



BUCKINGHAM TOWN COUNCIL

TOWN COUNCIL OFFICES, BUCKINGHAM CENTRE,
VERNEY CLOSE, BUCKINGHAM. MK18 1JP

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Email: Townclerk@buckingham-tc.gov.uk
www.buckingham-tc.gov.uk

Town Clerk: Mr. C. P. Wayman

Wednesday, 13 December 2017

Councillor,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on **18th December 2017** 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 3.f, 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 27th November 2017 to be put before the Full Council meeting to be held on 4th January 2018.

Copy previously circulated

4. Buckingham Neighbourhood Plan/Vale of Aylesbury Plan

To note that the VALP response has been submitted..

5. Action Reports

To receive action reports as per the attached list.

5.1 (374.4; Fol request foll⁹ s106 participation motion). To receive and discuss a reply from Mr. Membery at Cllr. Renshell's request.

5.2 (493/17; Street Lighting, Bollards) To receive a response from BCC

Appendix A

Appendix B

Appendix C

Buckingham



Twinned with Mouvaux, France

Members are reminded to declare any prejudicial interest as soon as it becomes apparent.
All Committee documents can be found on the Buckingham Town Council's website. Alternatively, the Clerk send you a copy of any minutes, reports or other information. To do this, send a request using the contact details set out above.

6. Planning Applications

For Member's information the next scheduled Development Management Committee meetings are 4th & 25th January 2018, with SDMC meetings on 3rd & 24th January 2018.

To consider planning applications received from AVDC and other applications

1. 17/03961/APP 51 Bourtonville, MK18 1AY
Single storey rear extension
D'Souza
2. 17/04395/APP George Browns, Gawcott Hill Works, Gawcott Rd, MK18 1DR
Construction of workshop
George Brown Ltd.
3. 17/04400/APP 6A Market Hill, Buckingham MK18 1JN
Change of use A1-A5 (*sale of hot and cold takeaway food*)
Ronan
4. 17/04611/APP 10 Lincoln, Buckingham MK18 1GY
Two storey rear extension
Ramsdale

REQUEST FROM RESIDENT TO REVIEW RESPONSE

5. 17/04202/APP 15 Bernardines Way, MK18 1BF
Loft conversion and single storey rear extension
Vincent

Members considered this application at the 27th November meeting, responding 'No Objection'. The application details appeared on the website on 14th November and were formally advised to BTC on the 16th, but the yellow notice was not posted until the 29th November. The neighbours have subsequently registered detailed objections (available on the website), both on the accuracy of the drawings supplied and the effects on their property, and feel that the Town Council made their response without full information on neighbour's views.

The neighbour will attend the Public Session to present her objections directly, and has submitted documents for Members' information, which have been circulated by email..

The Chairman has agreed that the Committee be given the opportunity to revisit the application in the light of the additional information presented, and possibly revise their response (which they made in good faith) as AVDC have failed in their duty to advertise the application in a timely manner.

AMENDED DESCRIPTION

6. 17/03959/APP 2 Jacob, MK18 1GE
Formerly described as 'Conversion of existing loft space'
New description: Conversion of existing loft space into residential accommodation, including three dormers to the front and three roof lights to the rear

which is a more detailed description of the proposal Members looked at on 30th October 2017, responding No Objections. No new drawings have been supplied

The following **Additional Information** has been received, for information only:

7. 17/00746/APP Former Railway Station, Station Road
Erection of a new student accommodation (C2) building including ground floor parking with associated landscaping and access
University of Buckingham

8. 17/02939/APP The Royal Latin School Chandos Road, MK18 1AX
Provision of new all weather pitch and sports building with associated flood lighting
RLS
*Additional Information: Flood Risk Assessment and drainage drawings
Environmental Health comments (advocating a solid acoustic barrier)*

7. Planning Decisions

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

		BTC response	Officer recomm ⁿ .
Approved			
17/02462/APP Dipalee Tandoori	} Division of 1 st & 2 nd floors to form flats + new staircase, partitions, doors and windows	No objections	-
17/02463/ALB			

Refused

17/03438/ALB 1 Mitre Street Repl.	Upstairs windows and door	No objections subj. HBO	-
17/03785/AAD 2 Cornwalls Centre	Fascia sign with halo illumination	Oppose	-
17/03799/APP 2 Hubbard Close	Erection of garden building (retrosp.)	Oppose	-

Planning Inspectorate

17/00178/AAD & 17/00180/ALB 4-5 Bridge Street [*Michael Graham Estate Agents*]
A non-illuminated sign at original sign depth and height as previous sign
The Inspector has dismissed the appeal. The applicant made an application for costs, which was also refused.

(16/00847/APP West End Farm Care Home appeal
Additional comments have been filed with the Inspectorate

8. Development Management Committee

- 8.1 Strategic Development Management (13th December 2017) *Cancelled*
8.2 Development Management (14th December 2017) *No Buckingham applications*

9. Enforcement

To report any new breaches

10. S106 Quarterly update

To receive the quarterly updates from AVDC and BCC

Appendix D

11. North Bucks Parishes Planning Consortium

To receive a verbal report from Cllr. Hirons on the meeting held on 29th November 2017.

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 15th January 2018 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)

Town Mayor

(Vice 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)

Min. 550/17	Planning Responses posted on AVDC website: 29/11/16 Two overdue via Parish Support		Min. 559/17	News release	Date of appearance
Subject	Minute	Form	Rating √ = done	Response received	
AVDC					
Poplars, Franciscan	374/17 428/17	Investigate 'revoking' further Write to Mr. Bercow and S/State & Min. Environment	√ √	Acknowledged	
S106	186.3/17 374.4/17	Obtain info on good practice from LGA, DCLG, NALC For request to AVDC on Clif Patemester amendment 1. Narrow dates to May 2. Match answers to CP's amendments and send to Leader & Chairman	√ √ √ √	DCLG acknowledged but unable to give response date LGA acknowledged. Answer to be expected by 18/8/17; Chased 25/8/17; Received 17.10.11/9/17 with an apology for late response Response at Agenda 5.1	
Parent & Child parking spaces	193/17	Town Clerk to confirm installation	ongoing	New Property Manager in post; investigating	
Equality Act compliance	317/17 (489/17) 549/17	Query to Equalities Commission as minuted Follow-up letter Circulate address for individual Cllrs. to use	√ √ √	Response received; unsatisfactory See Agenda 7-3	
Ford Meadow parking & lighting	432.2/17	Write to University	√	Parish Liaison 13/10/17: I have caught up with the case officer and they have provided me with more information in regards to this application. They have some concerns with the points you have raised and is going to raise the issue with the University for clarity. The case officer has also made enforcement aware of the situation and will keep them updated on how things unfold. As soon as I have more information I will contact you directly. The university has opened additional car parking spaces at Ford Meadow, (60 spaces), which will help ease the demand on parking space around the campus. Access is via the U-ear, so only open to staff and students. 27/10/17 Enforcement should report shortly	
VALP submission	427/17	Letter as minuted	√		

Subject	Minute	Form	Rating √ = done	Response received
	558/17	Add Cherwell DC to summary; Cllrs. Cole & Hirons to take to NBPPC	√	
Cornwalls Meadow	497/17	Position of ticket machine restricts access	√	
West End Farm care home appeal	552.2/17	Circulate details of appeal reasons when available; Write to Inspectorate if nec.	√	See agenda 7
Quarterly stats	553/17	Query missing 6 appeals & enforcement stats	√	
BCC: /				
2 Bridge St	586.2	Response re-actual parking available Letter as minuted to Dominos and Reosters	√	Response replied to. See Agenda 7.2
	374.2/17	Request installation of railings to prevent parking .or bollards like Lloyds	√	Reosters-acknowledged and will do their best
	432.2		√	
	493/17		√	See agenda 5.2
Addington Rd traffic calming	118/17	Check on progress	√	Cllr. Whyte (11/9/17) Verbal update provided to meeting
Waste & Minerals consultation	374/17	Respond to consultation Circulate neighbouring parishes	√ √	
Development Management consultation	379/17	Respond to consultation	√	
Cyclepath, new plans	546/	Circulate notes of 24/11 meeting	√	
Secure by Design				
	186.4/17	Circulate main points for assessing applications against	started	
Conservation Area	374/17	Mrs Cummings to organise meeting with Roger Edwards, & Cllrs Harvey & Cole to		

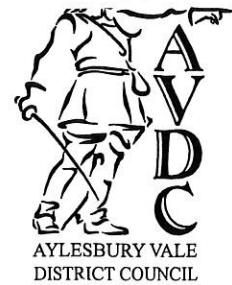
Subject	Minute	Form	Rating √ = done	Response received
Street/Estate Naming	433/17	explore raising profile of CA All Members to forward suggestions to Clerk for 30 th October meeting		
Tingewick Road	494.2	Write to developers with suggestion	√	Acknowledged 8/11/17; will consult and respond
Nursery Bungalow	494.1	Write with agreed name	√	
Criteria for path mending	556.2	Check with TfB, esp w.r.t. visually impaired		

Subject	Minute	Form	Rating √ = done	Response received
Enforcement reports and queries				
13 High Street	795.3/15 664.2	New signage & lighting Chase response (done regularly)	√	P Dales: 12/5/17. 13 High Street, Buckingham: we had in the past met with the owner to secure the removal of the signs. Whilst this had not materialised we had been aware that its ownership may change and had hoped that the new owner may be have their own plans and/or may be receptive. However, this has not materialised and so I have asked our consultant enforcement officer Will Holloway to take on the case and we will keep you informed of progress. 26/10/17 I have written to the operator of the premises asking them to confirm a timetable for the removal of the signage. If a timetable is not agreed then the Council will have to consider formal action. I will update you further when I have received a response from the operator. J Wilmot Planning Enforcement Consultant
	148/17	Prompt sent 14/9/17 Chase via Parish Liaison	√	17/00169/CON3
Dominos	313.2/17	Compressor unit not as plans; motorbikes and skips blocking alley Awaiting response from officer on discharge of Condition 4 – Waste disposal	√	Parish Liaison Officer has in hand
Police Station wall	117.2	Report damage	√	Case file opened 17/00226/CON3
	250.1/17	Ask for copy of officer's report	√	Parish Liaison: "The enforcement officer has informed me that this particular case is now closed. They concluded there was no breach of planning permission. Reports are not created for these enforcement investigations." Buckingham Society have sent photographs of damage to wall for forwarding to AVDC (done) Case file reopened
Costa tables and fixed barrier	313.3/17	Tables out on market day and fixed barrier contrary to approval	√	AVDC Case number 17/00386/CON3. BCC Licencing following up barrier contravention: Officer has contacted to say in hand, barrier hopefully removed before Fair
Garden encroachment into Maids Moreton Avenue	378/17	CC to have photos sent to office Office to report breach	Received √	
Cornwalls Meadow path	381/17	Ask why no planning application & consultation	√	
New barbers – ex-pet shop	493.2/17	Permission needed for new signage?	√	

Subject	Minute	Form	Rating √ = done	Response received
Signage	555.1	Leaders, Burleigh Piece	Not actioned √	Sponsorship of school Christmas Fair, 2/12/17; not property board
	555.2	Parking sign by Community Centre	√	
	555.3	Larder café, Bourton Road roundabout	√	

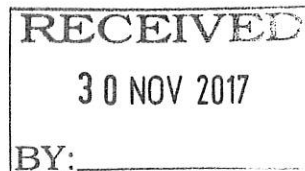
Customer Fulfilment

Please ask for: Jeff Membery
Direct Line: 01296 585618
Switchboard: 01296 585858
Text Relay: prefix telephone number with 18001
Email: jmembery@aylesburyvaledc.gov.uk
Our Ref: C04/JM/C-Access
Your Ref:



20th November 2017

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



Dear Christopher

S106 – Involvement with parishes.

Thank you for your letter to Councillor Renshell about your experiences around consultation on section 106 projects. Councillor Renshell has asked me to respond to your letter direct, but to send her a copy of my response.

Following a change in the rules about section 106 funding, AVDC wrote to parishes on 09 June 2015 to advise them to identify projects that they could put forward should section 106 monies become available to fund them. Parishes were not asked to send these projects to AVDC as it was recognised that the priorities of each parishes, and the costs of the projects, would change over time and parishes would want to regularly update their project list in light of their changing circumstances.

Parishes are notified as soon as a planning application is valid. I do recognise that parishes - even those with a great deal of experience in planning such as Buckingham Town Council – would not be in a position to accurately anticipate the level of likely section 106 monies the application might generate at this early stage. However, it does allow the parish to start to think about what projects they might want to put forward depending upon the final level of section 106 monies calculated.

Once some clarity over the likely final size of a development is obtained, AVDC use a ready reckoner to calculate the level of section 106 contribution the developer will have to make. At this stage AVDC look to contact the parish with the final figure so that relevant projects can be put forward for funding.

As you correctly state in your letter, section 106 monies can and are used for items other than leisure, where there is an adopted policy in place to require such contributions. It is the case, however, that as things stand this is the area where the requirement on developers to provide funding is most clear (outside of affordable housing and education) which is why the bulk of the correspondence between AVDC and parishes have been on this subject. Once fully adopted, the Vale of Aylesbury Local Plan contain changes that will make it easier to use section 106 monies for a wider range of activities.

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



From my reading of your letter, you appear to have three main concerns;

1 – It is not straightforward to obtain section 106 funding for activities other than leisure. - This should be addressed once the VALP is fully adopted and related SPDs are in place. I have expanded on this below.

2 – It can take too long after applications are received before parishes are contacted to put forward their projects. – I have had a look at some of the emails sent by Joe Houston and a number are asking parishes for their projects as section 106 may become available if a development is approved. Therefore it appears to me project proposals are being requested at the earliest sensible opportunity. However, I accept that what I will not be able to see are any occasions where contact should have been made but has not. I have reminded the planners of the importance of providing information to Joe Houston promptly to enable him to give as much warning to parishes as possible to provide projects they want funded.

3 – Parish involvement in section 106 negotiations - As explained we do involve the town and parish councils in commenting on an application and in identifying specific projects to which contributions can be made. We are also advising developers to talk to you at the earliest possible stage at the pre application and application stage so that there are opportunities for you to influence the development and benefits to the community through those various contacts.

We do have to work within a very strict regime set out in the CIL Regulations and we cannot require contributions which have not been established through development plan policy. S106 contributions are only required to mitigate the impact of the development to make it acceptable in planning terms, and have to meet the CIL tests of being directly related to the development, and fairly and reasonably related in scale and kind. This has to be supported by evidence and be fully justified, and the council has to be able to demonstrate that they have used the funding they receive in accordance with the terms of the S106, otherwise we are obligated to refund the monies..

If the contribution required through our sport and leisure SPD is being sought and the parish do not have a leisure project to put it to, we cannot ask for that contribution. Whilst you might have identified another project you believe would benefit the community, if this is not a leisure facility defined in the adopted SPD there is no agreed evidence basis for securing such contributions under AVDLP policy or SPD.

The preparation of the legal agreements is done by our solicitors with input from officers to clarify the matters raised by the developers. In the majority of S106s there may be only a limited opportunity to negotiate on the particular triggers or clarity on clauses.

Normally the siting of the play area is identified in the application plans and in the case of outline applications where this might be indicative, the detail is then submitted at the reserved matters stage, on which the town or parish are consulted.

Whilst I understand that the current restrictions on the use of the leisure contributions are certainly not ideal, until VALP has been adopted and we have a revised SPDs or a CIL regime in place we have to work with the policies and SPDs that are currently adopted. We would however be consulting the town and parish councils on the drafting of the SPDs in due course and you can also make representations on the related draft policies in VALP during this current consultation period.

I hope you find the contents of this letter helpful.

Yours sincerely

Jeff Mambery

Jeff Mambery
Assistant Director – Customer Fulfilment

Transport • Economy •
Environment

**Director Growth, Strategy and
Highways** Mark Kemp

Buckinghamshire County Council

County Hall, Walton Street
Aylesbury, Buckinghamshire HP20 1UA

Telephone 0845 3708090
www.buckscc.gov.uk

Friday 8th December 2017

Dear Katherine

Thank you for your email regarding on going issues in Buckingham, I have taken the opportunity to discuss the issues with the relevant teams:

Item 1 – Lighting

The works in the church yard have proven to be far more complex than originally anticipated as we have had to liaise with the local Diocese to ensure that the required paperwork is completed. One of the requirements of gaining the necessary faculty was to ensure that the replacement equipment was closely matched to what was originally placed, the decorative elements on the doors have been difficult to replicate. However I am pleased to be able to inform you that the Notice for the Faculty was displayed for the required length of time and that we are now awaiting formal approval from the Diocese for the works to be able to commence. Approval is expected in early January, we will look to programme the works as soon as we have received confirmation.

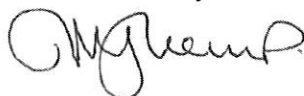
Item 2 – Bollards

The installation of bollards adjacent to Lloyds Bank was funded as a part of County Councillor Warren Whytes' Members' Fund for highway issues. The allocation was approved as a part of this year's budget and allows all County Councillors to spend in the order of £4100.

If Town Council wish to install wooden posts in the vicinity of Domino's Pizza then these will need to be funded by the Town Council or, should it be a priority, by the LAF.

I trust that the foregoing answers your query, please don't hesitate to contact me should you wish to discuss further.

Yours sincerely



Mark Kemp
Director Growth, Strategy and Highways

Development	Planning application	AVDC/BCC	Sum agreed	Amount spent	Amount committed	Amount remaining	Date payment due	Use by /lose by date	classification	For	Comment as of Dec 2016
CHANDOS ROAD	09/01205	AVDC	£10,299	244	10,055	£0		31/01/2024	SPORTS AND LEISURE CONTRIBUTION	£1750 committed to fit out new Scout HQ/Community Centre at Embleton Way. Balance for new cricket nets facility	
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	
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	£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		26/04/2021	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	Contribution received and Asset Strategy Board approval given 11 January 2016 for inclusion in 2016/22017 programme. Two initial route options worked up in consultation with Buckingham Town Clerk. Detailed design process in 2017/2018 and 2018/2019. Recent meeting taken place with BCC and Town Council - approximate date for public consultation agreed to be 18th December (subject to change)
		BCC	£95,000			£380,000				Bus/Public Transport subsidy	Funding to be drawn down by BCC Passenger Transport team depending on service requirement
STATION ROAD/STATION TERRACE	14/02685	AVDC	£29,547	0	11,700	£17,847		12/06/2025	SPORTS AND LEISURE CONTRIBUTION	£11.7k committed for new cricket nets facility	
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	11/02116	AVDC	£345,344	0	0	£345,344		09/12/2026	SPORTS AND LEISURE CONTRIBUTION	not yet known	
POLICE STATION, MORETON RD	14/03316 &	AVDC	£29,975	0	0	£29,975		12/05/2027	SPORTS AND LEISURE CONTRIBUTION	Stratford Fields Play Area improvements	
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	total received + indexation £1,36,637.00				transport contribution	Included in 2017/2018 BCC developer funded programme. Meeting taken place between Town Council/Warren Whyte/TfB to highlight project options and priority options of each option. PID received and costs of options being reviewed. Expected to instruct TfB on priority options early Dec.
LENBOROUGH ROAD	16/00145	AVDC	£4,812	0		£4,812		28/09/2027	SPORTS AND LEISURE CONTRIBUTION	equipped play facilities at Embleton Way Open Space	
MONIES TO BE PAID LATER IN DEVELOPMENT											
MONIES DUE IF/WHEN DEVELOPMENT COMES FORWARD											
MORETON ROAD (PHASE III)	14/02601	AVDC	tbc						SPORTS AND LEISURE CONTRIBUTION	BMX facilities in Bourton Park or improvements to Buckingham Union FC	(SUMS SUBJECT TO INDEXATION)
NORTH OF A421 TINGEWICK RD	15/01218	AVDC	tbc						SPORTS AND LEISURE CONTRIBUTION	Verney Road Synthetic Pitch, Buckingham Tennis Club, University Playing Fields Pavilion and/or St Rumbolds Well	
LAND ADJ 73 MORETON ROAD	15/04106	AVDC	tbc						SPORTS AND LEISURE CONTRIBUTION	Overn Avenue Play Area	
LAND REAR GRAND JUNCTION PH	16/03302	AVDC	£34,650						SPORTS AND LEISURE CONTRIBUTION	Stratford Fields Play Area	
New information highlighted	AVDC										
	BCC										