – amount needing clearance			

Action awaiting response

Action yet to be taken

Action completed new response

Enforcement Investigations

Received During Period: 1 August 2016 to 31 August 2016

16/00316/CON3

BUCKINGHAM SOUTH WARD

Alleged unauthorised breach of approved details - 09/01035/AOP refers - construction access road (via Needlepin Way) has been closed off Land To South Of The A421 And East Of A413 London Road Buckingham

Case Officer: Philip Dales

16/00329/CON3

BUCKINGHAM NORTH WARD

Alleged unauthorised non compliance with approved details - 15/04011/APP and 15/04012/ALB refers (wall and support demolished)

Land To The Rear Of Hamilton House West Street Buckingham Buckinghamshire

Case Officer: Philip Dales

16/00331/CON3

BUCKINGHAM NORTH WARD

15/03633/APP and 15/03634/ALB refers Alleged unauthorised: 1) change of use from A1 to A3 (Esquires Coffee 30 West St - opens 10/08/16) Grade II Listed Building/Con Area 2) internal works (works to be checked against plans)

29-30 West Street Buckingham Buckinghamshire MK18 1HE

Case Officer: Will Holloway

16/00333/CON3

BUCKINGHAM NORTH WARD

Alleged unauthorised replacement hanging advertising sign and fascia board installed without advertisement and listed building consent (Grade II Listed Building in a Con Area) The Co-operative Funeralcare 14 Market Square Buckingham Buckinghamshire MK18 1NW

Case Officer: Philip Dales

Enforcement Investigations

Closed During Period: 1 August 2016 to 31 August 2016

16/00294/CON3

BUCKINGHAM NORTH WARD

Alleged unauthorised conversion and change of use of garage to residential use 2 Woodlands Crescent Buckingham Buckinghamshire MK18 1PH

Closed: No breach of control

Case Officer: Will Holloway

16/00308/CON3

BUCKINGHAM NORTH WARD

Alleged unauthorised erection of a garden shed to the side elevation 50 Fishers Field Buckingham Buckinghamshire MK18 1SN

Closed: No breach of control

Case Officer: Will Holloway

16/00329/CON3

BUCKINGHAM NORTH WARD

Alleged unauthorised non compliance with approved details - 15/04011/APP and 15/04012/ALB refers (wall and support demolished)

Land To The Rear Of Hamilton House West Street Buckingham

Closed: No breach of control

Case Officer: Philip Dales

Office@buckingham-tc.gov.uk

From: Dales, Philip <PDales@aylesburyvaledc.gov.uk>
Sent: 14 September 2016 16:44
To: Office@buckingham-tc.gov.uk (office@buckingham-tc.gov.uk)
Subject: replacment sign at 6 Well street, Buckingham - 16/00105/CON3

Katharine

I am writing with reference to the query concerning the above sign that was raised by your Council

The conclusion reached is that the sign does not require advertisement consent but does require listed building consent. I should mention that 6 Well Street in common with adjoining properties is a Grade II listed building and as a consequence any works that affect its character and historic interest requires listed building consent. This can involve the installation of advertisements.

In this case the property has a ground floor shop front with a fascia above which is used to mount/display the signage. The new signage is black lettered and mounted on a clear acrylic sheet which fits within the fascia except for the "b" and "m" which are coloured and overlap.

In general for listed buildings we favour hand painted signs or individually applied lettering rather than the use of modern box sign or acrylic sheets. However, in this instance it is recognised that the sign is modest and for the most part fits within the wooden fascia which remains prominent. Whilst, the overlapping initial letters could be viewed as discordant, they could also be seen as a design feature and symbol.

I have discussed the issue with one of our listed buildings officers and whilst the treatment is not one that we would have favoured in the first place, we consider that on balance as it has now been displayed it is not sufficiently harmful to warrant the refusal, if sought, of listed building consent or for that matter enforcement action.

Accordingly, we have decided that it would not serve a useful purpose to pursue the matter, however, the owner has been advised that it required listed building consent and that it may be in their interest to submit an application which would be considered in the same manner as one for proposed development. Their attention has also been drawn to guidance on our web site on listed buildings.

If you have any queries concerning the above please let me know.

Best wishes

Philip

Philip Dales
Planning Enforcement Team Leader
Tel 01296 585623

Aylesbury Vale District Council
The Gateway, Gatehouse Road,
Aylesbury, Bucks HP19 8FF
DX 4130 Aylesbury 1
www.aylesburyvaledc.gov.uk



6 Well Street, MK18 1EW

Reported 1/3/16.



Google maps August 2015



1st March 2016

STATION ROAD SITE CONTEXT

The site of the new building is located on the Chandos Road carpark and sits just outside of the Buckingham Conservation Area. It is located adjacent to the former Station Mill, which later became a dairy and is now the Chandos Road buildings and home to the University's Medical and Humanities Schools.

The site sits outside the loop of the River Great Ouse and is bounded by Station Road on the northern side and includes the former railway track line and the woodland beyond.

The area of the site proposed for development is currently occupied by a surface carpark providing 51 spaces for University use. This current surface is of low quality and is poorly laid out. The carpark also breaks the circular walk along the former railway line, with users of the path having to cross the carpark to continue on their journey.

Under the proposals the car park will be retained under the footprint of the new building.

The Station Road building has been designed in such a way that the circular walk, which runs along side the site, can make the most of the historic railway line setting, framing the walk within the platform edges of the former station. This re-landscaping will also clarify the circular walk route through the site, which is currently ambiguous and interrupted by the existing carpark.

Currently there is no public right of way across the site. The University allows the route to be used as a 'permissive path' and the intention would be to instigate a 'public path agreement' on the new route across the site to ensure continued public access for the future. It would also formalise the link between the Railway and Circular Walk either side of the University's land.

Some existing self set trees will need to be removed to accommodate the new building. The remaining adjacent trees will be retained and protected during construction works. More new trees will be planted than removed as part of the landscape proposals.

The remainder of the woodland beyond the former railway line will not be affected by the proposals.



View from Chandos Road looking South-West



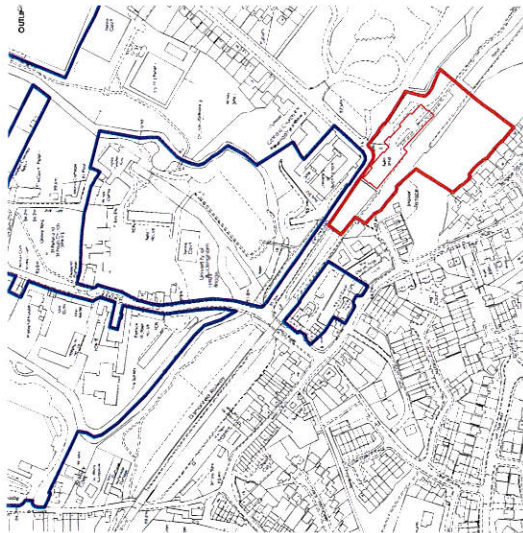
Remains of former railway platform



View from Station Road Entrance to Medical School



View of site from circular walk



OS Map Site Shown outlined in Red - University Ownership in Blue



Existing Site Plan - Footprint of Proposed Building Outlined in Red



Chandos Road Building home of the University Medical School

STATION ROAD SETTING AND ACCESS

Railway Walk and the Circular Walk

The site marks the junction between the Circular and Railway walks, currently there are no rights of way across the site.

A key part of the landscape proposals are the re-planting of the historic railway platform and cleaning and retraining of the track-bed.

By reorganising the carpark and pathways we are able to define the existing path and provide a separate route for walkers to use.

This will also involve connecting the route to the pavement outside the Chandos Road buildings and the construction of a new crossing, subject to highways approval.

The University would like to secure access for local residents to these important amenity routes and these proposals will finally formalise the pathways across the site securing their use for years to come.

Ecology

The proposals involve the removal of the existing self set trees adjacent to the East side of the carpark

As part of the development we will re-landscape the external spaces around the building, including the planting of new trees.

Details of the trees to be removed and the protection proposals for the retained trees during construction will be detailed in the Arboricultural Report, submitted as part of the planning application.

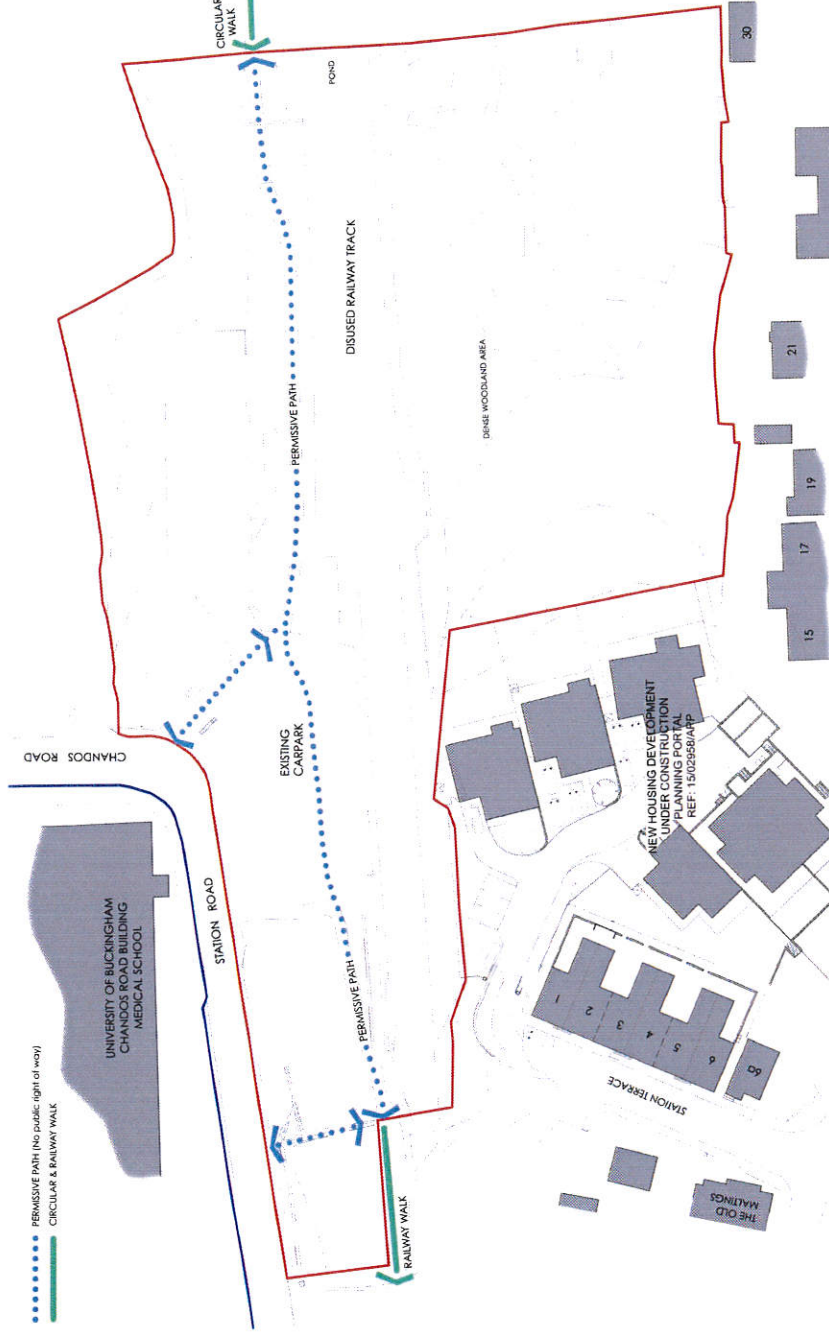
An Ecology report has also been prepared which shows no evidence of protected species or plants within the development area. This report will also be submitted with the planning application.

All new plant species chosen will be suitable for the sensitive locality.

Transport

The proposed carpark has 57 spaces, 6 more spaces than the existing, it will also have dedicated disabled bays and motorcycle parking. In addition there will be 28 cycle spaces.

A full transport report and parking survey has been conducted and will be submitted as part of the application.



Existing site access routes - showing the permissive path through the site. The red line shows the land owned by the University



Circular Walk



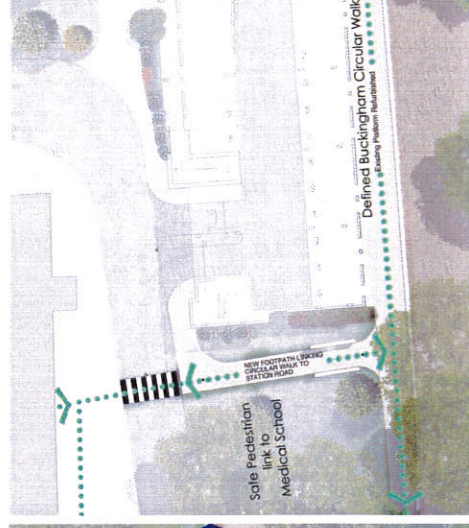
Approach to carpark from Railway Walk



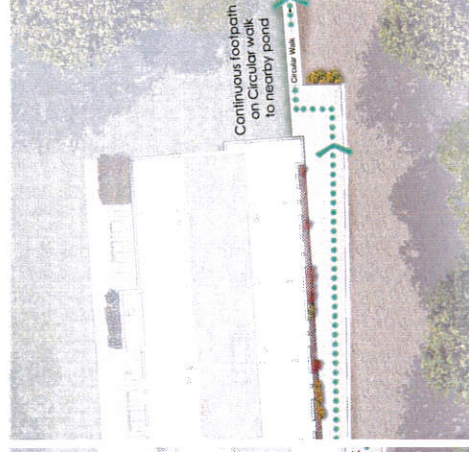
Railway Walk approaching start of former platform



Proposed Site Access routes - Retained Railway platform connects the Buckingham Circular Walk with the Railway Walk and the Railway Walk



West end of site: New, Safer access point linking Station Road, the Buckingham Circular Walk and the Railway Walk



East End of Site: Circular Walk defined and connected along restored Station platform

STATION ROAD CONSULTATION CHANGES

We held a consultation on the 20th of July and as a result of the comments made we have made the following changes to the scheme.

Overall Height

Concern was raised about the overall height of the building especially against the existing platform edge.

To address this we have lowered the height of the carpark level and are proposing to excavate the ground floor where the site slopes towards the East.

Overall this has reduced the height of the building by approximately 1m, this makes it substantially shorter than the neighbouring Chandos Road Building.

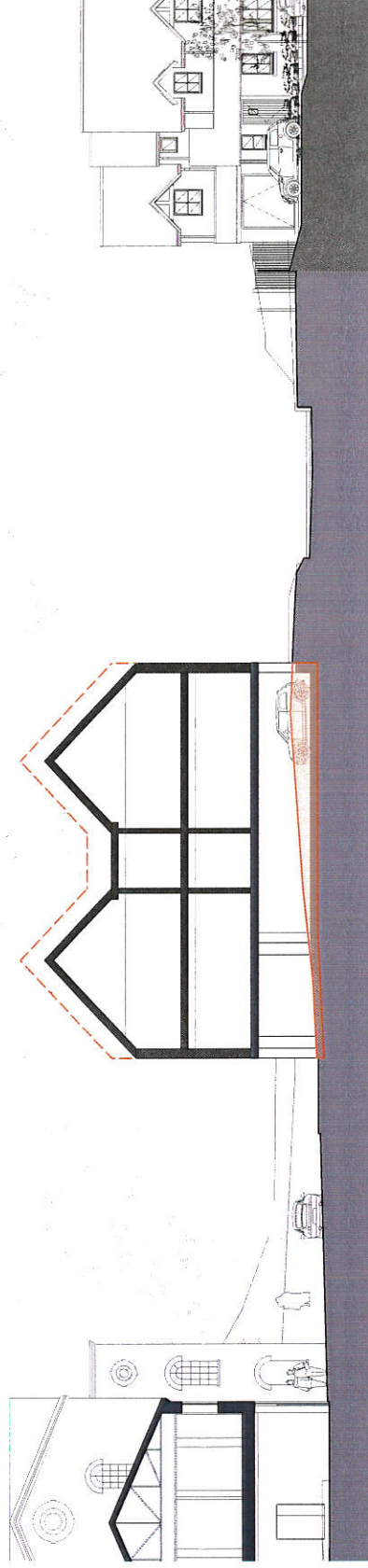
Architectural Style

The building presented at the initial consultation was not fully developed. We have now spent time working through the materiality and appearance of the building. We have taken Architectural cues from the neighbouring Chandos Road building with complementary materials and window design. Further details are shown on the Materials and Visuals pages.

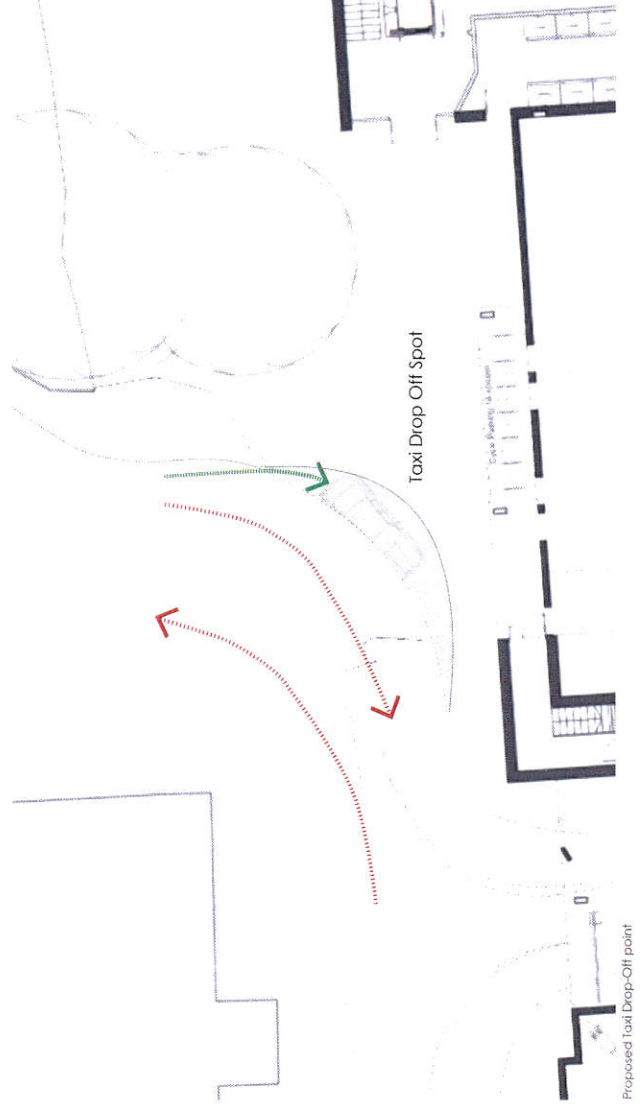
Transport

As suggested by numerous consultees we are proposing a taxi drop off layby in front of the building off the road, though this will be subject to highways approval.

We have also further increased the parking provision under the building to 57 spaces compared to the existing car parks 51 spaces.



Proposed Site Section - Area of Building Excavated into the Ground Shown Hatched and Previous Height Shown Dashed.



STATION ROAD PLANS

The building will provide the University with new student accommodation with a total of 112 ensuite rooms.

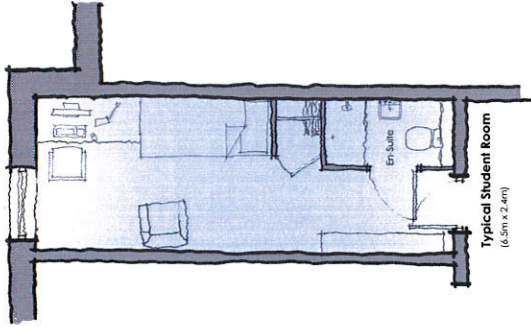
On the ground floor there will be 57 car parking spaces, with room for 3 motorcycles and 28 cycle spaces.

The parking will remain for University use however it will also continue to be available for external users of the University's facilities, e.g. The Filmpalace Filmpalace screenings.

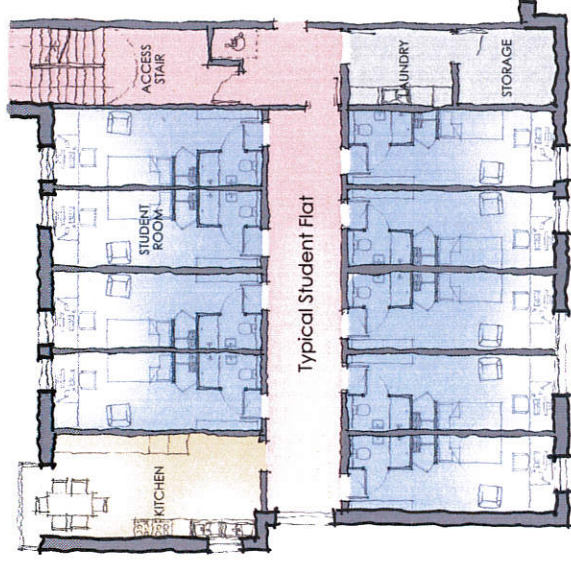
An external public path will run along the length of the redeveloped railway platform connecting the existing circular walk with the railway walk.

The first floor and second floor each contain 56 student rooms, clustered into flats of 9-10 residents. 3 accessible rooms are included on each floor.

These flats will have individual kitchens for the residents to share. Utility facilities will be located between flats off of the shared circulation cores.

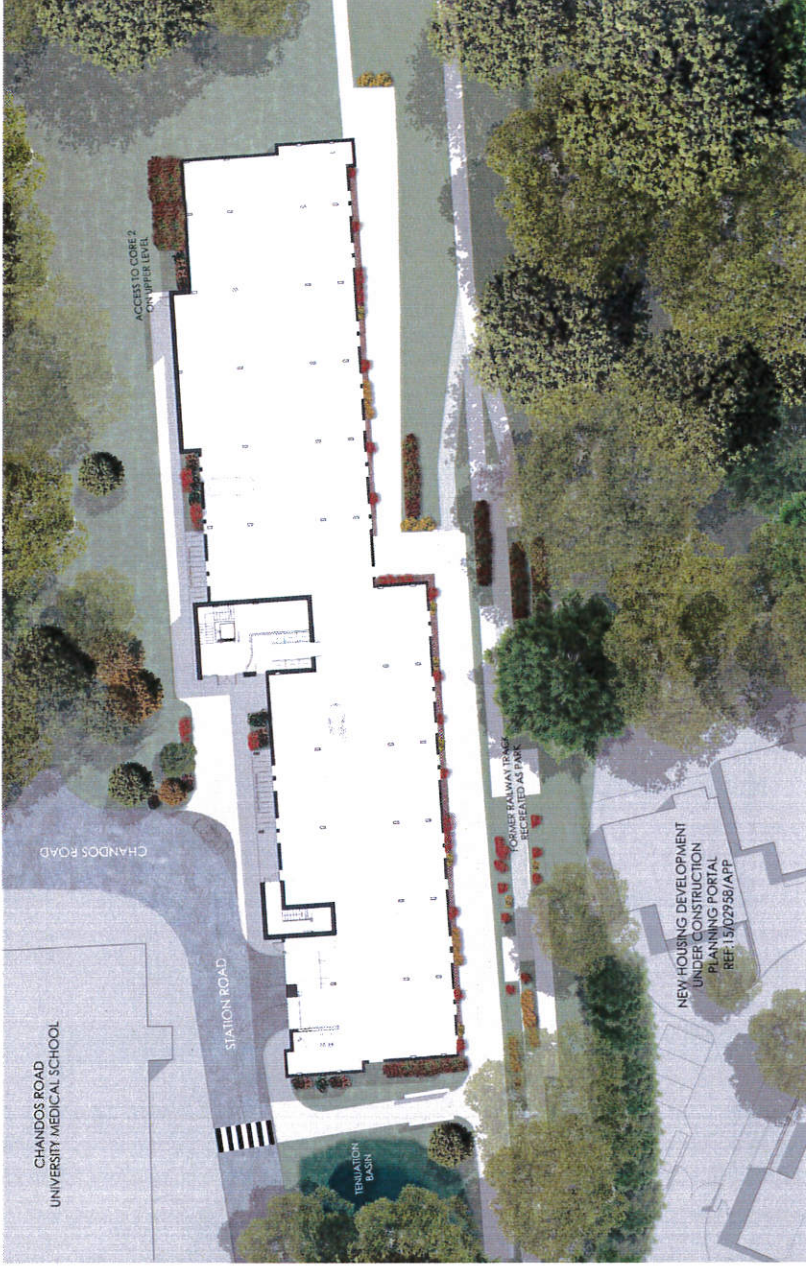


Typical Student Room
(6.5m x 2.4m)



Typical Student Flat

Plan Section showing typical flat layout



Ground Floor



1st and 2nd Floor

STATION ROAD VISUALS

The building is intended to conceal the parking areas both from station road and from the footpaths that run along the former railway track.

The building will frame views looking up Station Road and Chandos Road from both directions towards the Chandos Road Building.

The building sits back from the edge of the restored platform facing the landscaped track bed.



View from Chandos Road looking South West



View of the proposed building from Station Road - Medical School Entrance on left.



View of building from proposed refurbishment railway trackbed.



Mr And Mrs G Smith

To The Town Council Buckingham

Wednesday The Sept 26 A lorry came along Stratford road and was trying to turn into Build base yard that came with in 1 inch of our fencing twice and nearly hit the main post to the yard gats. It is a worry to me it only need a foot to slip and they could be in the front of house not only that they can't see what is coming along Stratford road when going back and forward trying to get into the yard There should be a no left turn sign to stop lorries trying to get into the yard that way. We Hope This is looked into and it can stop it happening befor someone get hurt. Your Sinslerly

Mr & Mrs G Smith

Clerk's note:

As illustration, these photographs were taken between 9.00 and 9.30am on a weekday morning (23/8/16); a large Toolco lorry had attempted to do a U-turn into the Yard entrance, failed, and pulled out in order to reverse in instead. It had a couple of goes before it managed to get in, because there were cars parked outside Wharf House and the houses the other side of the gate, as usual. Altogether traffic, including an ambulance, was halted for about 15 minutes. The bus station usually has 4-5 buses in at this time of the morning, so doing a loop and coming into the Yard forwards would not have been an option, even assuming the space in the Yard would have allowed it to turn round and come out forwards. There is supposed to be a timed delivery system in place to avoid this kind of problem.

This is not the first time we have complained about this, as a Council, but it is a good while since the last occasion.

KM

