



BUCKINGHAM TOWN COUNCIL

TOWN COUNCIL OFFICES, BUCKINGHAM CENTRE,
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Email: Townclerk@buckingham-tc.gov.uk
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Town Clerk: Mr. C. P. Wayman

Tuesday, 15 December 2015

Councillor,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on **21st December 2015 at 7pm** 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 30th November 2015 to be put before the Full Council meeting to be held on 25th January 2016.

Copy previously circulated

4. **Buckingham Neighbourhood Development Plan
Vale of Aylesbury Plan**

To receive any update from the Town Clerk.

5. **Action Reports**

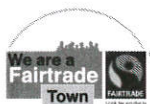
- 5.1 To receive action reports as per the attached list.
- 5.2 (570.1; redundant signs) Response from BCC
- 5.3 (523.2; Rugby Club hedge) Response from Enforcement)
- 5.4 (336; Candleford Court path) Response from Guinness

Appendix A
Appendix B
Appendix C
Appendix D

6. **Planning Applications**

For Member's information the next scheduled Development Management Committee meetings are 7th and 28th January 2016, with SDMC meetings on 6th and 27th January 2016.

Buckingham



Twinned with Mouvaux, France



To consider planning applications received from AVDC and other applications

1. 15/03963/APP 24 Aris Way, MK18 1FX
Removal of existing conservatory. Erection of a single storey rear extension with one rooflight
Dumbleton

The following two applications may be considered together:

2. 15/04011/APP Land to rear of Hamilton House [*Summerhouse Hill*]
3. 15/04012/ALB Conversion and extension of Grade II Listed Summerhouse to create a 2 bedroom singlestorey dwelling with rear garden and associated parking
Smith [Weston Group]

4. 15/04044/APP 67 Moorhen Way, MK18 1GU
Single storey rear extension
Forth

The following two applications may be considered together:

5. 15/04124/APP 1 Ford Street, MK18 1AG
6. 15/04125/ALB Conversion of two storey barn/garage into living accommodation
Lawler

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 .
14/03316/APP	Old Police Station	Conv.to 5 flats + 8 new flats behind	Oppose Approve,subj.POA
15/03210/AAD	Swan Pool	Replacement signage	No objections -
15/03431/APP	20 Mallard Drive	Link ext'n & conv. of garage	No objections* -
15/03559/APP	27 Willow Drive	Single story extension	No objections -

*Changed from Oppose 30/11/15 after receipt of Amended Plans

Not Consulted on:

Approved

- 15/03572/ATC 26 Nelson St Fell Larch tree
15/03592/ATC rear Lenborough Cl. Work to trees
15/03916/ATC University,Hunter St. Work to trees

Planning Inspectorate

14/03450/APP Hamiltons Precision site, Tingewick Road
Demolition of existing B2 warehouse and construction of 59 dwellings
Taylor French Developments

Grounds: Non-determination within the statutory period: *The Inspector has dismissed the appeal.*
[Clerk's note: many of the Inspector's comments apply to the (as yet undecided) application 15/02963/APP as well, especially in respect of the flood plain]

8. Case Officer Reports (& Recommendations)

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

8.1 Strategic Development Control (16th December 2015) Meeting Cancelled

8.2 Development Control (17th December 2015) No Buckingham Applications

9. **Enforcement**
9.1 To note that the new signage at the Kings Head has been allocated case no. 14/00481/CON3
9.2 To report any new breaches
10. **s106 update**
To receive the updated s106 fund list **Appendix E**
11. **Transport**
11.1 To receive a BCC press release on the Consultation for the new Buckinghamshire LTP. Consultation ends 29th January 2016; if Members could review the documents and prepare their comments, the Committee's response can be agreed at the next meeting. **Appendix F**
11.2 To report any damaged superfluous and redundant signage in the town.
12. **Access**
To report any access-related issues.
13. **Correspondence**
(15/03802/APP) To receive for information the response from BCC on the proposed crossover at 27 Stratford Road (Members OPPOSED at the last meeting). **Appendix G**
14. **News releases**
15. **Chairman's items for information**
16. **Date of the next meeting:** Monday 18th January 2016 at 7pm.

To Planning Committee:

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

ACTION LIST
Planning responses

Appendix A

Minute	Responses emailed or added to website	Responses posted
568 & 571/15	2/12/15	2/12/15

Subject	Meeting date/minute	Action taken on	Form	Response received	Prompt/reminder sent	Response received
Transport (signage)	14/9/15 408/15	1/10/15	Ask about removal of 'New speed limit' signs on town approaches		(570.1) 3/12/15 Adding in crossing sign on Moreton Road	Agenda 5.2
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
Transport meetings	14/9/15 408.1/15	1/10/15	Ask about follow-up meeting	Prompt sent 11/11/15		
Badgers & Meadway bypass works	12/10/15 456/15	12/11/15	Letter with concerns	→ 30/11/15	3/12/15 (570.6) response as minuted	
Tesco toucan crossing	30/11/15 570.1	3/12/15	Write to Tesco & BCC as minuted			
Candleford Court	24/8/15 336/15	28/8/15	Letters to Cllr. Whyte, Guinness & Lagan as minuted	Cllr. Whyte reports path open and being used, but have no confirmation from BCC as to whether this is with permission or not	3/12/15 both Lagan & Guinness re repair of path surface	Agenda 5.4
Travel Plans (effectiveness)	14/9/15 403.1	1/10/15	Ask RLS for review later in year	3/12/15 Prompt sent		
Dukes Court garden gate	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 Member			
Access – Moreton Road II	8/6/15 128.4/15	18/6/15	Reply as minuted	Drawing → 30/11/15; S. Essam confirms western entrance open 9/11/15, other requires more work to install		
Padbury applications	18/5/15 52/15	5/6/15	Letter as minuted			
Amended plans	24/8/15 336.2/15	28/8/15	Send letter +photos of Candleford Court			

Subject	Meeting date/ minute	Action taken on	Form	Response received	Prompt/ reminder sent	Response received
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	
Employment development	24/8/15 343.3	14/9/15	Letters as minuted			
Tree applications	2/11/15 520/15	12/11/15	Concerns about tree applications			
Site access	30/11/15 577/15	3/12/15	Letter re contractor's vehicles 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	Update →30/11/15 3/12/15 Chase full response	
	24/8/15 336.3	1/9/15	Letter to Cllr. Paternoster			
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/CON3		
Devolve enforcement	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		Chased 17/11/15	Case officer is aware and investigating
Hedge & parking at Rugby Club	2/11/15 523.2	3/11/15	JH to supply details; report sent	3/12/15 Chase response and include bus stop path		Agenda 5.3
Pop Up bar sign, Cornwall Place	30/11/15 575.3	2/12/15	Report with photos			
News releases						
Cotton End steps	6/7/15 216/15		To await further information			
Addington Road						

Action awaiting response

Action yet to be taken

Action completed new response

Office@buckingham-tc.gov.uk

From: Whincup, Matthew <T-MWHINCUP@buckscc.gov.uk>
Sent: 07 December 2015 13:12
To: Office@buckingham-tc.gov.uk; greenspaces@buckingham-tc.gov.uk
Cc: Smith, David (Trans)
Subject: FW: "New speed limit" signs

Lee / Katharine,

Sian Thomas forwarded on the below email regarding the red temporary signs on Moreton Road and Stratford Road in Buckingham.

There are 2 'New zebra crossing ahead' signs on Moreton Road which require removal as well as 2 'New 30mph speed limit in force' signs on Stratford Road.

Lee – Under the devolved services agreement, would you mind arranging for these signs to be taken down from the lighting columns at these sites. I am not aware of any others in the town, but if there are could you also arrange removal.

In terms of storage, are you able to hold on to them until we can arrange a crew to pick them up?

Regards

Matt Whincup
 Local Area Technician
 Transport for Buckinghamshire
 07720 096964

From: Office@buckingham-tc.gov.uk [<mailto:office@buckingham-tc.gov.uk>]
Sent: 03 December 2015 15:50
To: Thomas, Sian
Subject: FW: "New speed limit" signs

Members have asked for a response to this query, and added that the "new" zebra crossing on Moreton Road is no longer a new thing either. When may they expect these signs to be removed.

Katharine McElligott
 Buckingham Town Council

From: Office@buckingham-tc.gov.uk [<mailto:office@buckingham-tc.gov.uk>]
Sent: 01 October 2015 13:07
To: Sian Thomas (sithomas@buckscc.gov.uk)
Subject: "New speed limit" signs

Members have asked if there is a statutory display period for signs to warn of a new speed limit; they feel those on the various roads into Buckingham warning of the reduction from 40 to 30mph (not the limit signs themselves, obviously, just the advice of the change) are still necessary, and whether they could be removed.

Katharine McElligott
 Clerical Assistant to the Town Clerk

Office@buckingham-tc.gov.uk

From: Dales, Philip <PDales@aylesburyvaledc.gov.uk>
Sent: 14 December 2015 11:48
To: Office@buckingham-tc.gov.uk (office@buckingham-tc.gov.uk)
Subject: Moreton Road, Phase Iii & Buckingham Rugby Club

Dear Mr Wayman

With reference to your e-mail dated 3 November and the clarification given in your letter dated 3 December I can advise that the matter was investigated. The strip of land that had been cleared was outside the boundary of the development site and within the ownership of the Rugby Club. The removal of the hedgerow by the rugby club did not require any form of planning approval and as such we cannot require any replacement planting. However, it is understood that planting along that boundary line forms part of the landscape scheme for the development 13/01325/APP which may help to soften the impact of the fencing.

With regard to your query concerning the installation of paved footways to the bus stops I would suggest that you raise this with the County Council as the local highway authority.

Best wishes

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

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Office@buckingham-tc.gov.uk

From: Customer Service <customerservice@guinness.org.uk>
Sent: 06 December 2015 06:40
To: Office@buckingham-tc.gov.uk
Subject: Response to your email

Dear Miss McElligott,

Thank you for your email which we received on the 3rd December and apologies for the delayed response.

I am sorry to hear you have not had a response and apologies for the inconvenience this has caused. I have passed your email to the housing officers at the Milton Keynes office and the Maintenance Team for them to look into your request. They will always aim to respond within 24 working hours however please allow 48 hours.

If you would prefer to discuss this over the phone please contact the below number between 09:00-17:00 Monday to Friday and we can put you through to one of these teams to assist you.

If you have any further questions/queries please contact the Customer Service Centre on 03000 111 321 or you can mail us at customerservice@guinness.org.uk.

If you would like more information about Guinness you can access our website at www.guinnesspartnership.com.

Kind Regards

Jessica

Customer Service Advisor

The Guinness Partnership, 30 Brock Street, Regents Place, London NW1 3FG

Email: customerservice@guinness.org.uk Website: www.guinnesspartnership.com

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Great Service, Great Homes and a Great Place to Work

From: Office@buckingham-tc.gov.uk [office@buckingham-tc.gov.uk]

Sent: 03 December 2015 15:44

To: home.info@lagan-group.com; Customer Service

Subject: our letter of 28th August 2015

We do not appear to have had any response to the letter attached, and the path – though in use – is still not adequately surfaced at the Bridge Street end where it is quite steep. The level stretch along the river is a good surface and very attractive, and the steep slope at the street end rather lets the whole down. The photos were taken for the August letter, but more recent could be provided if required.

The builders' rubbish remains uncleared.

Katharine McElligott

Clerical Assistant to the Town Clerk

Buckingham Town Council

01280 816426

Email: office@buckingham-tc.gov.uk

Web Site www.buckingham-tc.gov.uk

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Town Clerk

From: BALC Mailbox [BALC@bucksalc.gov.uk]
Sent: 08 December 2015 12:20
Subject: FW: BCC News: Vision for county's transport future
Attachments: ATT00001.jpg

Please see the email below regarding an extended consultation on the draft BCC Local Transport Plan for via the online Have Your Say webpage of BCC. We would encourage Parish and Town Councils to respond as well as residents

Regards

Carole

From: Wells, Richard
Sent: 07 December 2015 14:52
o: {Comms-News Release}
Cc: Richard Burton (richard.burton@btvlep.co.uk)
Subject: FW: BCC News: Vision for county's transport future

News from Buckinghamshire County Council

PR 5642
07 December 2015
For Immediate Release

Vision for county's transport future

A vision for the future of transport in Buckinghamshire goes live today (Monday December 7). And residents and businesses are being asked to say what they think about it.

It's published by the County Council, and comes in the form of a new draft Buckinghamshire Local Transport Plan – a blueprint for travel covering all types of transport, looking ahead to 2036.

An extended public consultation starts today, through the County Council's online 'Have Your Say' web page, and runs until January 29

Launching the consultation, Mark Shaw, Cabinet Member for Transport, said good transport systems were essential to grow Buckinghamshire's economy, serve its residents and businesses well, and make the county a great place to live and work.

'Planning for the future of transport in the county is critically important, and we don't get a second chance at it,' said Mark. 'I want to make sure we really understand the people of Buckinghamshire. With their feedback I believe we'll be able make this a practical working plan for change, that will benefit everyone in the county.'

He said that as well as supporting good roads, public transport, cycleways and footpaths, the draft Local Transport Plan aimed to:

- Encourage links to local, national and international destinations that promote a flourishing economy.
- Empower communities to support their own local transport solutions.
- Enable and promote travel choices that improve people's health.

'The draft Plan is very clear about maintaining and enhancing our county's special environment, and helping residents and businesses thrive and develop to become one of the strongest and most productive economies in the country,' said Mark.

The draft Plan also supports a number of vital transport improvements; for example East-West Rail, which Mark said would stimulate an estimated £72 million boost to the local economy. It would open up a public transport cul-de-sac for the county and bring connections to the north, west and east of the country within convenient reach of the whole of the county.

Achieving the Plan's aims will require strong partnerships with central government, the district councils, communities and businesses, said Mark, along with innovative approaches to make the best use of taxpayers' money in a climate of austerity.

A link to the 'Have Your Say' survey can be found at <https://democracy.buckscc.gov.uk/mgConsultationDisplay.aspx?ID=1117> and those with no internet connection can see it at Buckinghamshire libraries.

IN THE PICTURE

Cabinet Member Mark Shaw: making Buckinghamshire a great place to live and work

Link to Photos

- [Cabinet Member Mark Shaw: making Buckinghamshire a great place to live and work](#)

www.buckscc.gov.uk/news

<https://twitter.com/buckscc>

<https://www.youtube.com/user/buckinghamshirecc>

<https://www.facebook.com/pages/Our-Buckinghamshire/118283198190717>



Environmental Services

Divisional Director – Martin Dickman

Buckinghamshire County Council

Highways Development Management
 6th Floor, County Hall
 Walton Street, Aylesbury
 Buckinghamshire
 HP20 1UA
 Telephone 0845 230 2882
 www.buckscc.gov.uk

Development Control
 Aylesbury Vale District Council

DX4130 Aylesbury

FAO Roger Newall

Dear Roger

Date: 3rd December 2015
 Your ref: 15/03802/APP
 My ref: 15/03802/APP/DM

**HIGHWAY AUTHORITY COMMENTS
 TOWN AND COUNTRY PLANNING ACT 1990**

Application Number: 15/03802/APP
Proposal: Construction of a new vehicle crossover and parking space to front
Location: 27 Stratford Road, Buckingham, Buckinghamshire MK18 1NY

Thank you for your consultation regarding the proposed development at the above location.

This application follows the previous application ref. 15/03007/APP. In my response to this previous application I raised objections due to the gradient of the proposed access and the lack of turning area within the site. The applicant was subsequently refused by the Local Planning Authority.

This current application seeks to create a new vehicular access off Stratford Road serving the dwelling at No.27 Stratford Road, and this time has included a turning head. Stratford Road is classified as the A422, and in the vicinity of the site is subject to a 30mph speed limit.

Stratford Road, A422, is designated as both a primary route and part of the Strategic Highway Network through Buckinghamshire, the main purpose of which is to carry inter-urban traffic movements. As such, any application must be carefully assessed to ensure that the road is able to efficiently carry out its primary role, which is to carry traffic between the urban areas of Aylesbury and Buckingham.

The proposed turning head falls outside of the red edge plan, in order for this turning head to be considered as part of the application it must be included inside the red edge plan.



Having reviewed our Land Charges records, it appears that the area to the front of the site also forms part of the publicly maintained highway, again, outside of the control of the applicant. In order to use this land the applicant will have to extinguish the highway rights on this piece of land (a private turning/parking area will not be permitted within highway maintained at public expense). Further information regarding this can be found in section 116 of the Highways Act 1980 and achieved under S247 of the Town and Country Planning Act.

The gradient of the access itself has been reduced from the previous 20 percent to 12 percent. As an absolute maximum this would be acceptable, however I would still like to see this gradient reduced.

Mindful of the above, I would like to withhold my final comments until the applicant has submitted confirmation that they are aware that stopping up will be a requisite process as part of the implementation of any permission granted.

Yours sincerely

David Marsh
Technician
Transport Economy Environment

