



# BUCKINGHAM TOWN COUNCIL

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

Tuesday, 28 June 2016

Councillor,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on **Monday 4<sup>th</sup> July 2016 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. (117/16) Chairman**

To note for the record that the 27<sup>th</sup> June 2016 Full Council (Min.163/16) agreed to accept the advice from BALC that the Chairman may take a temporary leave of absence from the role on personal grounds, allowing him to attend meetings while Cllr. Cole takes the Chair.

**2. Apologies for Absence**

Members are asked to receive apologies from Members.

**3. 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.

**4. Minutes**

To receive the minutes of the Planning Committee Meetings held on Monday 6<sup>th</sup> June 2016 ratified by the Full Council meeting on 27<sup>th</sup> June 2016.

**Copy previously circulated**

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

To receive for information a summary of BCC's response to HEDNA **Appendix A**  
A less condensed summary is available on the AVDC website

[http://www.aylesburyvaledc.gov.uk/sites/default/files/page\\_downloads/Summary%20of%20responses%20from%20neighbouring%20authorities.pdf](http://www.aylesburyvaledc.gov.uk/sites/default/files/page_downloads/Summary%20of%20responses%20from%20neighbouring%20authorities.pdf)

Buckingham



Twinned with Mouvaux, France



and the full BCC response as supplied by Cllr. Stuchbury is available from the office on request.

## 6. Action Reports

6.1 To receive action reports as per the attached list.

**Appendix B**

6.2 (642.1 & 888) Response from BCC "The issues relating to Candelford Court I have passed to a colleague who is investigating this in more detail.

Bridleway 22 [*Benthill to Bletchley Road along the southern boundary of Lace Hill*] is currently unavailable for public use whilst the construction works are on-going. I am in discussion with the developer/s to implement a new closure or open up the path. As part of the agreed works I understand that there is to be some surface improvements to the bridleway."

**Alastair McVail** Rights of Way Officer – North Buckinghamshire

## 7. Planning Applications

For Member's information the next scheduled Development Management Committee meetings are 10<sup>th</sup> March and 7<sup>th</sup> April 2016, with SDMC meetings on 9<sup>th</sup> March and 6<sup>th</sup> April 2016.

To consider planning applications received from AVDC and other applications

1. 16/01850/APP University Precinct, Hunter Street, MK18 1EG  
Demolition of two buildings comprising the Santander Bank and University Marketing Suite and erection of 3 storey building to provide new Teaching Facility  
*University of Buckingham*
2. 16/01944/ALB The Garage, 3 Well Street Mk18 1EW  
Internal alterations including change to bar design, minor change to proposed staircase design (reversed circulation) and change of layout to front staircase and lobby  
(Amendment to Listed Building Consent 16/00533/ALB)  
*Terry*
3. 16/01996/APP 27 Kingfisher Road, MK18 7EX  
Removal of existing fence to front and side garden and erection of replacement 2.4m high wall and fencing  
*Tilley*
4. 16/02069/APP Brethren Meeting Hall, Mallard Drive, MK18 1GJ  
Removal of existing entrance lobby and erection of single storey rear extension to provide new entrance lobby and toilet and replacement of garage doors with windows  
*Brackley Fox Lane Gospel Hall Trust*
5. 16/02280/APP 17 Burleigh Piece, MK18 7BA  
Garage conversion into habitable accommodation and raising of front canopy roof.  
*Carter*
6. 16/02314/COUOR 51-53 Badgers Way, MK18 7EG  
Determination as to whether prior approval is required in respect of transport and highway impact, contamination risk and flooding for the conversion of office building (B1) into one 3-bed flat.

*Odedra*

*Members are advised that the application is actually to change the use of the ground floor convenience store to a 3-bed flat; the upper storey is already residential. The shop is class A1; COU A1 → C3 residential is permitted if the floorspace < 150m<sup>2</sup>, which this is. (B1 → C3 is also permitted, for areas < 500m<sup>2</sup>)*

*The following is not in our parish, but fairly close to our boundary*

**GAWCOTT WITH LENBOROUGH PARISH**

7. 16/02252/APP Oakhaven Park, Radclive Road, Gawcott  
Variation of Condition 2 of planning approval 11/02416/APP to permit the subdivision of pitches 5 & 7 into 4 additional pitches for the stationing of 8 caravans of which no more than 4 will be mobile homes.  
*Humberstone*

Not for consultation:

8. 16/02013/LDO 98 Embleton Way, MK18 1FJ  
Single storey rear extension  
*Logan*

*Members are asked to note that this application appeared on the Monthly List on 22<sup>nd</sup> June, already approved; it was validated on 20<sup>th</sup> June.*

9. 16/02118/ACL 4 Cotton End, MK18 7RJ  
Application for a lawful development certificate for a proposed single storey rear extension, addition of cavity wall and removal of doors in existing aperture to be used as walkthrough.  
*Stokes*

10. 16/02178/ACL 9 Linen Lane, MK18 7RX  
Application for a Lawful Development Certificate for a proposed single storey rear extension with tiled roof incorporating 2 delux [Velux?] windows, bi-fold doors and French doors. Bricks to match existing.  
*Peasgood*

*No drawings accessible at date of printing (application appeared on website 15/6/16)*

11. 16/02240/INTN Castle Mills, Tingewick Road, MK18 1GS  
[Notification in compliance with] Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 as required by the Communications [Act 2003] – Installation of a cabinet, box, pillar and pedestal.  
*Mesuria [Openreach]*

*AVDC has already recorded a No Comments to this notification No drawings available at date of printing (applications appeared on website 16/6/16) and Barham Lodge ("Castle Mills") is Listed*

The following **Minor Amended** Plan has been received, for information only:

12. 16/00917/APP Police Station, 50 Moreton Road, MK 18 1LA  
Conversion of redundant police station into 5 apartments and alterations to elevations  
*Resolution Property Group*

*Amendment: Change of marked scale from 1:200 to 1:250. The drawing itself has not changed, so scaling off the width between (eg) the new parking bays and the wall now*

*gives 4m; the previous drawing made it 3.2m (both approximate, of course). However we have on record that BCC's technician actually measured this gap and it was 3.6m, confirmed as adequate for emergency vehicle access.*

## 8. Planning Decisions

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

		BTC response	Officer recomm <sup>n</sup> .
<b>Approved</b>			
16/00445/APP } Ondaatje Hall, Church St. Amendment to	extension approvals	No objections	-
16/00505/ALB }			
16/01276/APP } Twisted Chimney Ho. Detached garage		No objections	-
16/01277/ALB }			
16/01320/APP 15 Rogers Lane	Extension to garage	No objections	-
16/01421/APP 2 Otters Brook	Erection of 1.8m fence	No objections	-
16/01459/APP 96 Moreton Road	Extension of front porch roof	No objections	-
16/01575/APP 38 Embleton Way	Conv.garage into habitable accom <sup>n</sup> .	Oppose	-
16/01756/APP 22 Greenway Walk	Single storey front porch	No objections	-

### Refused

16/01319/APP Direct Pizza Co, 25 Hillcrest Way	Var. of condition to allow hot food takeaway counter	No objections	-
16/01373/APP 15 Holloway Drive	Single storey front extension	Oppose	-

### Withdrawn

16/00660/APP Land adj. 1 Woodlands Cres.	Erection of dwelling	Oppose	-
16/01352/APP 56 Hare Close	Conv.lawn to tarmac for parking	No objections*	-
		*but permeable surface requested	
16/01621/APP } Twisted Chimney Ho. Rear extension		Oppose & Attend	-
16/01622/ALB }			

### Not Consulted on:

#### Approved

16/01517/ATP Adj. Salisbury Cotts, Bath Lane Reduce lateral branches 1 Oak n/a

## 9. Development Management Committee Case Officer Reports (& Recommendations)

9.1 Strategic Development Control (29<sup>th</sup> June 2016) *No Buckingham applications*  
(22<sup>nd</sup> July 2016) *agenda not yet available*

9.2 Development Control (30<sup>th</sup> June 2016) *No Buckingham applications*  
(21<sup>st</sup> July 2016) *agenda not yet available*

9.3 To receive a report from Cllr. Cole on the 9<sup>th</sup> June DCC meeting (Old Police Station)

### Appendix C

## 10. Enforcement

10.1 [May update not yet received; will be circulated by email if available before the meeting]

10.2 To report any new breaches

## 11. BCC Consultation – Flood Management Strategy

To discuss and agree a response; the document is 85 pages long and can be found at <http://www.buckscc.gov.uk/media/4084824/BCC-LFRMS.pdf>

## 12. Lace Hill Employment/Health site

To receive any update.

**13. Transport**

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

**14. Access**

To report any access-related issues.

**15. Correspondence**

To receive a request for suggested uses of s106 monies, and discuss and agree a response.

**Appendix D**

The Town Clerk has listed the following ideas:

- a) Astro turf on the Franciscan playing field
- b) Tennis court/pavilion improvements
- c) Playground and facilities on Embleton Way/playing field drainage on Embleton Way Playing Field
- d) Astro turf the University Football pitch at Ford Meadow
- e) Clubhouse facilities for Moretonville JFC at Gawcott Road
- f) Help towards relocation of West End Bowls Club

**16. News releases**

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

**18. Date of the next meeting:** Monday 25<sup>th</sup> July 2016 following the Interim Council meeting.

To Planning Committee:

Cllr. Ms. J. Bates

Cllr. M. Cole (Vice Chairman)

Cllr. J. Harvey

Cllr. P. Hirons (Chairman)

Cllr. D. Isham

Cllr. A. Mahi

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)

### BCC responses to HEDNA – summary

1. BCC recognises that the figure for 'unmet need' will need to be confirmed when the various authorities have all completed their evidence bases. Housing growth will need to reflect economic growth targets per BTV SEP and may lead to additional employment land provision.
2. Broadband provision should be met via developer contributions, and site choice should consider available broadband capacity – housing as well as employment.
3. The proposed affordable housing requirement is between 22% and 24% which is not enough to meet the specific housing needs of the elderly and those with physical or mental disability; BCC estimates a requirement of 200+ new units by 2035, plus replacement for old or unsuitable housing stock, and 2200 care home places. AVDC should seek to enable a mixture of housing for the elderly across the Vale - bungalows and sheltered units to extra care homes. BCC will be contributing their own needs research to VALP.
4. Sufficient employment land provision in appropriate places matching housing growth is necessary to reduce out-commuting, with related benefits to traffic infrastructure requirements.
5. BCC disagrees with some of the HELAA conclusions and thinks a more detailed assessment is required; further land could be considered for housing, depending on infrastructure constraints, and would welcome discussions with AVDC on this. They advocate sustainable settlements based on (in descending order) Aylesbury, Haddenham and Buckingham (recognising the Neighbourhood Plans). They do not want dispersed development (ie expansion of all towns and villages except the smallest) which would cause urban sprawl to spread across the rural north, and notes that dispersal encourages car use and raises the cost-per-passenger for public transport. It also recognises the importance of 'critical thresholds' for managing infrastructure improvements and maintaining vitality in settlements. Any new settlement should be based on Haddenham which has good connectivity by road and rail.
6. The options presented fail to recognise the growth in Thame, Bicester, Brackley, Silverstone and MK. BCC advocates further discussion with neighbouring LPAs on growing existing urban centres to avoid sprawl across the northern Vale area, and enabling growth of the Green Belt to preserve separation further south. Extension on the MK boundary could improve connectivity, especially supporting a link with the Redway system and existing public transport routes.

In BCC's view Buckingham should be given more recognition as a strategic settlement in VALP, with development in accordance with its Neighbourhood Plan. BCC would welcome more co-operation with AVDC to scope out infrastructure needs and delivery mechanisms, including trans-boundary projects. Their suggestions would improve the viability of town centres and encourage brownfield development.

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

**Appendix B**

Minute	Responses emailed or added to website	Responses posted
115/16	8/6/16 (6+1 Amended Plans) 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 A413 road sign	22/2/16 790/15	2/3/16	Ask for repair and additional lettering as minuted	Agenda 5.5	Request for repair re-sent 24/3/16	27/6/16 To be done under Devolved Authority
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 <b>Prompts sent</b>	Response →21/12/15 Response deemed unsatisfactory  <b>Agenda 6.2</b>		
Travel Plans (effectiveness)	14/9/15 403.1	1/10/15	Ask RLS for review later in year	3/12/15 Prompt sent	<b>Review will be available July 2016</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	De 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 & DMG 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		
BNDP	21/3/16 859/15		<b>Town Clerk</b> to do report to FC	Done 21/06/16		
Tingewick Road Ind.Est. riverbank	21/3/16 860.2	7/4/16	Response to Mrs Kitchen as minuted	Prompt sent by Town Clerk 22/06/16		

Subject	Meeting date/minute	Action taken on	Form	Response received	Prompt/reminder sent	Response received
Signage, Lace Hill	21/3/16 860.5		Town Clerk to investigate signage	Ongoing		
Fault reporting	11/4/16 846/16	15/4/16	Ask TFB for criteria	Reminder sent 24/5/16		
Lace Hill Bridlepath	25/4/16 888	25/4/16	Check whether surface is appropriate	Prompt sent 24/5/16 See Agenda 6.2		
Moreton Road Bus Stop	16/5/16 51/16	24/5/16	Chase up response on the position	Prompt sent 24/5/16		
VALP	6/6/16 113.3		Cllr Mordue to check on AVDC market stall			
Terms of Reference	6/6/16 117/16	15/6/16	Town Clerk to advise as minuted	Agenda 1		
Moreton Road works	6/6/16 122/16	7/6/16	Letter to Western Power re lack of signage and blocked access	Acknowledged and actioned 7 & 8 June		

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			
News releases						
VALP consultation	6/6/16 124/16	14/6/16	Publicise 13 July session on social media			

Action awaiting response

Action yet to be taken

Action completed **new response**



*By email 9/6/16.*

The Police Station application was deferred and delegated to officers to approve acceptable designs for the bin storage and cycle storage; otherwise the DMC was happy with both plans.

I put our case about insufficient parking, but members followed the planning officer's recommendation on the grounds that:

- The development was close enough to the town centre for residents to walk to shops and the bus station. Some felt that students would be buying or renting them, despite our argument to the contrary, and would not necessarily all own cars.
- That access for emergency vehicles or construction traffic was not a problem, as the developers convinced them that the gap between the north-wall parking and the boundary was not 2.4 metres, but 4 metres. The planning officer said he believe it to be nearer to 3.5m, but felt that was still sufficient.
- The bin storage in front of a listed building was noted, and also that there was no design for it, nor for the cycle storage at the back. They felt that the cycle storage should be secure and covered, but left the acceptable designs for both with the planning officer to approve with the developer when submitted.

I was questioned about buy-to-let and the likely tenants, did we not consider students would be among those buying or renting? I pointed out again the high-end prices, and that buy-to-let is becoming increasingly toxic with the pending tax changes.

Committee member District Cllr Tim Mills supported BTC's concerns over the bin storage and cycle storage, saying that the bin storage was too obtrusive, and also questioned the developer's agent, Mr Hinton-Cook about the narrow vehicular access, and about the landscaping. Mr Hinton-Cook said that whilst he agreed the bin storage was "very prominent", it was the best place for it. He said that he did not consider 4-metre access to be a problem, while there was "no major landscaping for the Police Station, there will be for the new build".

At least we had them thinking and talking about our objections, and it was a good half-hour before they finally, took the vote, which was unanimous apart from Cllr Mills abstaining.

*cllr. M. Cole.*

**From:** Houston, Joe [<mailto:JHouston@aylesburyvaledc.gov.uk>]  
**Sent:** 20 June 2016 16:29  
**To:** 'townclerk@buckingham-tc.gov.uk'  
**Subject:** Tingewick Rd, Buckingham (15/01218/AOP)

Hi Chris,

If the above development proceeds it will generate an estimated £1.2M off-site financial contribution (outline application so bedrooms per dwelling yet to be provided).

A list of Swan Pool projects is currently being drawn up (an appropriate facility for such funding as it would benefit residents of the new development). Is Buckingham Town Council aware of any appropriate sport/leisure projects to assign some of these monies towards, bearing in mind that project proposals have to benefit residents of the new development?

Thank you,

Joe Houston  
Senior Community Spaces Officer  
Community Spaces Team  
Aylesbury Vale District Council

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