



# BUCKINGHAM TOWN COUNCIL

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

Tuesday, 19 July 2016

Councillor,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on **25<sup>th</sup> July 2016 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 Meetings held on Monday 4<sup>th</sup> July 2016 to be put before the Full Council meeting to be held on 15<sup>th</sup> August 2016.

**Copy previously circulated**

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

4.1 To receive any update from the Town Clerk.

4.2 To receive a letter from Robinson & Hall and discuss a response. The relevant section of the Neighbourhood Plan is also attached.

**Appendix A**

4.3 To receive a report on the Parishes briefing at AVDC on 13<sup>th</sup> July

**Appendix B**

**5. Action Reports**

To receive action reports as per the attached list.

**Appendix C**

*Due to pressure of other work, the Clerk regrets that only the urgent actions have been carried out. Any responses to actions carried out before the meeting will be circulated at the meeting.*

Buckingham



Twinned with Mouvaux, France



## 6. Planning Applications

For Member's information the next scheduled Development Management Committee meetings are 11<sup>th</sup> August and 1<sup>st</sup> September 2016, with SDMC meetings on 10<sup>th</sup> August and **Friday** 2<sup>nd</sup> September 2016.

To consider planning applications received from AVDC and other applications

1. 16/02038/APP Tesco Stores Ltd, London Road, MK18 1AB  
Installation of sprinkler tank and pump house within service yard  
*Maguire [Finch-Maguire Ltd.]*
2. 16/02210/ALB Norton House, Hunter Street, MK18 1DQ  
Tying of front wall to partitions at ground and first floor. Re-support of first floor joist in entrance hallway. Reinstatement of ground floor wall to rear office to provide support for first floor beam.  
*University of Buckingham*
3. 16/02329/APP 6 Wren Close, MK18 7HA  
Removal of existing rear conservatory. Two storey rear extension and single storey front extension attached to existing garage  
*Herring*

*The following two applications may be considered together:*

4. 16/02360/APP 6 Bourton Road, MK18 1BE
5. 16/02361/ALB Part single storey and two storey side extension and amended access to highway  
*Thomas and Higham*

*The following two applications may be considered together:*

6. 16/02391/APP Willow Bank, Mill Lane, MK18 1EG
7. 16/02392/ALB Change of Use of Building from Residential (C3) to non-residential institution (D1) and residential institution (C2) including internal alterations to the building and works to external garden walls  
*University of Buckingham*
8. 16/02452/APP Rotherfield, Brookfield Lane, MK18 1AU  
Provision of new entrance through the existing garden and new access path with associated landscaping, new main focal building entrance with new single storey flat roof extension, refurbishment of building including recovering existing flat roofs and replacement in places, refurbishment of windows, replacement and repairs to parts of the guttering and rain water goods and new decking.  
*Royal Latin School*
9. 16/02477/APP 126 Western Avenue, MK18 1LS  
Single storey front and rear extension  
*Brogden*

Not for consultation:

10. 16/02543/ATP University of Buckingham, Chandos Road  
T1 leaning poplar – 4 lower stems toward the brook are to be removed as they are heavily decayed and at risk of collapse  
T2 willow – pollard at 3m above ground level  
T3 & T4 willow – pollard at 6m above ground level  
*University of Buckingham*

*All these are on the river edge of the Island car park (the unpaved area); by brook I assume the River Great Ouse is meant.*

11. 16/02602/INTN Moreton Road S[ite] O[utside] Stowe Corner, Avenue Road  
Notice of intention to install 1 x electronic communication apparatus pursuant to the Town and Country Planning (General Permitted Development) (England) Order 2015 and the Electronic Communications Code (Conditions and Regulations) 2003 (as amended)  
*Harlequin Group*

*No drawings will be supplied for viewing; we have been informed that only the AVDC response will be filed for this type of application. The AVDC map shows a box in the Moreton Road verge outside the junction of the gardens of Stowe Corner, Avenue Road, and 150 Moreton Road.*

## 7. Planning Decisions

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

		<b>BTC response</b>	<b>Officer recomm<sup>n</sup>.</b>
<b>Approved</b>			
16/00659/APP 1 Woodlands Cresc.	Side & rear extns, alts to porch	No objections	-
16/00929/APP 11 Sandhurst Drive	Front rear and over garage extns	Oppose	-
16/01562/APP Manor Beeches	Remove front & side wing Manor Beeches; Erect 3 dwellings + parking + access	Oppose	-
16/01578/APP 35 Moreton Road	Erection of detached garage	No objections	-
16/01631/APP 40 Willow Drive	Single storey side & rear extension	No objections	-
16/01756/APP 22 Greenway Walk	Single storey front porch	No objections	-

## Withdrawn

15/02953/APP Hamilton Precision, Demolish existing, erect 54 dwellings Oppose  
Tingewick Road

## 8. Development Management Committee

**8.1 Strategic Development Control (22<sup>nd</sup> July 2016)** *No Buckingham applications (10<sup>th</sup> August 2016) Agenda not yet available*

**8.2 Development Control (21<sup>st</sup> July 2016)** *No Buckingham applications (11<sup>th</sup> August 2016) Agenda not yet available*

## 9. Enforcement

9.1 To receive the relevant selection of the July update

**Appendix D**

9.2 To report any new breaches

## 10. Lace Hill Employment/Health site

To receive any update.

## 11. s106 update

11.1 To receive the updated AVDC details of s106 payments.

**Appendix E**

*Should BCC respond before the meeting, an amended sheet will be circulated.*

11.2 To receive a verbal report from Cllrs. Hirons and Smith on the BCC s106 event held at the Library on 22<sup>nd</sup> July 2016

**12. Transport**

To report any damaged superfluous and redundant signage in the town.

**13. Access**

To report any access-related issues.

**14. Correspondence**

**15. News releases**

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

**17. Date of the next meeting:** Monday 22<sup>nd</sup> August 2016 at 7pm.

To Planning Committee:

Cllr. Ms. J. Bates

Cllr. M. Cole

Cllr. J. Harvey

Cllr. P. Hirons

Cllr. D. Isham

Cllr. A. Mahi

(Vice Chairman)

(Chairman)

Cllr. Mrs. L. O'Donoghue

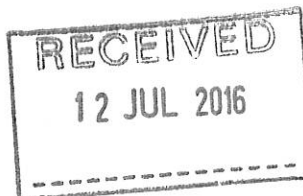
Cllr. M. Smith

Cllr. Mrs. C. Strain-Clark

Cllr. R. Stuchbury

Cllr. M. Try

Mrs. C. Cumming (co-opted member)



Your Reference:  
Please Quote: ABRJ/JLW/44414  
Date: 07 July 2016



Land and Property Professionals

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Mr C P Wayman  
Town Clerk  
Buckingham Town Council  
The Buckingham Centre  
Verney Close  
Buckingham  
Buckinghamshire.  
MK18 1JP

Dear Mr Wayman

### Land at Bent Hill, Buckingham

As you may recall, I act on behalf of the landowners at Bent Hill, Buckingham. I note that under the AVDC Draft Plan they also allocate 10 hectares of the field for employment usage as per the Buckingham Town Plan.

The landowners would be interested to hear from you as to whether you have any ideas and views about suitable development for this land and ways to progress it as clearly given the size it is unlikely to be able to be undertaken by one developer.

I look forward to hearing from you.

Yours sincerely

### A B R Jenkinson BSc MRICS FAAV

For and on behalf of Robinson & Hall LLP  
Direct Line: 01280 818905  
e-mail: abrj@robinsonandhall.co.uk

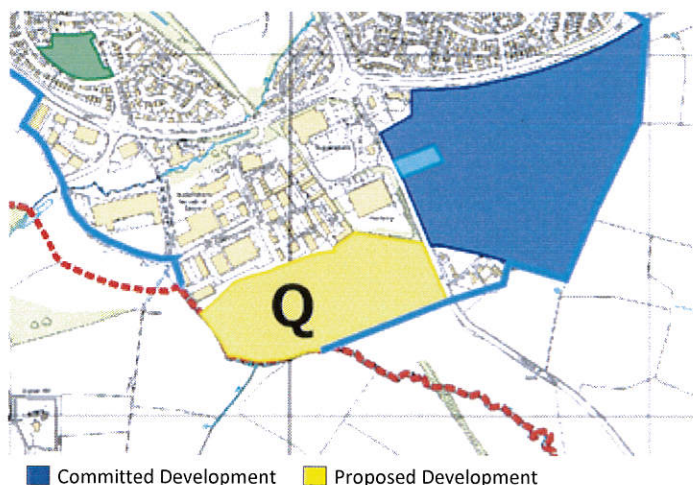
Partners\*: A J Capel Ltd S W Home Ltd D J Jones Ltd R J Franklin Ltd D P Brooks Ltd C J Leney Ltd A H Barr Ltd A B R Jenkinson Ltd D J Sawford Ltd  
Associates: S R W Smith BSc MRICS FAAV P K T Sewell MSc MRICS FAAV D R Watling BSc MRICS  
Offices at Bedford, Buckingham, Colchester & Ipswich Registered office: 118 Bromham Road, Bedford MK40 2QN  
Robinson & Hall LLP is a limited liability partnership, registered in England, number: OC310546 Regulated by RICS  
\*The term partner is used to refer to a member of the LLP, the director of a corporate member of the LLP, or a person of similar standing



### EE1 – Allocate land for employment development

Land at site Q is allocated for 10 hectares of new employment development. Employment development will be located on that part of the site closest to Buckingham Industrial Estate. The southern edge of the allocation will comprise a landscape buffer to protect the views between the site and the Padbury Valley. The remainder of Site Q is allocated as a reserve employment allocation. This will only be developed should it be demonstrated that further employment development is necessary. The development of employment land must accord with the following requirements

- Appropriate vehicular access from existing sites or minor roads
- A pedestrian / cycle link must be provided to proposed or existing cycleways
- Improvements to pedestrian / cycle links into Buckingham
- New footpaths or cycleways on site should be overlooked but not dominated by buildings and well lit so that users feel secure
- Positive building frontages and landscaping must overlook the site access.
- Have a buffer between the proposed employment land and any existing housing provision to ensure that new buildings are not overbearing on existing buildings



9.3 The employment site should be aimed at high quality jobs principally in office/business use and hi-tech office/industrial use. This would complement the developments taking place at Silverstone. Uses other than B8 will be preferred, B8 usage will be granted if it can be shown that attempts have been made “to market”, at a suitable market rate, the site/unit for other B-use classes for a reasonable period of time.

9.4 During public consultation it was highlighted that local people felt that B8 storage or distribution would not be suitable in Buckingham due to its low ratio of jobs and likely increase in volume of traffic.

## Agenda 4.3

### VALP PRESENTATION TO TOWNS AND PARISHES 13<sup>th</sup> July 2016

“We will respect Neighbourhood Development Plans and make no changes to their allocations or policies” was the message given to towns and parishes by planning development manager Peter Williams at the presentation of the draft Vale of Aylesbury Local Plan at The Gateway on Wednesday evening. The plan will define additional housing and employment, where it will take place, and the policies that will be used to determine applications. It will also determine what areas will be protected from development.

Attended by almost 100 town and parish councillors, including Cllrs Mike Smith and Mark Cole representing Buckingham Town Council, the meeting was shown AVDC’s summary of the Local Plan it hopes to finalise by March 2017 for submission to the government’s planning inspector. Public consultations are currently running throughout the Vale; Buckingham’s was also held on Wednesday.

AVDC’s original Local Plan was rejected by the minister’s inspector as not being fit for purpose, as AVDC had not taken into account housing and employment needs of neighbouring authorities, among them Chilterns and High Wycombe, Hertfordshire, Bedfordshire, Luton and Milton Keynes, a requirement of such plans.

The bottom line was that Buckinghamshire has a need for 33,000 new homes by 2033: 21,300 would be in the Vale, placed in Aylesbury (which could be designated a Garden Town to attract government funding) and in two new settlements, which the VALP identifies as Haddenham and Winslow, both of which have or will have rail stations. Another 12,000 could be forced on the Vale as Wycombe and Chilterns are constrained by their green belt and Area of Outstanding Natural Beauty; government policy obliges neighbouring authorities to take on such unmet need, although Mr Williams said that “the VALP scrutiny committee will be robustly challenging this, and this was a worst case scenario.” Later, in response to a question, he said that AVDC were going to double-check those areas”. Some green belt land in the Vale at Wendover could be released for housing as it does not meet government purposes. The rest of the need would be met by other Vale towns and villages.

Acknowledging that nine NDPs have been already ‘made’ - Buckingham, Buckland, Cheddington, Great Horwood, Haddenham, Marsh Gibbon, Pitstone, Wing and Winslow – Mr William said that a further 22 parishes had plans in progress. There had already been a change to initial proposals for hierarchal village settlements: in place of the originally proposed small or large villages, AVDC had now added medium villages to spread the extra housing requirements more evenly.

But neither Milton Keynes nor Luton had yet finalised their plans, so AVDC was not yet able to take account of housing or employment needs they may have outside their own boundaries. Mr Williams said that AVDC had been in a dialogue with all surrounding authorities including Northants, but was confident that due diligence will have been exercised with all neighbours by the time the VALP is completed.

Much of the Local Plan depends on improved transport infrastructure: of both the Oxford-Cambridge rail link through Winslow, and the A421 Expressway through Buckinghamshire linking the M1 at Milton Keynes to the M40 at Oxford. Latest estimates for Winslow Station being operational are 2020-22, although the meeting was told that Network Rail is still prevaricating. The A421 expressway has no completion timetable, despite being talked of for 30 years; and may not even follow the A421 route.

Employment needs would require a further 22ha of land, but AV already has a supply of 70ha zoned. Housing for workers should be provided in these areas, which would mean either reducing the level of employment land provision, or consider reallocating employment sites to other uses including homes. But questioned on this by Cllr Smith, with regards to Buckingham's NDP, Mr Williams gave the assurance "that we will not take employment sites out of NDPs for housing." Mr Williams also said that the BNDP site Q had been withdrawn by the Inspector so (despite it appearing in BNDP as allocated for employment) "had not been allocated for anything". The VALP consultation shows it allocated for housing.

In closing, Mr Williams said that the proposed new settlement areas had not yet been defined – Winslow councillors asked when this was likely to happen, but he was unable to answer. The general feeling of the meeting came across that what it had been presented with was a foregone conclusion, and the public consultation was paying no more than lip service to its consultation requirements, although chairman Cllr Carole Paternoster assured everyone present that their comments would be analysed and taken into account when the consultation closes on September 5<sup>th</sup> 2016. When asked by Cllr Stuchbury whether the full comments would be published, Cllr Paternoster added that they would be "summarised" on the website.

Cllr. M. Cole  
Cllr. M. Smith

14/7/16



**ACTION LIST**  
**Planning responses**

**Appendix C**

Minute	Responses emailed or added to website	Responses posted
174/16 & 178/16	6/716 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	
Candleford Court	21/12/15 642.4  642.1	3/12/15  30/12/15  25/4/16	Prompt re repair of path surface Ask RoW if path could be adopted Prompts sent	Response →21/12/15 Response deemed unsatisfactory  →4/7/16		
Travel Plans (effectiveness)	14/9/15 403.1	1/10/15	Ask RLS for review later in year	3/12/15 Prompt sent	Review will be available July 2016	<b>Reminder sent 19/7/16</b>
Employment development	24/8/15 343.3  21/3/16 860.8  25/4/16 881.2	14/9/15  Chased 30/12/15  7/4/16  24/5/16	Letters as minuted  To be standard agenda item + letter as minuted <b>Town Clerk/Cllr. Smith</b> to set up meeting	30/12/15 – response to be sent in New Year  Cllr. Bowles & SEMLEP  <b>September agreed</b>	Chased 5/2/16 and 10/3/16	Agenda 5.8
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 <sup>st</sup> Feb. meeting	1/2/16; 731.3 letter to SDMC & DMC Chairman sent 10/2	Agenda 5.7
BCC strategic planning	22/2/16 784/15	2/3/16	<b>Town Clerk</b> to write as minuted	Sent 22/06/16		
Tingewick Road Ind.Est. riverbank	21/3/16 860.2	7/4/16	<b>Response to Mrs Kitchen as minuted</b>	Prompt sent by Town Clerk 22/06/16		
Signage, Lace Hill	21/3/16 860.5		<b>Town Clerk</b> to investigate signage	<b>Ongoing</b>		
Fault reporting	11/4/16 846/16	15/4/16	<b>Ask TfB for criteria</b>	<b>Reminder sent 24/5/16</b>		
VALP	6/6/16 113.3		<b>Cllr Mordue</b> to check on AVDC market			

Subject	Meeting date/minute	Action taken on	Form	Response received	Prompt/reminder sent	Response received
			stall			
University plans	4/7/16 178/16		Invite to present			
Old Police Station	4/7/16 178/16		Check Fire Service OK with access to rear block			
Flood Management Strategy	4/7/16 182/16		Respond to consultation			
Lace Hill Health site	4/7/16 183/16		Write to CCG			
New Speed Limit signs	4/7/16 184/16	5/7/16	<b>GSM</b> to get outside staff to remove	<b>done</b>		
S106 uses	4/7/16 186.1/16		Respond as minuted			
S106/CIL event	4/7/16 186.2/16		Book MS/PH in			

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	3/3/16	Query 'de minimis' judgement Ask Cllr. Paternoster for details as minuted			
Retail activity on Industrial Park	4/7/16 181/16		Query as minuted			
News releases						
VALP consultation	4/7/16 187/16	5/7/16 (1)	1. Publicise 13 July session on social media 2. s106 uses			

Action awaiting response

Action yet to be taken

Action completed new response

**Enforcement Investigations**

Received During Period: 1 June 2016 to 30 June 2016

**BUCKINGHAM NORTH WARD**

16/00238/CON3

Land To The Rear Of Market Hill West Street [*Summerhouse Hill*]

Alleged unauthorised breach of approved plans - patio doors appear to be higher -

12/02104/APP etc. refers

Case Officer: Will Holloway

**BUCKINGHAM SOUTH WARD**

16/00234/CON3

8 Little Balmer Buckingham Buckinghamshire MK18 1TF

Alleged unauthorised change of use of Unit 8 from B2 General Industrial use to D2 use in breach of Condition 9 of 89/01817/APP

Case Officer: Will Holloway

*D2 class = Assembly & Leisure – Cinemas, concert halls, sports halls, gyms, bingo halls, other indoor and outdoor sports uses.*

*A quick Google shows CineHD to be the occupant, involved in motion picture production.*

**LUFFIELD ABBEY**

None

**Enforcement Investigations**

Closed During Period: 1 June 2016 to 30 June 2016

None in Buckingham or Luffield Abbey

Development	Planning application	AVDC/BCC	Sum agreed	Amount spent	Amount committed	Amount remaining	Date payment due	Use by /lose by date	classification	For
CHANDOS RD	09/01205	AVDC	£19,676	19,676	0	£0		n/a		Meadway Play Area
		AVDC	£10,299	0	0	£10,299		31/01/2024	SPORTS AND LEISURE CONTRIBUTION	not yet known
TESCO	10/00360	AVDC	£9,147	0	0	£9,147		02/05/2019	POLICING CONTRIBUTION	to be spent by TVP, projects to be advised
		BCC	£96,000			£96,000				Cycle/footway network
GAWCOTT ROAD	11/01852	AVDC	£10,175	10,175	0	£0				Meadway Play Area
THE SALE ROOM, MORETON RD	13/01367	AVDC	£11,000	0	0	£11,000		19/12/2023	SPORTS AND LEISURE CONTRIBUTION	not yet known
MORETON ROAD PHASE I	06/01809	AVDC	£118,776	118,776	0	£0				Otters Brook & Overn Avenue play areas
		AVDC	£38,458	38,458	0	£0				Maids Moreton floodlighting
		AVDC	£40,000	40,000	0	£0				Bourton Park Play area
		AVDC	£46,855	46,855	0	£0				Bridge Street Play Area
		AVDC	£260,278	260,278	0	£0				Swan Pool
		AVDC	£15,000	15,000	0	£0				Embleton Way Pavilion
		BCC	£36,500			£0				Maids Moreton Avenue cycle link
		BCC	£15,000			£0				Avenue Road crossing
		BCC	£10,000			estimated				Addington Road Traffic Calming
		BCC	£52,000			£26,000				Public Transport contribution
LACE HILL	09/01035	AVDC	£197,162	3,122	0	£194,040		01/10/2022	FLOOD ALLEVIATION	flood mitigation for properties at 'medium' risk of flooding
		AVDC	£118,795	100,841	0	£17,954		06/02/2023	EXTRA CAR PARKING AT BUCK ATH	additional parking facilities at Buckingham Athletic FC
		AVDC	£555,066	£555,066	0	£0				Swan Pool
		AVDC	£6,338	3,535	0	£2,803		n/a	CONSULTANCY FEES	to engage consultants for delivery/approval of sports pitches & community hall
		AVDC	£210,997	0	0	£210,997		not yet known	POLICING CONTRIBUTION	to be spent by TVP, projects to be advised
		AVDC	£100,315	0	0	£100,315		26/04/2026	SPORTS AND LEISURE CONTRIBUTION	not yet known
		BCC	£50,000			£250,000				Footway/Cycleway contribution
		BCC	£100,000							Adult learning & library contribution
		BCC	£95,000			£380,000				Bus/Public Transport subsidy
		BCC	£400,000							School fixtures and fittings
		BCC	£1,241,810							Secondary education contribution
		BCC	£437,256							Special education contribution
STATION ROAD/STATION TERRACE	14/02685	AVDC	£29,547	0	0	£29,547		12/06/2025	SPORTS AND LEISURE CONTRIBUTION	not yet known
MARKET HILL	12/02104	AVDC	£138,863	0	0	£138,863		03/11/2025	SPORTS AND LEISURE CONTRIBUTION	not yet known
		AVDC	£77,358	0	0	£77,358		03/11/2025	AFFORDABLE HOUSING CONTRIBUTION	Provision of Affordable Housing within Aylesbury Vale
TINGEWICK ROAD	13/03139	AVDC	£166,415	0	0	£166,415		not yet known	SPORTS AND LEISURE CONTRIBUTION	not yet known
POLICE STATION, MORETON RD	14/03316	AVDC	£27,775	0	0	£27,775		21/03/2026	SPORTS AND LEISURE CONTRIBUTION	not yet known
MORETON ROAD (PHASE II)	13/01325	AVDC	£367,056	0	0	£367,056		n/a	SPORTS AND LEISURE CONTRIBUTION	not yet known
		BCC	£153,120		£153,120					transport contribution
<b>MONIES TO BE PAID LATER IN DEVELOPMENT</b>										
TINGEWICK ROAD	13/03139	AVDC	£139,516						SPORTS AND LEISURE CONTRIBUTION	remaining 50% instalment plus indexation
<b>MONIES DUE IF/WHEN DEVELOPMENT COMES FORWARD</b>										
MORETON ROAD (PHASE III)	14/02601	AVDC	tbc						SPORTS AND LEISURE CONTRIBUTION	(SUMS SUBJECT TO INDEXATION) BMX facilities in Bourton Park or improvements to Buckingham Union FC