



BUCKINGHAM TOWN COUNCIL

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

Telephone/Fax: (01280) 816 426

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

Town Clerk: Mr. P. Hodson

Wednesday, 12 August 2020

PLANNING
COMMITTEE

Councillor,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on **Monday 17th August 2020 at 7pm** online via Zoom, Meeting ID 871 2899 7691.

Residents are very welcome to ask questions or speak to Councillors at the start of the meeting in the usual way. Please email committeeclerk@buckingham-tc.gov.uk or call 01280 816426 for the password to take part.

The meeting can be watched live on the Town Council's YouTube channel here:
<https://www.youtube.com/channel/UC89BUTwVpjAOEIdSIfcZC9Q/>

Mr. P. Hodson
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 20th July 2020 to be put before the Full Council meeting to be held on Monday 5th October 2020.

Copy previously circulated

Buckingham



Twinned with Mouvaux, France; Neukirchen Vluyn, Germany

Members are reminded when making decisions that the Public Sector Equality Duty 2010 requires Members to have due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct that is prohibited by the Act, advance equality of opportunity between people who share a characteristic and those who don't, and to foster good relations between people who share a characteristic and those who don't.

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.

4. Solar Farm proposal

To receive a presentation from Mr. A. Wearmouth of Wessex Solar Energy on a proposal for a solar farm between Manor Farm and the sewage works, and discuss any concerns, without prejudice, before a formal application is submitted. [Appendix A](#)

5. Buckingham Neighbourhood Plan/Vale of Aylesbury Plan

5.1 To receive a report from the Town Plan Officer on recent proposals to change planning law. [Appendix B](#)

5.2 Following the Town Plan Officer's report, if Members consider it appropriate, to discuss and agree the following, for Recommendation to Full Council:

Proposed by Cllr. Stuchbury, seconded by Cllr. O'Donoghue

That Buckingham Town Council (BTC) wishes to express its deep alarm and concern with the implications of the wholesale changes to the current planning system proposed by the Government's White Paper: Planning for the Future, which reduces or removes the influence of Buckinghamshire Council, Town and Parish Councils as well as members of the community, on future applications. The effect of the new regime is likely to impact strongly on the environment and the economic prosperity as well as the social well-being of Buckinghamshire. Furthermore, it could see the end of local planning, local plans and residents having any ability to influence large developments.

Removing a layer of democratic governance undermines accountability within the planning of our community's future and so BTC seeks assurances from Buckinghamshire Council that they will be voicing their objections to the drafters of the white paper about the content and scope of the proposed bill. In addition, BTC are pressing Greg Smith, our local MP, to raise questions and to seek to challenge the details of this bill in parliament. Finally, BTC will write to the Secretary of State reiterating the concerns noted at the head of this motion.

5.3 To receive for information a link to the *Draft Milton Keynes Planning Obligations Supplementary Planning Document*

<https://www.milton-keynes.gov.uk/planning-and-building/planning-policy/draft-planning-obligations-supplementary-planning-document-spd>

Note that this document is put out for consultation, but is essentially a guide to the process and obligations for s106 and s278 agreements, so internal to Milton Keynes itself. However, it makes interesting reading; especially Section 2 which includes:

2.3 Milton Keynes is comprised entirely of parishes and MKC recognises the important role that local Parish and Town Councils have to play in informing the negotiation of new s106 Agreements and in many cases helping to implement them in their local areas. Ward Councillors also have an intimate knowledge of the communities they represent and what impacts a development may have. Therefore, in the process set out below the involvement of Ward Councillors, Town and Parish Councils is also key. A protocol for engaging with these groups has been agreed as part of the preapplication and planning application processes and MKC expects developers to have regard to this.

6. Action Reports

6.1 To receive the updated Action List and any action reports. [Appendix C](#)

6.2 (24/7/20) To receive the results of the enquiry about the Lace Hill Health Centre s106 [Appendix D](#)

7. Planning Applications

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on Wednesdays 2nd September and 30th September at 2.30pm. Strategic Sites Committee meetings are the following day at 2pm.

To consider a response to planning applications received from Buckinghamshire Council and whether to request a call-in. Briefing notes are attached [Appendix E](#)

1. [20/02488/APP](#) Home Appliances, The Old Telephone Exchange, Market Hill, MK18 1JT
Change of use from B1 (light industrial) with ancillary storage and sales to mixed B8 (storage), B1 (workshop) and A1 (retail) (retrospective)
Thorne
2. [20/02506/ALB](#) 50-51 Nelson Street, MK18 1BT
Change of use of the left hand side building into HMO. The right hand side building to be retained as dental practice
Dewgun
3. [20/02537/APP](#) 44 Nelson Street, MK18 1DA
Conversion and alteration of dwelling house to form 5 self contained student flats (retrospective)
Rowlinson

Amended Plans

4. [20/00483/APP](#) Land to the rear of 2 Market Hill, MK18 1JS
Proposed new detached building comprising 7 apartment dwellings and associated external works, bin/cycle store and alterations to access.
Morrison
5. [20/01018/APP](#) 7 Krohn Close, MK18 7HS
Single storey side extension and two storey side/rear extension
Terkelsen

Not consulted on

6. [20/02356/ATP](#) Rear of 3 Carisbrooke Court, MK18 1TU [*in Maids Moreton Avenue*]
To be felled due to being reported as the reason for subsidence at 3 Carisbrooke Court
Pasmore [Buckinghamshire Council]
7. [20/02375/ATP](#) Land to rear of 32 Western Avenue, MK18 1LN
Oak tree - To reduce the lower limbs on the south side (garden side) of the tree by 3 – 4m; Reason – a branch has fallen and the remaining limb is extending outside of the canopy but also has a torsional twist. The loading appears to be on a fissure.
Mrs. S. Lehmann

Members are advised that this application has been approved (31st July)

8. [20/02562/ATP](#) 17 Holloway Drive, MK18 1GF
[tree is growing in garden of 10 King Charles Close]
T1 English Oak Height - 12m Crown spread - 9m
Work Required : 2m partial crown reduction to eastern side of the crown
Reason : A tree report was undertaken recently (see photos). It states the tree is in decline due to historic factors and will die in approx. 10 years. My client at no. 17 is concerned that branches will fail on their side and would like to take all precautions to

alleviate the risk. I recommended a minor 2m reduction to the branches extending over their property as well as removing any major deadwood. This would be a compromise between safety and the trees wellbeing.

Hopkins

8. Planning Decisions

To receive for information details of planning decisions made by Buckinghamshire Council.

BTC

19/02777/APP Field Ho.Nursery	Ch/use farm barns to nursery use	No objections
20/00885/APP St Rumbold's Fields (Northern site)	7 homes additional to approved 17/04668/ADP	No objections
20/01714/APP 7 Robin Close	S/st. front & side extension	No objections
20/01878/APP Wisteria Cott., 126 Moreton Rd.	Erection of outbuilding (changed from Oppose 20/7/20 on receipt of satisfactory amended plans)	No objections
20/01892/APP 11 Threads Lane	Single storey side extension	No objections

Withdrawn

18/04290/APP West End Farm	72 unit retirement home	Oppose & Attend
20/01716/APP 32 Bradfield Avenue	Change walls to white render & window & door frames to grey anthracite	No objections

Not Consulted on:

No decision – out of time for determination

18/01298/ATC 35 High St.	Fell Tulip Tree & Holly, prune Yew TPO requested on Tulip Tree due to	Holly & Yew OK; rarity; not agreed
19/02875/ATP 3 Highland Mews	Pruning works to Protected tree	Opposed due to lack of information

Approved

20/01561/ACL 75 Overn Cres.	S/st rear extension & loft conversion	No comment made
20/01942/ATP Foscott Way	Fell 3 Norway Maples	Oppose

Planning Inspectorate

An appeal against refusal of **20/0337/APP** has been lodged (20/7/20) for 33 Bourton Road: Change of use of land to residential curtilage and the retention and completion of boundary wall (Part Retrospective).

Members responded (meeting of 24th February 2020): **DEFERRED FOR FURTHER INFORMATION**
Members felt the wall at the front was too high and stark in the street scene without the former shrubs. They would also like the opinion of BCC Highways on the vision splay.

Though further documents were submitted, the Town Council were not re-consulted and the application was refused on 8th June.

If Members wish to make any further comments, they must be submitted to the Inspectorate by 24th August 2020

An appeal against refusal of **20/00046/APP** for a single storey rear extension with roof terrace and extension to the existing front and rear dormers at 4 Foscott Way has been dismissed on the grounds that the dormers would be disproportionately large and incongruous in the street scene.

9. Buckinghamshire Council Members

9.1 To receive news of Buckinghamshire Council new documents and other information from Council Members present

9.2 To discuss applications to be called-in, as decided above, and which Buckinghamshire Councillor wishes to volunteer for this

9.3 An updated list of undecided **OPPOSE & ATTEND** applications and call-ins, is attached for information [Appendix F](#)

10. Buckinghamshire Council Committee meetings

10.1 N.Bucks Area Planning Committee (5th August 2020) *Cancelled*

10.2 Strategic Sites Committee (6th August 2020) *No Buckingham applications*

11. Moreton Road Temporary Crossing

At Cllr. Harvey's request, to review the current arrangement and discuss and agree any relevant requests to Buckinghamshire Council [Appendix G](#)

12. Moreton Road Parking space

To receive and discuss a request from a resident [Appendix H](#)

13. Enforcement

To report any new breaches

14. Street Naming – Nursery Bungalow site, West Street

To receive for information the official confirmation of the name Nursery Place. [Appendix I](#)

15. Salden Chase

To receive for information notes on a meeting held by Newton Longville Parish Council [Appendix J](#)

16. Matters to report

Members to report any damaged, superfluous and redundant signage in the town, access issues or any other urgent matter.

17. Chairman's items for information

18. Date of the next meeting

Monday 14th September 2020 following the Interim Council meeting

To Planning Committee:

Cllr. M. Cole (Vice Chairman)

Cllr. G. Collins (Town Mayor)

Cllr. J. Harvey

Cllr. P. Hirons

Cllr. A. Mahi

Cllr. Mrs. L. O'Donoghue (Chairman)

Cllr. A. Ralph

Cllr. R. Stuchbury

Cllr. M. Try

Mr. R. Newall

(co-opted member)



Dear Resident,

Proposed Bourton Solar Park

We are writing to inform you of proposals for a solar energy park on land at Manor Farm, Bourton Road, about half a mile to the east of Buckingham.

No planning application has yet been lodged for the project. In more normal times we would hold a public drop-in session to allow residents to talk through our project proposals with us.

Sadly coronavirus restrictions make that challenging. We have therefore done our best to present information in this document to help inform residents about key aspects of the project.

If after reading our information leaflet you still have questions or comments to share with us, then contact details, including an email address and a stamped addressed envelope / feedback form are provided.

Yours,

Wessex Solar Energy

WESSEX SOLAR ENERGY

Wessex Solar Energy are a UK based development company working exclusively in the solar energy sector.

In total, the company has developed 18 Solar Parks so far, which collectively provide enough power to supply 33,000 UK homes with clean renewable electricity.

Wessex Solar Energy draws on the expertise of a group of dedicated engineers, environmental scientists and financiers, who have many years of experience working with renewable energy and conventional power generation projects.

Wessex Solar Energy is committed to developing projects in an environmentally responsible and sustainable manner.

NEED FOR RENEWABLE ENERGY

In Spring 2019 the UK Government declared a Climate Emergency, recognising the significant risks of continuing the emission of large amounts of greenhouse gases to the future wellbeing of our planet.

Successive governments have supported the uptake of renewable energy projects such as the proposed solar park as a means of combatting the release of greenhouse gases, as they can displace fossil fuel generating power plant.

The adoption of renewable energy power generation as a significant part of our country's "energy mix" has also been driven by the decline of the UK's indigenous energy supplies such as coal and gas.

The construction and operation of renewable energy projects, such as the proposed Solar Park, will add to the diversity of the UK electricity generation sector, helping to maintain the reliability of supplies.

Solar energy is inexhaustible and is not subject to the instability of the international fuel markets. Solar energy developments eliminate the emissions of the acidic gases and local air quality pollutants associated with the operation of existing fossil fuelled electricity generating plant.

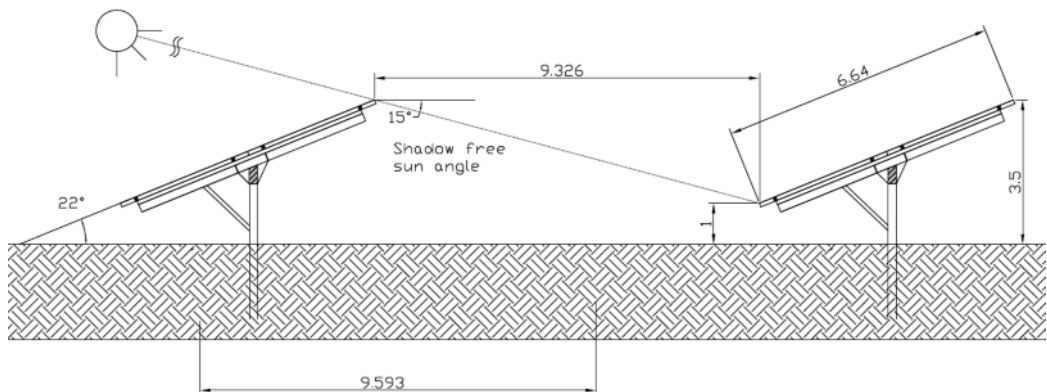
SOLAR PARKS



A typical Solar Park comprises a large number of solar panels. They also include one small cabin per MW to house inverters and one control building to house electrical equipment to prepare electricity for export to the local electricity network.

Panels are placed on top of steel frames which are piled into the ground in a similar fashion to a fencepost. The panel 'tables' are positioned at an angle of between 20° and 35° from the ground have a height of no more than 3.5 m from the ground to the top of the panel table (see below).

Inverters in the electrical cabins convert the DC electricity produced by the panels to AC electricity that can be exported to the local electricity network. Transformers located within the same cabins then change the voltage of this electricity to be the same as the local network ready for export.



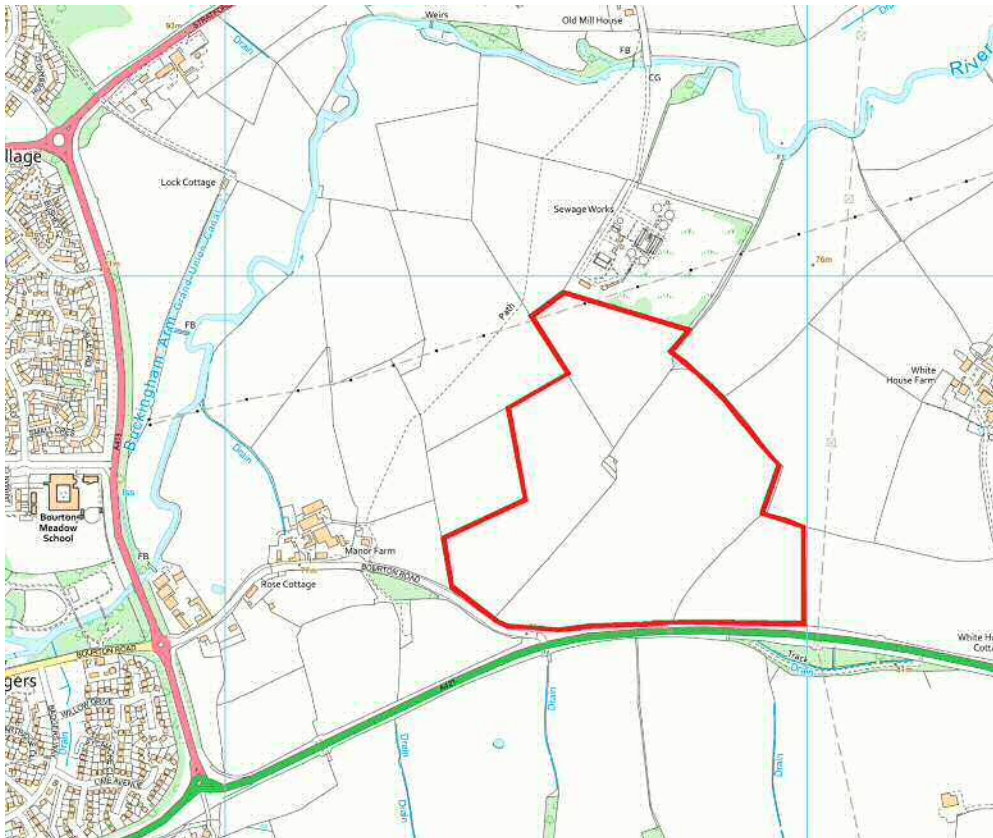
THE PROJECT SITE

The proposed site is located on land 550 m to the west of the eastern most edge of Buckingham, i.e. the A413. It sits immediately to the north of the A421 with Manor Farm 130m to the west and White House Farm c. 340 m to the east.

The site covers about 20.8 ha (51.4 acres) comprising 4 fields. Currently 2 of those fields are arable and 2 are used as pasture by sheep. The land falls slightly from south to north but is essentially flat.

There are a number of scheduled monuments and listed buildings within 2km of the site that would need to be considered as part of any planning submission.

The site is passed to the east by a large high voltage electricity cable and is bordered to the north by a sewage works. It is crossed by a single footpath east to west. The site is outlined in red on the below map.

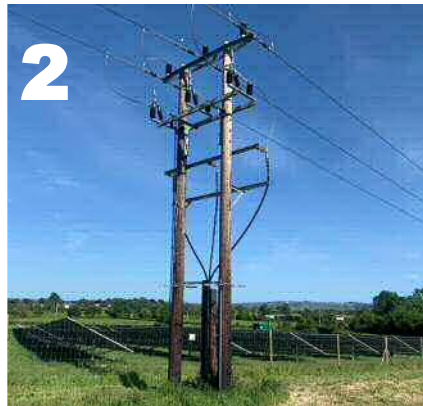


THE PROPOSED SOLAR PARK

The proposed Solar Park would be capable of generating about 12 MW at peak times and on average enough annually to provide power for over 4000 homes. It would comprise approximately 50,000 panels. There would also be about 12 small cabin to house inverters and one control building to house electrical equipment to prepare electricity for export to the local electricity network via an onsite connection.

Photographs 1-4 show typical site infrastructure

- 1) Solar panels run in rows supported by steel frames.
- 2) There would be an on-site connection to the local electricity grid linking to an existing wooden pole.
- 3) Inverter stations as shown would convert DC to AC electricity
- 4) A substation steps up electricity generated to 33kV for export to the grid.



ENVIRONMENTAL STUDIES

There are a series of studies that will need to be completed as part of our planning application for the project. These will be reported in detail in an Environmental Report. These studies are discussed below, with Landscape and visual impacts discussed on the next page.

Ecology

The ecology on site has been reviewed by qualified ecologists who have examined the potential for the site to support:

- Invertebrates
- Badgers
- Amphibians and reptiles
- Door Mice
- Water voles and otters
- Birds

The site was not found to be ecologically sensitive to the proposed development. Findings along with an ecological mitigation recommendations will be included in the planning application.

Noise

Solar Parks are inherently quite during operation and the only potential for any noise disturbance therefore is during their construction.

Noise studies have been undertaken, in particular to assess the potential for any impacts at nearby properties arising from the use of construction equipment. The impact of construction noise is not predicted to be significant.

Traffic and infrastructure

Construction of the Solar Park would require the delivery of items of plant and equipment to the site, in addition to the deliveries of aggregate and concrete for the construction of access tracks and foundations for the electrical cabins. The operational phase of the project would require infrequent visits to site by maintenance staff (approximately two visits every month).

At this stage it is likely that the project site would be accessed via the sealed off junction with the A421 to the south during the construction and operational phases.

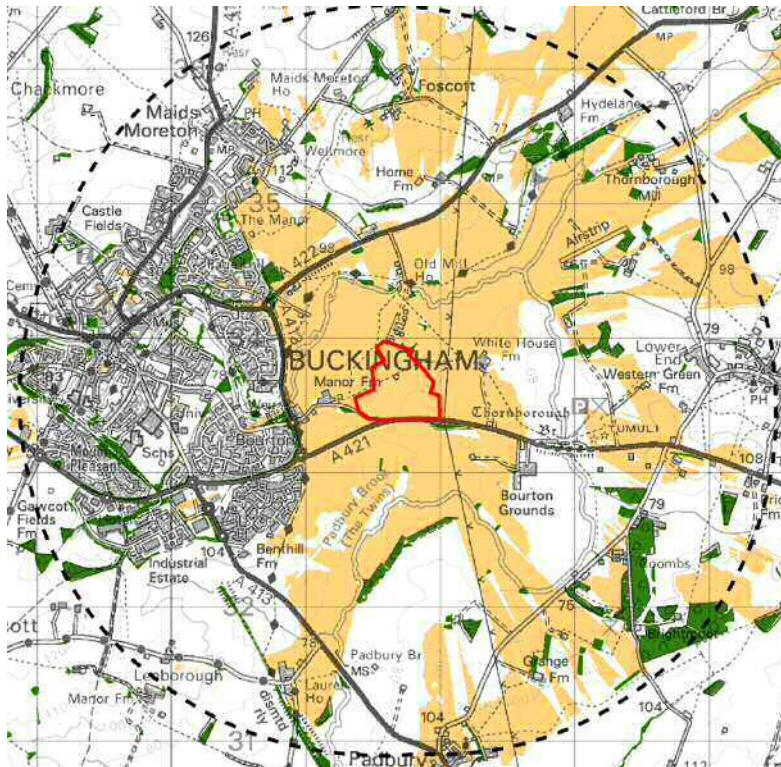
LANDSCAPE AND VISUAL IMPACT

Given that they make little noise and create no pollution the principle impact of any solar park tends to be its appearance. A Landscape and Visual Impact Assessment is underway and will be undertaken in accordance with the current best practice and guidance from the Landscape Institute & Institute of Environmental Management and Assessment.

Computer modelling has been used to identify areas which may have views of the site based on the topography of the surrounding area and existing vegetation / buildings. Based on this model and site visits numerous viewpoint locations will be selected and the assessment undertaken.

The potential impact on the landscape character of the surrounding area will also be assessed. The findings of these studies will be included within any planning application documentation.

The below map shows where the project might be visible taking into consideration the topography, buildings and vegetation.



WHAT HAPPENS NEXT?

Depending upon any issues raised by consultees to the planning process and members of the public it is expected that a planning application for the project will be submitted shortly.

The Planning Application would be accompanied by an Environmental Report that will present the full results of the various environmental assessments and studies. The County Council will then consider the application over a number of months.

If and when we have lodged our application we will write to residents again to confirm this and provide details of the application reference number along with further details of the final project design.

We hope that this document has helped to answer any questions that you have. However, we are happy to receive comments and questions by email or post. We have included a stamped addressed envelope and a feedback form should you wish to complete this. The form includes an option for a telephone call by Wessex Solar Energy should you wish to discuss the project in that way.

Our contact details are as follows:

Email: info@wessexsolarenergy.co.uk

Post: **Wessex Solar Energy**
Barmoor Farm House
Morpeth
NE61 6LB

Update on Planning Changes for Buckingham Town Council

PLANNING COMMITTEE

17th August, 2020

Contact Officer: Ms Sheena McMurtrie

Summary:

To report: New Planning provisions in force – Business and Planning Act 2020 & extended permitted development rights;

To report - Consultation documents issued by Central Government and initial observations as to future shape of planning structure, especially in relation to Neighbourhood Planning [which is retained but role not clearly assigned]

Recommendation that Buckingham Town Council responds to these consultation documents after more detailed consideration. Town Plan Officer to present more detailed report to either Planning Committee and/or Full Council.

New Planning Measures in Force

(1) Business and Planning Act 2020

1.1 – Pavement licences – seven day public consultation process from posting of site notice

Seven day determination process for Local Planning Authority – if not determined within that period, automatically granted.

Licences are time-limited until September next year

No provision for consultation or notification of Town Council

Deputy Town Clerk identifying contact at Buckinghamshire Council

1.2 – Extension of planning permission time periods to take account of Covid-19 lockdown

1.3 – Ability to apply for variation in planning conditions as to site working hours.

(2) New Permitted Development Rights

2.1 Extension of permitted development rights

2.2 Limited in Conservation Areas [Buckingham Town Centre]

2.3 No Article 4 reservation of rights evidently made for Buckingham [perhaps on basis of 2.2]

2.4 New class - single purpose-built detached block of flats or any single detached building established for Class b1(a-c) can be demolished and a single purpose block of flats or detached house built [many reservations here – must have been empty for six months; must not exceed 1000 square metres; must not have been built after 31 December 1989; nor if building is listed] In addition LPA has say on design; and adequate natural light for homes created.

2.5 Additional storeys to homes - one storey if already two storey; two storeys if already one storey [again many restrictions notably houses must not have been built before 1st July 1948 or after 28th October 2018 – although this would cover almost all the housing estates around Buckingham; must not already have had a storey added]

2.6 Change from business use to residential -

(3) Ability to add two storeys to existing block of flats already more than three storeys in height.

Planning Process Changes – Consultation Process

(4) Planning for the Future

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/907647/MHCLG-Planning-Consultation.pdf

Consultation closes 12 weeks from 6th August

This will need much more detailed consideration. The consultation process is a series of questions posed for answer [it can be assumed that comments outside of this, will not carry much weight]

4.1 Local Plans to be delivered within 30 month schedule.

4.1.2 New Local Plans will divide areas into renewal; growth and protected.

Key points – *renewal areas* will effectively be subject to permission in principle to speed up development;

growth areas will be more infill and small development with some protection from garden grab permitted [really what has been the case in Buckingham town centre];

protected areas – are very limited in definition but does include Green Belt [which means areas of County to the south will have much land in “protected” designation, with perhaps increased pressure in other areas as a result] inclusions of specific importance to Buckingham - Conservation Areas, Local Wildlife Sites, areas of significant flood risk and important areas of green space. It also states that “areas of open countryside outside of land in Growth or Renewal areas” and again protection from garden grab. It will be governed by national policy, or local plan based on national policy.

4.1.3 Plans will be web-based allowing for national integration of information regarding available land. [No indication of how local authorities will fund any necessary technical investment]

4.1.4 Specifically on Neighbourhood Plans – this is what the White Paper says:

“Proposal 9: Neighbourhood Plans should be retained as an important means of community input, and we will support communities to make better use of digital tools. Since statutory Neighbourhood Plans became part of the system in 2011, over 2,600 communities have started the process of neighbourhood planning to take advantage of the opportunity to prepare a plan for their own areas – and over 1,000 plans have been successfully passed at referendum. They have become an important tool in helping to ‘bring the democracy forward’ in planning, by allowing communities to think proactively about how they would like their areas to develop. Therefore, we think Neighbourhood Plans should be retained in the reformed planning system, but we will want to consider whether their content should become more focused to reflect our proposals for Local Plans, as well as the opportunities which digital tools and data

*offer to support their development and improve accessibility for users. By making it easier to develop Neighbourhood Plans we wish to encourage their continued use and indeed to help spread their use further, particularly in towns and cities. **We are also interested in whether there is scope to extend and adapt the concept so that very small areas – such as individual streets – can set their own rules for the form of development which they are happy to see.***

*Digital tools have significant potential to assist the process of Neighbourhood Plan production, including through **new digital co-creation platforms and 3D visualisation technologies to explore proposals within the local context.** We will develop pilot projects and data standards which help neighbourhood planning groups make the most of this potential.”[emphasis added]*

4.2 Use of National Design Code

4.2.1 Production of national design code; effectively may be tweaked to local conditions by Local Plan and Neighbourhood Plans.

4.2.2 Neighbourhood Planning will have increased focus on design.

4.2.3 Again there appears to be a move to centralised planning.

4.3 Infrastructure Levy

4.3.1 This would be a nationally set levy – collected on occupation of new houses [cashflow risk to SME builders cited as justification].

4.3.2 Local authorities would be permitted to borrow against this to provide infrastructure with the development [not clear whether there is provision re risk if builder does not complete etc]

4.3.3 Levy would be collected and spent locally.

4.3.4 This would replace CIL [an admission that CIL has not worked – possibly because discretionary to adopt] and s.106.

4.3.5 Overall on a very brief read, the theme is centralisation of control of planning to speed up development. Initial response from some areas of the industry is that this will not solve the problems of infrastructure provision.

Some of the proposed detail is found in Consultation document on changes to the planning system – see below.

(5) Specific Changes out for Consultation [1st October]

5.1 Changes to Housing Need Calculations

5.1.1 Needed in Government's view as only 187, 000 homes planned for when Government wants 300,000 (Northern Powerhouse mentioned)

5.1.2 This would now include calculation based on existing housing stock as well as household projections. – so suggested 0.5% growth of existing housing stock or averaged household projections for past 10 years – whichever is higher

5.1.3 Urban area = 10,000 +people in built-up area [Buckingham population estimated at around 12,000]– 76% of identified need is in urban areas – 141 local authorities will see 25% increase [Given that AVDC was not using the “new” 2018 standard method in VALP and that the 2018 method is in the current Government's view not producing enough in terms of housing supply, it may be a fair presumption that this area will be affected- it will bolster arguments about numbers in VALP – the transition arrangements will permit VALP to proceed as it has been submitted to Planning Inspectorate so would apply to any new local plan, but will mean a constant pressure re number of new houses in relation to presumption in favour of sustainable development.]

5.1.4 This growth will be from brownfield sites and “gently” increasing density – mainly upwards [consider new permitted development rights above]

5.2 25% of affordable homes should be “First Homes”

5.3 Permission in Principle to be promoted especially in relation to brownfield sites.

5.3.1 Concerns about lack of use and understanding of this new consent route is highlighted in paragraph 118 of the document

“118. In particular, it seems some local planning authorities continue to make decisions on Permission in Principle based on detailed matters, such as transport access, when these should only be taken into consideration at the technical details consent stage. It is also not certain that developers and landowners appreciate the gains they can make in terms of savings on costs and assessments when ascertaining, up front, the suitability of a particular site for development. Providing further clarity in guidance on the purpose, process and benefits of Permission in Principle should help mitigate this, particularly where consultation responses highlight areas of confusion.”

5.3.2 Also whether there should be greater use of social media as opposed to traditional mediums eg newspapers for publicity for consultations re permission in principle.

(6) Interim Conclusion

6.1 There is much to digest.

6.2 “Package” has not been favourably received overall

6.3 Definite move to centralised control of planning can be detected.

6.4 Stated commitment to Neighbourhood Planning, but as yet not clear how it will fit within the proposed new system. There is a distinct lack of detail.

6.5 Responses should be made to consultation documents.

[Back to AGENDA](#)

Min. 242/20	4 via Parish Channel 1 via Parish Support 2 trees via Comments	Min.	News release Climate Emergency Action plan (delayed until all Committees have reviewed)	Date of appearance
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Subject	Minute	Form	Rating √ = done	Response received
Buckinghamshire Council				
Enforcement of use classes	929.1/19	Write as minuted	√	
Neighbour comments	41/20	Write as minuted	√	
Call-in system	69/20	Town Clerk to forward WW response to MP		
Policy on Neighbourhood Plans	70/20	Cllrs. Cole & Stuchbury to formulate Written Question	√	
Housing need survey	240.2/20	Town Clerk to enquire if basis will be changed to reflect post-Covid circumstances		
TPO trees	242.7/20	Ask about policy on Protected trees esp. wrt insurance claims	√	
Call-in requests				
20/00510/APP (Moreton Road Phase III)	159.2/20	Cllr. S. Cole to be asked to call in	√	Cllr. Cole has declined. Cllr. Stuchbury has volunteered instead.
20/02013/APP (10 Hilltop Ave.)	244.2/20	All Shire Councillors to be asked to call in	√	Cllr. Mills has declined.
Call-in Procedure	244.3/20	Town Clerk to seek clarification on timing	√	
Enforcement reports and queries				
West End Farm Care Home	731.2	Write to AVDC, BCC & HE as minuted	√	BC Archaeology still waiting for investigation report (3/7/20) Application withdrawn 27/7/20, see agenda. Requirement remains, under previous (approved) application
Summerhouse	162.1/20	Mrs Cumming/Cllr.	√	Response received from Weston Homes (7/8/20) The landscapers are

ACTION LIST

Appendix C

Hill		Stuchbury/Clerk to investigate & report lack of management of landscaping at entrance		attending early next week with a view to ascertain quantities of material. The reinstatement works will follow soon after.
Administration	244.1	Ask about budget allocation	√	
Evaluation and review	244.1	Ask about formulating base data for evidence-based review and measuring progress	√	
Other:				
Surgery applications	40/20	Town Clerk to investigate whether North End and Verney Close surgeries can be designated Community Assets Environment Committee to set up meeting with Swan Practice		
Future plans	155.2	Letters to BC & MKC as minuted	√	
Page Hill Footpaths	163.2/20	Report deterioration with photos	√	
Signage for Pegasus crossing	208.1	Report signs for 'new' crossing	√	
Bypass river bridge		Report further deterioration	√	
Bins on West Street	208.2	Report bins left out (again)	√	Originally reported with photos last November. Response received 26/11/19: I have some news for you with regards to the bins. Following on from the first picture [entrance to Fleece Yard], we do service a single site for Veolia so we will contact them directly. Will need to get back on point 2 [West Street, adj. Hamilton House] as we are still investigating this. Picture 3 [Chantry Chapel] is an issue which the team is aware of and have written to all associated properties using the bins advising them bins need to be removed after collection. Recycling and waste team has no enforcement powers as such if residents do not adhere to our advise there is nothing much we can do. An update has been requested.
Lace Hill	247/20	1.Check s106 status	√	See agenda 6.2

ACTION LIST

Appendix C

Health Centre		2. Town Clerk to warn practice about use-by date	√	
S106 use	247/20	Town Clerk to check with other Districts re Sport & Leisure projects	√	

[Back to AGENDA](#)

Planning Committee 17th August 2020

Agenda 6.2 (Min. 247/20: Lace Hill Health Centre)

Email to David Rowley, s106 Officer Buckinghamshire Council 22/7/20

Ref s106 Quarterly update: Lace Hill Health Centre

Members expressed concern that the Lace Hill Health Centre contribution did not feature on it. They have recently had before them for consultation two applications for outline permission to demolish the surgeries in the hospital grounds (20/01332/AOP) and at Verney Close (20/01333/AOP) and change the use to housing, and the Supporting Statements included the following “The change of use and development opportunity would add critical value to the site and subsequently assist in funding the setting up requirements of the new practice at Lace Hill.” (para 2.3). There are no other GP surgeries in the town.

Nothing seems to be progressing on the Lace Hill site; Approval was given two years ago for the Health Centre 17/02112/APP (23/8/18, on appeal) and the adjacent Care Home 17/01940/APP (27/4/18) and the only document added to the website since for either is a request from Highways for more information on the Health Centre traffic numbers posted on 1/10/18. Members are concerned that we are approaching the three-year date, and if either – or both - of the above applications is refused, there will be further delay due to lack of funding. Members would like to know more about the situation from your point of view; they don't want to lose the money (or the serviced site) because the ‘lose by’ date is reached before the ‘use by’ one. Members have long memories and the Town has lost out on previous s106 contributions because they expired before use.

For your convenience I reproduce the summary from the s106 document for 09/01035/AOP; I know the PCT no longer exists, but there must be a successor body, and that the actual site has changed from south of the northern access to over by the bypass, but presumably the requirement still exists – but for how long?

"the PCT Contribution"	<p>a sum of ONE HUNDRED AND SEVENTY-SEVEN THOUSAND POUNDS (£177,000) increased by the amount (if any) equal to the rise in the Index from the date hereof to the date of payment which is to be paid to the Council towards the rental cost differential between the rent paid for existing health care facilities and the rent to be paid for the new healthcare facilities</p>
"the PCT Site"	<p>a serviced site of one hectare to be made available on the Land by the Owners and the Developer in a location to be approved by the Council as a site for health care facilities as more particularly referred to in the Tenth Schedule hereto</p>

Mr. Rowley's reply (22/7/20):

No PCT¹ Contribution was claimed under the original S106 because a new healthcare facility hasn't been provided. This sum may be due from the new developers/future owners and would need revisiting if the development situation changes. Please see the following extract from an email from the planning officer last year;

In response to Ellie's original query I can confirm that no reserved matters approval application for the new health care facility has been made pursuant to the outline planning permission 09/01035/AOP² to date and the submission of such a reserved matters approval application is now out of time.

A proposal for the erection of a new health care facility at this site has been made, although this was submitted as a separate application for a new outline planning permission as opposed to being a RM³ application pursuant to the earlier outline consent (Application ref: 17/02112/AOP & PINS⁴ Appeal ref: 18/00049/NONDET⁵). This application was allowed on appeal. Whilst the Council expressed a view that a deed of variation would be necessary to ensure that the developers/future owners would remain bound by the provisions within Schedule 10 of the original s106, in particular the payment of the PCT Contribution, as we were advised that any sale of the land would release them from this obligation due to the wording of the agreement. The inspector did not support this view and considers that clauses 3.2⁶ and 4⁷ on pages 31 and 35 of the legal agreement respectively seek to bind any successors in title to the land to the provisions of the legal agreement. The Inspector concluded that the variation of the original s106 legal agreement in respect of the previous outline planning permission would not be necessary.

David Rowley

S106 Monitoring Officer
Planning, Growth & Sustainability Directorate
Buckinghamshire Council

Further information supplied 24/7/20:

Just to clarify, payment has never been claimed as the trigger to do so wasn't activated so there's no 'use-by' date. It's a question on whether/how a similar sum can be secured for any future Health Care provision.

Footnotes

- 1. Primary Care Trust.** NHS administrative body, responsible for commissioning primary, community and secondary health services from providers. Until 31 May 2011 they also provided community health services directly. Abolished 2013. Role taken over by CCGs (Clinical Commissioning Groups)
- 2. s106 conditions** are attached to the first application for a site, in this case the Outline Plan, not the ADP(s) – Detailed Plan(s) – which follow it. The AOP application establishes the skeleton of an application, and its description lists all the aspects that require further applications to settle the details. 09/01035/AOP had the following description:
Comprehensive development of land comprising of 700 new dwellings (including affordable housing), primary school, employment land, healthcare, outdoor playspace, changing pavilion, landscaping and creation of drainage detention basin and highway, cycle and pedestrian provision

and these are known as Reserved Matters (consider the AOP as having obtained Approval with Reservations). The AOP was followed by 7 ADPs (with individual application numbers) for infrastructure works (roads, sewers, landscaping, detention basin etc.) plus another 7, for each phase of the housing and the school/community centre. The AOP Approval defines a period after the approval for submission of ADPs; it was approved on 28/10/09, and all Reserved Matters applications had to be submitted within 6 years of this date, ie by 28th October 2015. Thus the 2016 Lidl application and 2017 applications for the Care Home, Health Centre, and the Beefeater/Premium Inn/Costa, missed the cut-off and planning effectively started again with different applicants. However, the s106 had covered this possibility, according to the appeal inspector, see 6 & 7 below.

3. Reserved Matter, see above

4. Planning INSpectorate

5. Planning Inspectorate case number with reason for the appeal (Non-determination i.e. no decision within the statutory time) suffix

6. (from the s106 agreement)

3. **Covenants made hereunder**

3.1 if made by more than one person are made jointly and severally and

3.2 are made to the intent that the same shall bind whomsoever shall become a successor or successors in title to the Land and

3.3 are made to the intent that the same shall operate as a land charge on the Land and shall be registered in the Register of Local Land Charges and

7. (from the s106 agreement)

4. Subject as hereinafter provided the Owners and the Developer hereby for themselves and for any person deriving title to their respective interests in the Land undertake agree declare and covenant with the Council that they shall carry out perform and be bound by the obligations set out in this Deed and that the Land shall be subject to the obligations as to the manner of carrying out the Development and otherwise contained in this Deed

KM
24/7/20

BUCKINGHAM TOWN COUNCIL

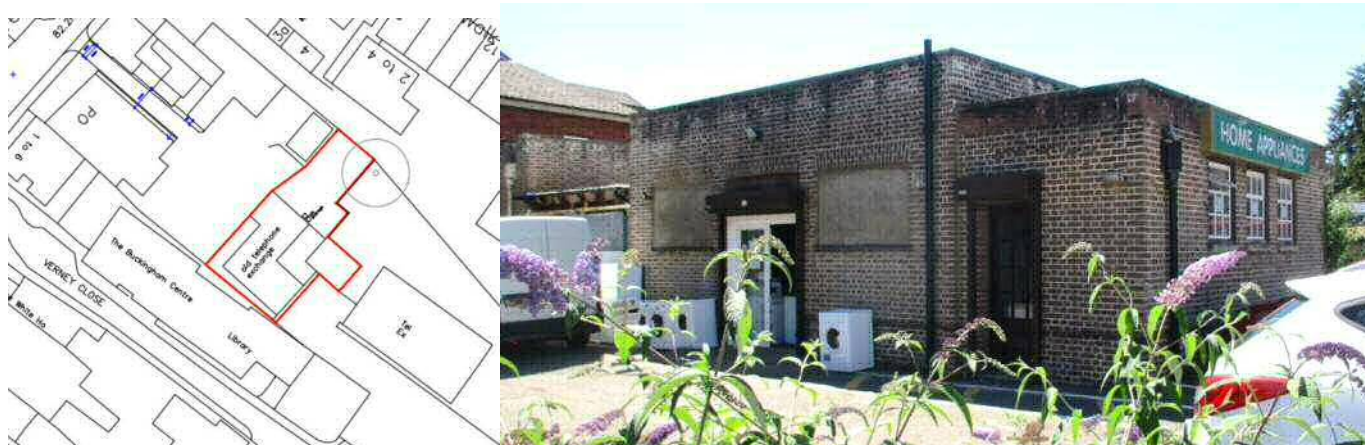
PLANNING COMMITTEE

MONDAY 17th AUGUST 2020

Contact Officer: Mrs. K. McElligott, Planning Clerk

Additional Information for applications on the agenda

1. **20/02488/APP** Home Appliances, The Old Telephone Exchange, Market Hill, MK18 1JT
Change of use from B1 (light industrial) with ancillary storage and sales to mixed B8 (storage), B1 (workshop) and A1 (retail) (retrospective)
Thorne



The site is behind the Sorting Office in Market Hill, and access is via the Sorting Office's gate and yard. There are two single-storey flat-roofed brick buildings, linked by a clear corrugated roof.

The owners wish to change the relative proportions of the building usage to accommodate more retail space and related storage, as repairs are less called-for – or indeed feasible for many modern appliances – changing the predominant use from B1 workshop with ancillary shop to A1 retail with ancillary workshop. No changes to the exterior of the building are proposed, and everything else will remain the same. The Transport Statement uses the TRICS calculator and concludes that the change in traffic movements will be negligible. The BNDP designates the site for employment/retail uses. The building has 8 car parking spaces in the yard (= guidelines) and 2 cycle spaces in the building (> guidelines), and there is a well marked pedestrian route from Market Hill. The change will regularise the existing situation.

The Economic Development officer regrets the loss of a B1 building, but acknowledges that the new usage will preserve the employment and economic benefits to the town centre, thus has no objections.

Distribution of uses:

	Existing	Proposed
Workshop (B1)	Total Ground floor area 279 m ²	60 m ² (21.5%)
Retail (A1)	ancillary	60 m ² (21.5%)
Storage & Distribution (B8)	ancillary	159 m ² (57%)

Property History - Home Appliances, The Old Telephone Exchange, Market Hill

1	97/01711/APP	CHANGE OF USE OF TELEPHONE EXCHANGE, TO CLASS B1 (BUSINESS USE) WITH ANCILLARY STORAGE AND SALES (RETROSPECTIVE)	Approved
2	98/01923/AAD	EXTERNALLY ILLUMINATED STATIC SIGN AND SECONDARY NON-ILLUMINATED SIGN	Application Withdrawn

3	99/00525/APP	Continued use of premises for class B1 business use with ancillary storage & sales	Approved
4	00/02100/APP	Erection of covered loading bay for use ancillary to existing class B1, business use, storage and sales	Approved
5	10/02379/APP	Change of use from B1 to A5 and Erection of new shop front, extract duct and compressors	Refused
6	20/02488/APP	Change of use from B1 (light industrial) with ancillary storage and sales to mixed B8 (storage), B1 (workshop) and A1 (retail) (retrospective)	Pending Consideration

2. **20/02506/ALB** 50-51 Nelson Street, MK18 1BT
Change of use of the left hand side building into HMO. The right hand side building to be retained as dental practice
Dewgun

Both buildings are Listed, as a group of three including No52.



No 51

No50

Planning History - 50-51 Nelson Street

1	75/00723/AV	New kitchen and dining room	Approved
2	76/01544/AV	Change of use of one room from shop to additional residential accommodation, alterations to window	Approved
3	80/00241/AV	CHANGE OF USE TO DENTAL SURGERY	Approved
4	80/01430/AV	REPLACEMENT OF TWO WINDOWS	REFUSE
5	20/01830/APP	Change of use of the left hand side building into HMO. The right	Pending
6	20/02506/ALB	hand side building to be retained as dental practice.	Consideration

This is the parallel ALB application to accompany 20/01830/APP which Members reviewed on 22nd June 2020 when their response was **NO OBJECTIONS subject to HBO comments:**

Members regretted the lack of comments from the Heritage Officer on this proposal. Concern was also expressed at the size of the rooms, bin storage (confirmation of bag collection would be appreciated) and very limited public parking in the area. The feeling was expressed that conversion to a private house would be preferable.

It was assumed that Planning would liaise with HMO Licensing over the necessary conditions to ensure a licence could be granted, eg fire safety.

I have asked again for the requested details of the refuse collection, but have been told that the officer is no longer with the Council and a new officer has not yet been allocated (who will have both applications to look after, as the first one has not yet been decided). The large banner on the building frontage was reported to Enforcement (20/00343/CONB)

The Design & Access Statement submitted is identical to that submitted for the previous application. ¶4.0 still states that there is no Planning History for these buildings. A separate Heritage Statement has not been submitted for this application (the previous one was virtually identical to the D&A Statement).

The Heritage Officer posted comments on 26th June 2020 and her conclusion reads

The following further information and/or amendments are required before the application can be determined/fully assessed:

- Submission of a Listed Building Consent Application
- Detailed assessment of existing fabric and significance
- Provision of additional photographs to illustrate the proposal
- Compelling justification for any loss of original fabric, detailing, features, form.
- Details of the proposals in relation to the running of services, provision of extraction (which may impact also on the exterior of the building), and fitting of new fixed sanitary ware / tiling etc.

The Proposed Elevation drawings are unchanged (as are the Existing Floor Plans and Elevations, obviously) and the Proposed Floor Layouts drawing has a half page of notes added and the positions of smoke and fire alarms, fire resistant doors and extractor fans in the kitchen and shower rooms (none of the shower rooms are on an exterior wall) have been marked, and the fire resistant materials for the new staircase in the dentist's part of the building.

The HMO standards on space, heating, kitchen and bathroom fittings, stairs and partitions give the impression of being cut-and-pasted from the Building Standards listing and are not directly related to this building plan (eg "A secondary heating appliance may be required in bathrooms/shower rooms where the central heating system is not available at all times"). Whether this will satisfy HMO Licensing I cannot say; it certainly does not satisfy the Heritage Officer's requirements (beyond the submission of a Listed Building application, and even this is two months later than the APP submission). At the time of writing, there are no photographs, fabric survey, justification for any losses as listed above, or fixing details – unless a small circle with, for example, FA inside to indicate a fan, is adequate for the Heritage Officer's purposes.

I reproduce the site and proposal description from the June agenda below, to save Members the trouble of looking it up:

The premises are on the east side of Nelson Street, and back on to the Church grounds. No change is proposed to the exterior appearance, front or back. The ground slopes steeply at the rear and thus at first floor level there is a small yard and terraced garden. The rear extension serves both buildings at present and is used as storage on the ground floor with dental surgeries at first floor level.

№50 will retain a Reception room at ground floor level, and half the storage room and access to a toilet in the central stairwell, and both surgeries in the extension as well as a storage room and another surgery overlooking Nelson Street at first floor level. A new staircase will be put into the Reception area to give access to these.

№ 51 will have a waiting room turned into a bedroom with en-suite shower room, the other ground floor front room (present use unknown) into a common room, and the other half of the storage room at the rear into a communal kitchen; the remaining two rooms facing over Nelson Street will become bedrooms with en-suite shower rooms.

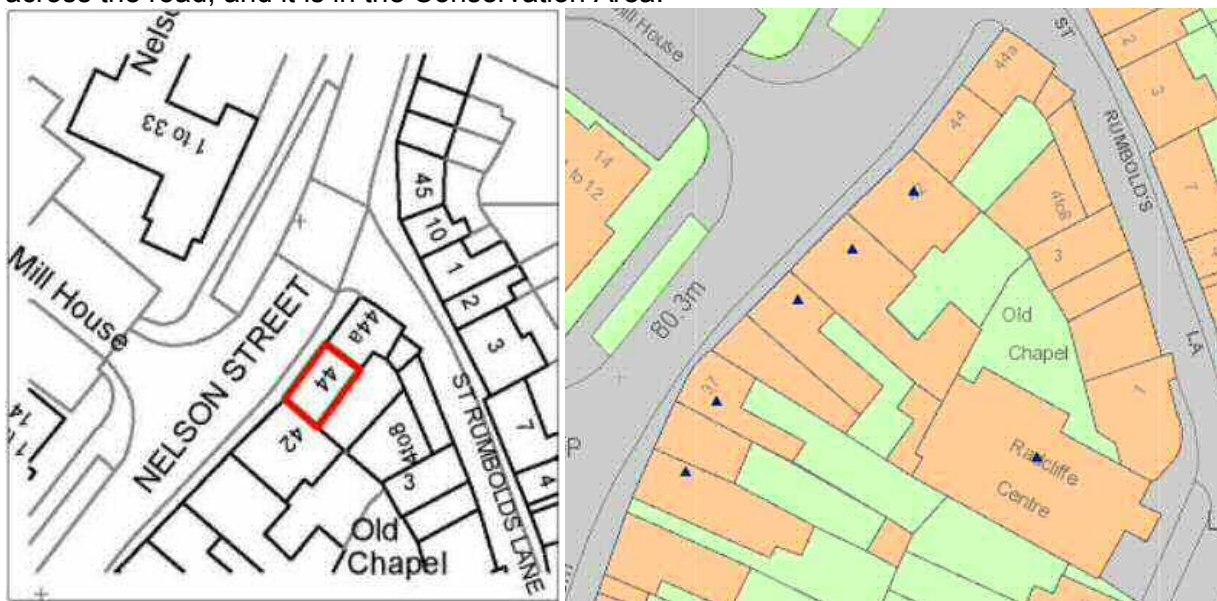
New walls or partitions will be built to separate the two halves of the rear storage room, the central stairs and toilet from the HMO (there is an existing staircase in № 51) and, of course, to enclose the new bathroom areas.

HMO Licensing have a detailed checklist for landlords, so I expect Planning will liaise with Licensing over the details such as Fire Safety.

3. **20/02537/APP** 44 Nelson Street, MK18 1DA
Conversion and alteration of dwelling house to form 5 self-contained student flats
(Retrospective)
Rowlinson

The site is the blue building in the photograph, formerly a 4-bedroom house, recently occupied by students living as a single household (ie 4 bedrooms with communal bathroom, kitchen and lounge), in a terrace which is continuous from Manor Street to St. Rumbolds Lane and includes the convenience store at Nos 40-41. It has a HMO licence which expires in 2025, but AVDC – having instigated an enforcement investigation last year - holds the view that there are insufficient shared facilities provided for class C4 designation, and

permission is being sought retrospectively to provide 5 self-contained flats for student occupation. No changes are proposed to the exterior of the building and it has a yard at the back where the bins are kept, but no parking. The building is not itself Listed but many of the ones south of it are, as is Barham Lodge across the road, and it is in the Conservation Area.



Adjacent Listed Buildings



Photo taken January 2020 to accompany report of banner to Enforcement (20/00034/CON3)

Planning History - 44 Nelson Street

1	86/02116/APP	CONVERSION AND EXTENSION OF EXISTING BUILDINGS TO	APPROV
2	86/02117/ALB	FORM THREE DWELLINGS	
3	87/00297/ALB	DEMOLISH DERELICT STRUCTURES WHICH ARE NOT CAPABLE OF BEING RESTORED OR REUSED	APPROV
4	88/03030/ALB	[Application to demolish] EXISTING BUILDING (PART RETROSPECTIVE)	APPROV
5	89/00171/APP	ERECTION OF 3 TERRACED HOUSES WITH COURT YARD AND PARKING SPACES	APPROV
6	20/02537/APP	Conversion and alteration of dwelling house to form 5 self contained student flats (Retrospective)	Pending Consideration

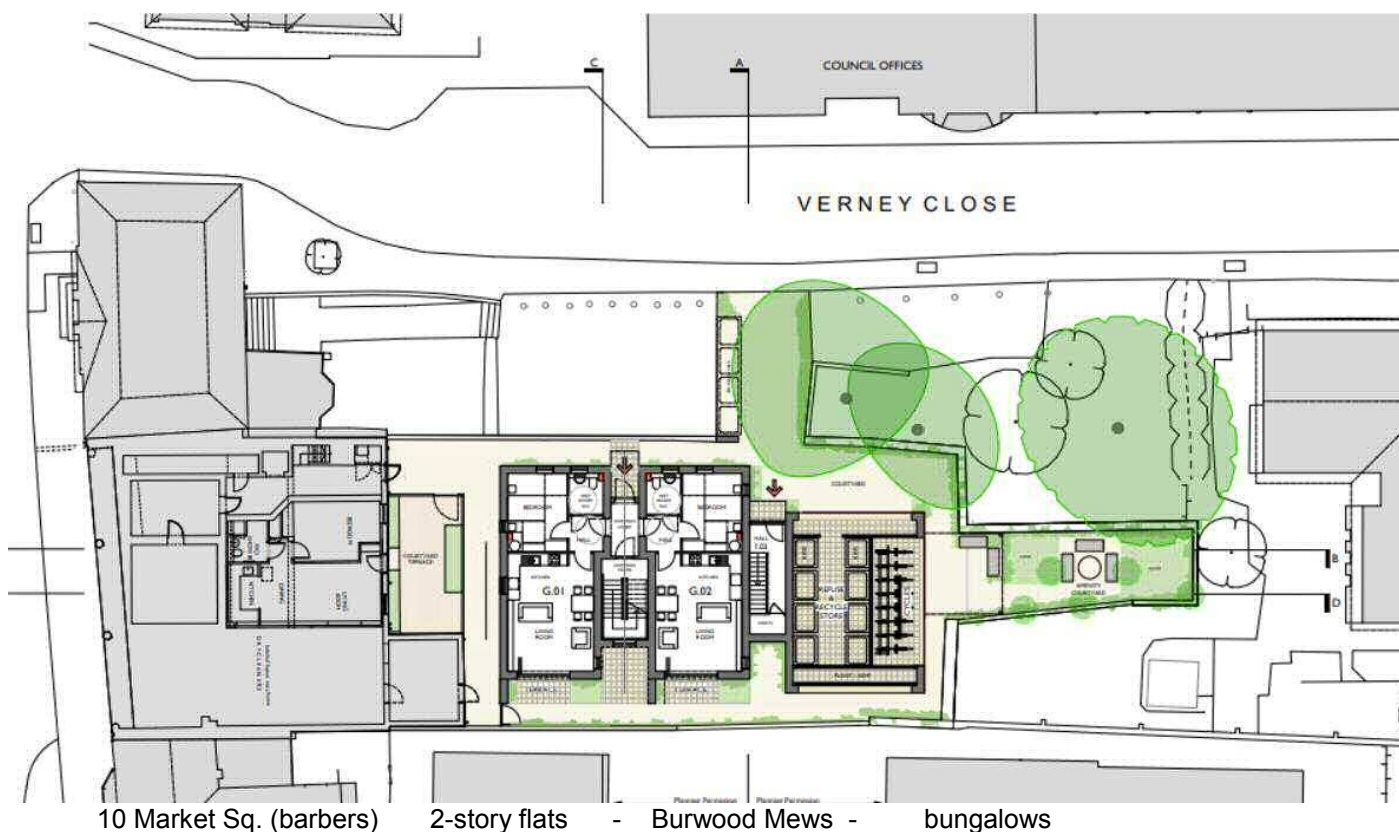
One ground floor front window (which now gives onto the utility room) and one ground floor rear window (a bathroom) have been bricked up but still give the appearance of a window from the outside and the rear door has been bricked up but serves as a window (over the sink unit in a kitchen). All flats have a double

bed/sitting room, kitchenette and shower room and the drawings are marked up with the Fire & Smoke Alarms and Fire Doors for completeness. A separate utility room is on the ground floor. Access will be via the front door onto Nelson Street.

Amended Plans

- 4. **20/00483/APP** Land to the rear of 2 Market Hill, MK18 1JS
Proposed new detached building comprising 7 apartment dwellings, and associated external works, bin/cycle store and alterations to access
Morrison

The site is to the rear of the old NatWest Bank, opposite the Town Council office. The proposal is for a two-part building joined by a stairwell; the square building nearer the bank has three storeys with two one-bed flats on each floor with a central stairwell; the top two each have a mezzanine 'study/bed platform'. This is literally a platform, with a void each side of it to the bedroom below on one side and the living room the other. The ground floor flats have a small terrace facing Burwood Mews, and the first and second floor ones a balcony with obscured glass facing the same way. The roof of this building is two asymmetric gables separated by a flat roof over the stairwell; the long slopes have two large openable skylights in. To the east of this building is a smaller building housing a bin and cycle store at ground level with a 3-bed duplex flat (or 2-bed + study) over it with its own stairwell, and a flat roof. It has a large (1st floor) and a small (2nd floor) terrace. There are flat skylights over the two stairwells and over the upper floor of the duplex flat. Beyond this is a small amenity courtyard and the old Red Cross Day Centre.





Section through the site showing relative heights of Markhams Court, Candleford Court's mews houses, the augmented bank building, and (in red) the roof outline of The Buckingham Centre for comparison.

Members considered the original submission on 24th February 2020, responding **OPPOSE & ATTEND:**

Members had concerns about

- *the narrow passage between the proposed block and the existing building could become damp and unpleasant, and also affect the venting from the drycleaners. It would certainly mean blocking sunlight from the basement flat's courtyard all year round, and to the flats over the coffee shop in winter;*
- *the adequacy of the bin store for 14 bins and the distance from the front door and the collection point; and the arrangements for the refuse from the coffee room which currently has 4 skip bins in the access from Verney Close;*
- *the health of the three yew trees which would require continual pruning to keep them away from the building (a TPO for all three was requested)*

Otherwise Members felt the new design was an improvement on the previous one, and left more daylight for Burwood Mews, but should not be detrimental to the residents and businesses in the existing building.

Members reviewed Additional Documents on 23rd February 2020 (no change to previous response):

New documents:

- Two drawings showing the shadows cast on the existing building (including the basement flat and its courtyard) by the proposed building at four times of day on 21st March and 21st June. The new flats above the coffee shop will get sunlight until after the middle of the day, the back of the coffee shop and basement flat hardly any, and parts of the courtyard only around midday in the summer.
- In response to a request from SuDS details of surface and foul water drainage and associated annotated drawings have been supplied. Foul water drains running down the centre of the site will have to be diverted round the footprint of the building to the existing sewer in Verney Close. Surface water (including that from the roof) is to be drained into a cellular soakaway tank under the amenity courtyard. The efficacy of this will depend on groundwater levels (the EA Surface Water flood maps supplied show surface water flooding is possible as far from the river as the health centre car park).
- Waste&recycling and refuse collection drawing. This designates two areas – one for four 4 skip bins just inside the access, and one for 2 skips bins further in 'as backup'. It appears (and clarification has been requested) that these are just spaces close enough to Verney Close for the refuse lorry workers to reach them without the lorry having to enter the site, and 'the applicant's personnel' will move the bins from the storage areas by the amenity courtyard to the collection area on bin days. The cycle store has been replaced by a new bin storage area, and re-sited at the rear of the car port. Where the coffee shop and the flats over it are supposed to put their refuse if these bins are for the new flats only is not indicated, nor is there evidence of separation of recyclables.
- There is also a response from BCC Archaeology asking for a site investigation to be conditioned.

Members left the technicalities of the drainage arrangements to the SuDS Officer, noting only the frequency of blockage clearance works on the main Verney Close line.

The principal concern is the waste and recycling arrangements. The access currently contains 4 skip bins and a regular bin, well-used and often with excess in plastic bags, giving rise to complaints about rats. These presumably service the coffee shop in #2 Market Hill, and possibly the flats over and under it. Where are these going to go if the proposal is approved? And if they remain in place, they will severely restrict access for the users of the carport spaces on bin days when the new flats' bins are moved out from their storage shed to the opposite side of the access. The shadow-cast drawings show that the occupant of the basement flat will get hardly any sunlight – even in the

courtyard.

The changes in this edition of the proposal are mainly to the storeroom and cycle store, with terrace over. The ground floor will now house 8 skip bins – four for recycling, four for other refuse – and the appropriate four will be hauled out by the landlord’s staff into the access on Verney Close for collection and emptying each week. (formerly there was a separate store in the narrower part of the site for 6 skips, with two nearby in the open air) Tenants will have less than 30m to walk from their flat to the bin store.

The cycle store is now at the side, rather than the rear, of the building. The first-floor duplex flat terrace is consequently reduced in area, and there is rather more ‘amenity area’.

No winter shadow diagrams have been supplied with the Amended Plans.

There are no parking bays, even for disabled tenants, though the ground floor flats have ‘wet room’ bathrooms rather than ‘shower rooms’.

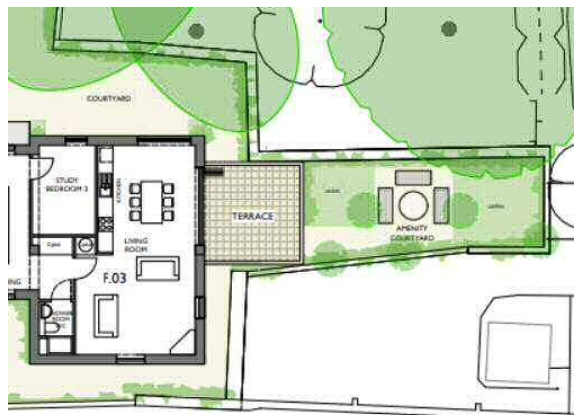
Original:

New:



Terrace: from this ...

to this ...



And the roof plan (note large openable skylights on left hand roofs, also shown on section drawing above)



Other documents:

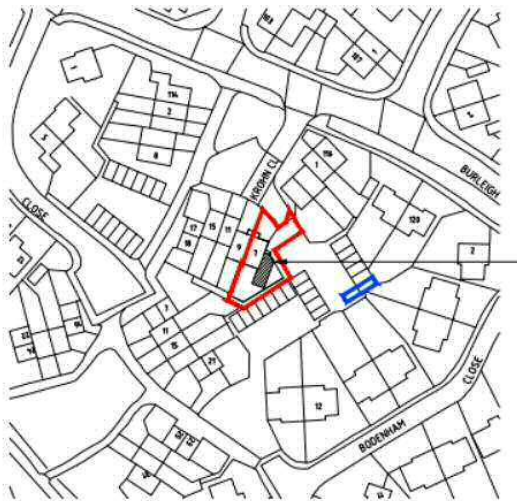
- Noise Survey Report – on the fan and compressor at the dry cleaners. Concludes there is no objectionable noise level in Flat 3 or Flat 7 (those in the old bank building directly above the dry-cleaner’s outbuilding) nor was there any noticeable chemical smell. The majority of noise (the tests were carried out on a Saturday, and included traffic in Verney Close, the rustle of trees and the rooks) was likely to be vibration transmitted through the building structure, and mitigation solutions are suggested if there are any complaints (there have been none so far).
- A very comprehensive report on Surface Water Drainage (as requested by SuDS in March)

The exterior views of the building:



5. **20/01018/APP** 7 Krohn Close, MK18 7HS
 Single storey side extension and two storey side/rear extension
Terkelsen

Krohn Close is an L-shaped cul-de-sac on Linden Village between the southern part of Burleigh Piece and Bourton Park. The site is the last house before the entrance to a garage court and has a large side and rear garden, set at an angle to the house, with a standard wooden fence. It is a 2-bed house with a lounge/diner occupying the whole width of the front with a projecting porch housing the front door, and a kitchen across the rear, and is semi-detached with No9, which is a mirror image and shares a single pitched porch roof over their front doors. Nos 11 & 15 are a similar pair to the west, stepped forward of Nos 7 & 9, and differing only in that their porch roofs are separate and extend over the lounge window. There is visitor parking to the front of the fence and a garage court beyond where the applicant owns a garage and its frontage to the halfway line. A pathway runs along the side and rear fence giving access to the backs of Nos 7-15 Krohn Close, Nos 7, 11 & 15 Akister Close and the garage court for Bodenham Close.



Planning History:

			↑ No7	↑ No9	↑ No11
1	19/03640/APP	Single storey side extension and two storey side/rear extension			Householder Refused
2	20/01018/APP	Single storey side extension and two storey side/rear extension			Pending Consideration

Members had responded **OPPOSE & ATTEND** on 28th October 2019 to the previous application 19/03640/APP:

“Members regretted the proposed loss of yet another small dwelling in the town, and considered the extra parking place in front of a garage in a parking court unacceptable and obstructive for other residents. There wasn't sufficient parking for any of the houses, which led to on-street parking.

The application was opposed on the grounds of overdevelopment of the plot and related effect on the street scene, and the inadequacy of parking provision for a three-bedroom house.”

This was refused on 20/11/19 – reasons (1) not subordinate, too big, & detrimental to the street scene, and (2) insufficient parking.

A new and revised application was submitted in March 2020 which reduced the side extension to a rectangular shape (previously it was a pentagonal shape and extended to the fence line, its brick wall replacing the wooden fence), deleted the first floor study and the ground floor separate dining room. However it appeared that the extension roof ridge was less obviously subsidiary than the previous proposal's. There was no longer a reference to parking on the front garden.

The proposal adds a large kitchen on the ground floor with bifold doors to the garden, and turns the existing kitchen into a WC and utility room, retaining the existing back door. The extension houses a 3rd bedroom and bathroom on the first floor, and a new, flat-roofed, single storey hall with front door (the existing porch is to be retained but the front door is to be bricked up with a window inserted). The two-storey extension is 3.3m wide and 7m long, is set back 4.8m from the front wall of the existing house and projects beyond the rear wall of the existing house by 4m. The new porch is 1.7m deep on the front of this, and is 0.5m deeper than the existing porch.

Members reviewed this revised application on 20th April and commented (**OPPOSE & ATTEND**): *“The feeling was that this extension was still too big for the site, and overbearing in a tight area; the roofline was barely subsidiary and the bricking-in of the front door was detrimental to the appearance of the front elevation and street scene. A false door panel would be preferable. It was also noted that the proposed ground floor rear window/door (AB3281-05) was shown unchanged from existing, whereas the plan drawing (AB3281-02) showed that the centre panel was to be bricked in and the end panels replaced with single panels to match existing, one with frosted glass. It seemed likely that the former was the error but clarification would be appreciated.”*

There has been no response to this request, but the drawings have been corrected, see below.

The application was listed among those offered to the Shire Councillors for call-in by Mrs. Kitchen, but there were no volunteers.



↑No7

↑No9

↑No11

↑No15



Garage court; applicant owns the last one on the left largely obscured by ivy in this 2015 Google view






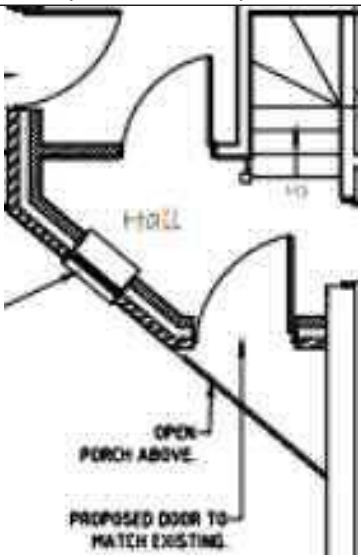
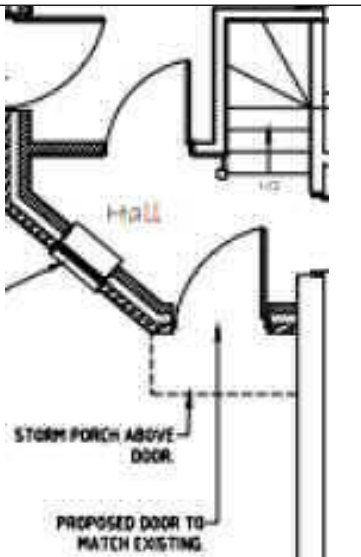
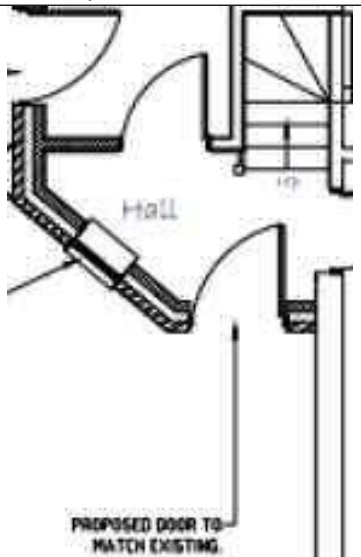
Side view showing garden fence and shared pathway to left between fence and Bodenham Close garages, and public parking area.

There are comments from 6 people on the website, of which 5 are near neighbours; some have commented on the amended plans as well as the original application. I would take issue with the labelling of the latest one (20 July) as “Neutral” though. All (including this last one) oppose the proposal. Their concerns/allegations are:

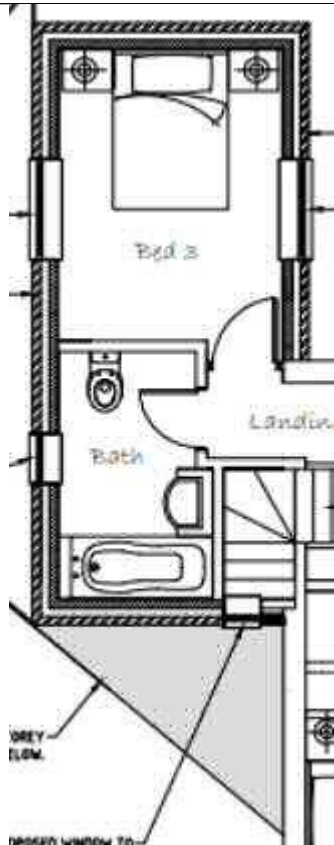
- These houses were built as 2-bed starter homes and should remain so;
- The proposed extension is too big for the site, and will overlook and overshadow nearby properties;
- The applicant rents out the house, he does not live there;
- The applicant has already moved the front fence forward somewhat into the public parking area (the original public path along the back of the parking space and its kerb-edging are now well behind the fence);
- The new front door will open directly onto this parking area, which isn't safe, particularly if the house is let to a family with young children, and could make deliveries difficult if there are cars parked at that end;
- Similarly the remaining triangle of side garden is designated as a bin and bike store, with a gate onto the parking area [in front of the white car in the picture above] and movement of both bins and bikes between parked cars could cause damage;
- The side path is used by residents further along to bring their bins out and any displacement of parked cars away from the new front door will affect this;
- There isn't enough space to park the number of cars for a 3-bed house and this will lead to overflow parking on Burleigh Piece;
- There will be loss of parking for all the neighbours during construction.

Since then 2 complete sets of amended drawings have been submitted, on 19/22 May and 28th June, neither of which were notified to BTC. The office was alerted to their existence by a neighbour who queried the accumulation of new yellow notices posted at the site after the scheduled decision date. A request for comments was received on 23rd July.

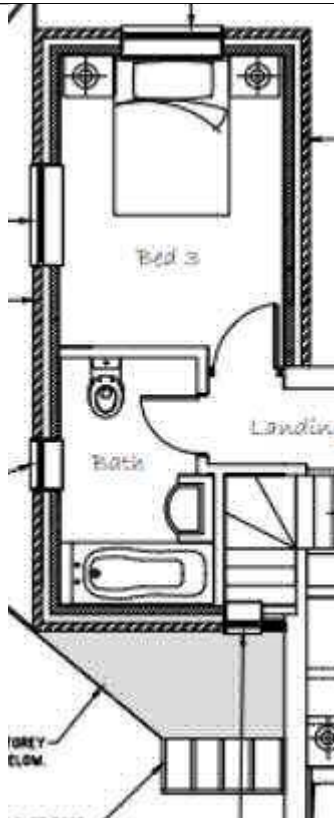
The changes can be summarised as follows:

Drawing	original	May revisions	June revisions
01 Block Plan	 <p>Flat extension roof to single storey extended as porch</p>	 <p>Flat roof replaced by storm porch over front door</p>	 <p>Red line revised Storm porch deleted</p>
02 Proposed ground floor layout	 <p>Flat extension roof extended as porch</p>	 <p>Flat roof replaced by storm porch over front door</p>	 <p>Storm porch deleted</p>

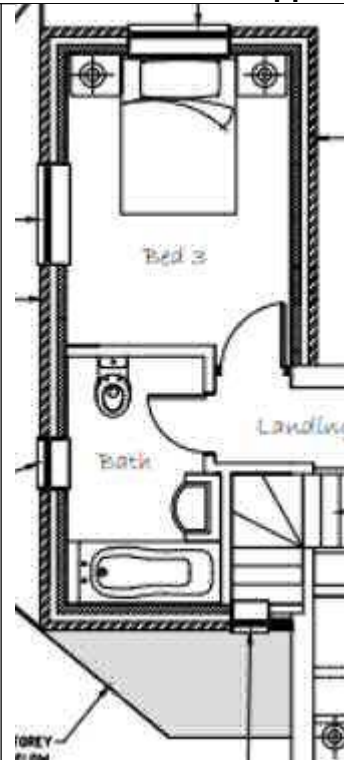
03
Existing & proposed first floor layout



Large triangular flat roof porch;
Window in Bedroom 3 faces neighbour, no rear window



Flat roof limited to building outline, storm porch added;
Window in side wall of Bedroom 3 moved to rear wall



Storm porch removed

04
Existing & proposed front and east side elevations



Front door bricked up and moved to extension; matching window inserted instead
New porch roof is flat as below




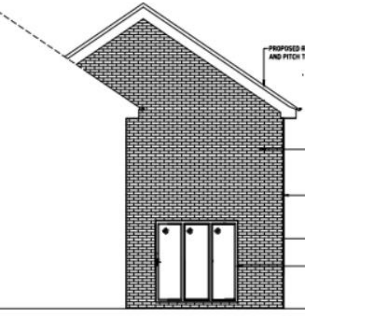


Projecting roof deleted and curved storm porch substituted



Storm porch removed, no projection remains



<p>05 Existing & proposed rear and west side elevations</p>			<p>No change from May revision</p>
<p>Rear wall: kitchen window shown as existing, despite kitchen being changed to WC and utility room and new partition coinciding with centre pane & openable window. Bedroom window in extension not on floor plan</p>	<p>Centre panel of brickwork in kitchen window; side upper windows now openable. Bedroom window now matches floor plan</p>		
			
<p>Side wall with window overlooking neighbour's garden</p>	<p>Side wall facing neighbour's garden: bedroom window deleted</p>		

Not for consultation

- 6. **20/02356/ATP** 3 Carisbrooke Court, MK18 1TU [*tree is in Maids Moreton Avenue*]
Chestnut to rear of 3 Carisbrooke Court, Buckingham to be felled due to being reported as the reason for subsidence at no. 3 Carisbrooke Court
Buckinghamshire Council



I have been unable to trace any previous work for this tree. There is a fair amount of survey work on the website to support the allegation that it is the tree causing the subsidence. Movement is unsurprisingly most detectable between December and March.

The house had an extension in 1982.

7. **20/02375/ATP** [Land to rear of] 32 Western Avenue, MK18 1LN
 Oak Tree - To reduce the lower limbs on the south side (garden side) of the tree by 3-4 metres. Reason- a branch has relently fallen off & The remaining limb is extending outside of the canopy but also has a tortional twist. The loading appears to be on a fisure.
 Lehmann



There is no history of previous applications for work on this tree.
 The application has already been approved.



Captions read
 Breakage Point
 Fallen Limb

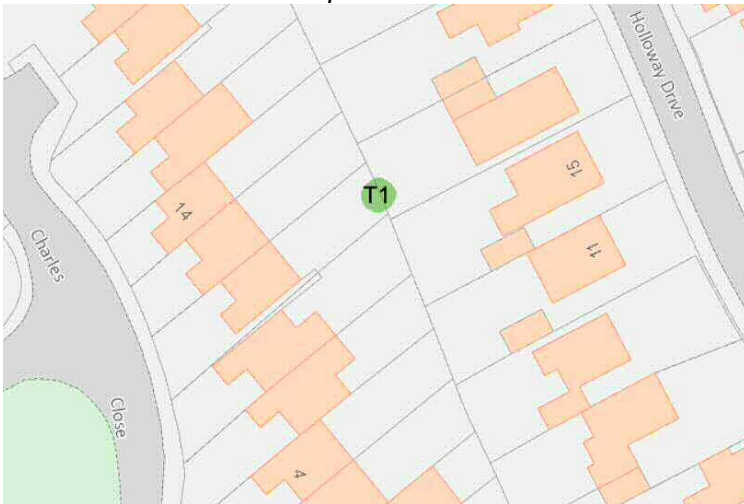


Captions read
 Cutting Point
 Cutting Point
 Tortion Point Cavity and Loading Point



Caption reads Weight Loading Point and Tortion Weight Loading Point and Cavity

8. **20/02562/ATP** 17 Holloway Drive MK18 1GF
 T1 English Oak Height - 12m Crown spread - 9m
 Work Required : 2m partial crown reduction to eastern side of the crown
 Reason : A tree report was undertaken recently (see photos). It states the tree is in decline due to historic factors and will die in approx. 10 years. My client at no. 17 is concerned that branches will fail on their side and would like to take all precautions to alleviate are risk. I recommended a minor 2m reduction to the branches extending over their property as well as removing any major deadwood. This would be a compromise between safety and the trees wellbeing.
Hopkins



The tree survey was carried out by RGS Arboricultural Consultants, 52 Millway, Northampton NN5 6ES in June 2020 for the owners of 10 King Charles Close on whose land the tree stands. The copy supplied is via 6 photos of the pages, and seems complete from the paragraph numbering. There is a page containing two Resistograph plots which may help the more expert of you to make a judgement. Sections of the report only are reproduced below – see planning website for full details.

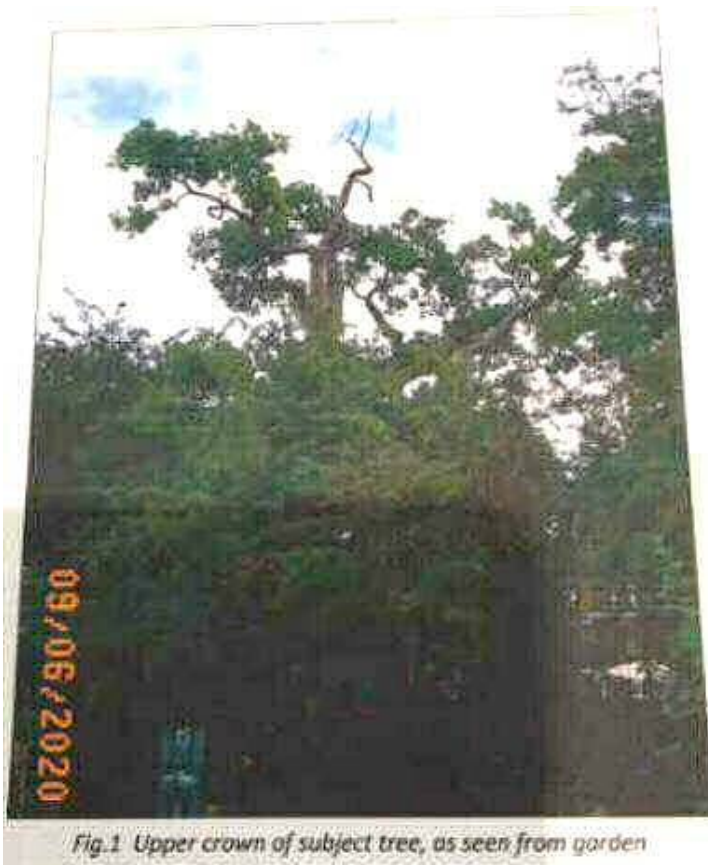


Fig.1 Upper crown of subject tree, as seen from garden



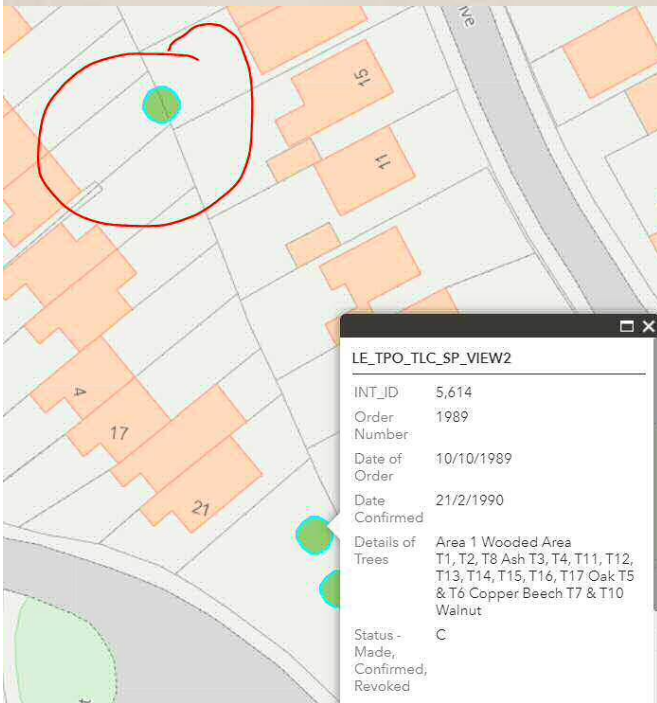
Fig.2 Lower stem showing loose & missing sections of bark

3.0 Findings and Conclusions

3.1 The subject tree is a mature English oak (*Quercus robur*), approximately 9 metres in height with a spread of 7 metres. It is situated in the left rear corner (NW) of the rear garden at the property and is close to the boundary with a neighbouring property to the east. The crown of the tree, which is of low vitality, is much reduced in size, evidently having had various pruning works undertaken over a number of years. The lower stem (Fig.2) is exhibiting signs of extensive dead and dying bark and cambium, with some sections of bark missing or partially detached.

4.0 Recommendations

Whereas no action is required at the present time we would recommend that a detailed re-inspection is undertaken in four years' time, unless the condition of the tree more rapidly declines, in which case an earlier re-inspection would be prudent.



Tree is part of the Holloway Spinney Protection Order

KM

9/8/20

[Back to AGENDA](#)

Year	Appln	Type	Brief address	Brief description	Call-in	Later contact if any & date of BTC agenda	Response
2016	00151	AOP	Land off Walnut Drive	170 houses		not in our parish	
2018	00932	APP	19 Castle Street	6 flats above shop		amended plans -> 20/4/20	Response & 17/04671/ALB Oppose until HBO satisfied
	01098	APP	23/23A/23B Moreton Road	split 3 houses into 6 flats		amended plans -> 23/3/20 and 6/7/20	no change to original response deferred for more information
	04290	APP	West End Farm	72 flats/Care Home	RS	amended plans -> 4/2/19	no change to original response
	04626	APP	Overn Crescent	4 houses	TM	amended plans ->22/6/20	no change to original response
2019	00148	AOP	Land at Osier Way	up to 420 houses	RS		
	00391	APP	The Workshop, Tingewick Rd	ch/use & new access		amended plans ->3/2/20	Oppose & Attend
	00902	ADP	Land adj 73 Moreton Road	Reserved matters - 13 houses			
	01476	APP	Station House, Tingewick Road	11 houses	?HM	additional document - >27/2/20	no change to original response response changed to No Objections subject to the satisfaction of the HBO
	02627	AAD	Old Town Hall	signage (retrospective) variation 16/02641/APP 50		amended plans ->24/2/20	
	03531	APP	10 Tingewick Road	houses	RS		response changed to No Objections subject to the satisfaction of the HBO
	03624	ALB	Old Town Hall Land behind 2 Market Hill	signage (retrospective)		amended plans ->24/2/20 additional plans -> 23/3/20 amended plans -> 17/8/20	no change to original response
2020	00483	APP	Moreton Road III	7 flats	RS		
	00510	APP	Moreton Road III	130 houses		Amended plans in 22/5/20 & 28/6/20 not consulted on, though yellow notices posted	
	01018	APP	7 Krohn Close	extensions		Amended plans -> 17/8/20	
	01240	APP	5 The Villas	extension	WW	additional plans -> 22/6/20	no change to original response
	02013	APP	10 Hilltop Avenue	Fence and shed			

TEMPORARY ROAD CROSSING – MORETON ROAD

PLANNING COMMITTEE 17TH AUGUST 2020

Agenda item 11

ADDITIONAL INFORMATION FOR MEMBERS

1. Town Councillors have discussed options for measures to help the town reopen safely following lockdown in several meetings, including EDWG, and TC&E. One recurring theme was the challenge of the pinch point outside Clays the Butchers. Buckinghamshire Council asked for a view from the Town Council on the proposed temporary crossing at the foot of Moreton Road. The deadline for response did not allow for the Town Clerk to formally consult a committee. The Town Clerk responded that, given that this was the only solution provided by Buckinghamshire Council to making the town centre safer for pedestrians, it seemed appropriate. This response also took account of the Town Council's support for a permanent crossing at the location. The Town Clerk did not assess the proposal technically, as this was a matter for the Highway Authority (Buckinghamshire Council).

Following discussion of the crossing by Full Council on 13th July 2020, the Town Clerk wrote to Buckinghamshire Council to say that, "while there are mixed feelings about the scheme.... there is general agreement that it's positive that Buckinghamshire Council have been engaged and are prepared to try something. The temporary crossing needs more signage, explaining that it's a temporary pedestrian crossing. There was some doubt as to whether the scheme is legal or needs a TRO - can that be clarified please?"

2. The Town Council has put up notices – which were provided by Buckinghamshire Council - at appropriate places requesting pedestrians to observe the 2m separation, and to wait and allow others to pass on narrow stretches of pavement, for example outside Clays.
3. Measures to aid pedestrians crossing the bottom of the Moreton Road are included in the draft s106 for the Walnut Drive application 16/00151/AOP as follows:

- Junction improvements to the Moreton Road junction with the High Street (Old Gaol roundabout) to include:
 - Lane Markings along Moreton Road at the approach to the existing mini roundabout at the 'Old Gaol' junction to identify two separate approach lanes. All lines and signs to be in accordance with the Department of Transport's current 'Traffic Signs Regulations and General Directions'.
 - A pedestrian refuge on Moreton Road in the vicinity of the 'Old Gaol' roundabout, to provide safe crossing facilities to town centre services.
 - Keep Clear markings across the junction of the public car park on Strafford Road in the vicinity of the 'Old Gaol' junction, to assist the bus exiting the High Street and facilitate movements on the network.

4. Buckinghamshire Council's website entry for Covid-related changes includes:

We are introducing a range of measures to support people getting back to work, school, shopping and leisure activities as lockdown restrictions gradually ease.

As part of a £514,000 investment we are implementing a programme of 'pop-up' and temporary emergency active travel schemes to support people making local journeys on foot or by bike.

These schemes will be implemented before the end of September 2020, on a temporary basis. Schemes may be 'tweaked' following implementation in response to feedback and performance.

We would also welcome views on whether any measures implemented should be converted to permanent improvements later in the year.

Over the next two months we will focus on:

widening and extending footways and cycleways

junction closures and new one-way systems that make it safer for walking and cycling

encouraging more journeys by bike

additional cycle parking

The first set of schemes is listed below. We will be sharing more detailed information about the schemes we are putting in place as they become available.

Amersham

Aylesbury

High Wycombe

Chalfont St Peter to Gerrards Cross

Haddenham

Future plans

If funding allows we will also consider the creation of various temporary cycle routes in Buckingham and a new temporary cycle route between Marlow to High Wycombe.

5. The Government Memorandum covering these temporary changes is attached.
6. The procedure for installing a permanent crossing involves a consultation process whether or not it also requires electricity provision for Belisha beacons, pedestrian controlled lights and so on; it is not an instant solution. Battery or generator power requires attention from staff. Sourcing the necessary equipment may also have been a problem during lockdown.
7. Given that a 'proper' crossing is planned, at the developer's expense, and there will be time for the consultation period, safety assessments and other scrutiny necessary for a permanent arrangement in the coming months, it could be considered that the temporary arrangements sourced from stock are acceptable.

PH 7/8/20

The crossing as originally installed: (9/7/20)



The crossing as existing (7/8/20):



I would like to add that most of the people crossing here would have anyway, from observation. There is no signage to redirect pedestrians to the new crossing, either by the exits to Cornwall Place (one by the zebra crossing would be best) or Meadow Walk, or on the paving near Waitrose for people coming straight from the car park. Clays' queue is still a problem to pass with any degree of separation.

KM

7/8/20

EXPLANATORY MEMORANDUM TO
THE TRAFFIC ORDERS PROCEDURE (CORONAVIRUS) (AMENDMENT)
(ENGLAND) REGULATIONS 2020

2020 No. 536

1. Introduction

- 1.1 This explanatory memorandum has been prepared by the Department for Transport and is laid before Parliament by Command of Her Majesty.

2. Purpose of the instrument

- 2.1 This Instrument amends, temporarily, legislation relating to Traffic Orders which are required to make and enforce changes to a road's use or its design. The amendments are intended to speed up and simplify making Traffic Orders to put in place measures to deal with the effects of coronavirus, the need to social distance as a response and to support the Government's aims for a restart and recovery that helps to enable active travel, for example, cycling and walking. The amendments also provide alternative publicity arrangements to help deal with some practical difficulties that have arisen as a result of restrictions that are in place, for example, some local newspapers have closed or have moved publications online, local authority offices are closed to the public, and concerns about the safety of staff posting site notices in some circumstances.
- 2.2 The amendments made by this Instrument will expire at the end of 30th April 2021.

3. Matters of special interest to Parliament

Matters of special interest to the Joint Committee on Statutory Instruments

- 3.1 This Instrument is not laid with at least 21 calendar days between the date of laying and the date of its coming into force. This urgent action is required to help deal with the impact of coronavirus and the need for measures to be put in place immediately as the public returns to work and restrictions are lifted (see more under the heading "Policy Background" below). Delaying the coming into force date for 21 days will mean that many measures needed to ensure public safety cannot be put in place at the time they are most needed.

Matters relevant to Standing Orders Nos. 83P and 83T of the Standing Orders of the House of Commons relating to Public Business (English Votes for English Laws)

- 3.2 As this Instrument is subject to negative resolution procedure there are no matters relevant to Standing Orders Nos. 83P and 83T of the Standing Orders of the House of Commons relating to Public Business at this stage.

4. Extent and Territorial Application

- 4.1 The territorial extent of this instrument is England and Wales.
- 4.2 The territorial application of this instrument is England.

5. European Convention on Human Rights

5.1 As this Instrument is subject to negative resolution procedure and does not amend primary legislation, no statement is required.

6. Legislative Context

6.1 Traffic Orders are made under the Road Traffic Regulation Act 1984 to make changes to a road's use or its design. Different types of orders can be made in different circumstances.

6.2 The procedures for making Traffic Orders is set out in the following legislation:

- the Road Traffic (Temporary Restrictions) Procedure Regulations 1992;
- the Local Authorities' Traffic Orders (Procedure) (England and Wales) Regulations 1996;
- the Secretary of State's Traffic Order (Procedure) (England and Wales) Regulations 1990.

6.3 The legislation includes a number of regulatory procedures, depending on the type of Order, that, amongst other things, require notices of Orders to be published in local newspapers, site notices to be displayed on street in some circumstances, and Orders to be made available for public inspection at an authority's offices. Certain other procedures need to be followed which means that, for example, temporary traffic orders can take on average 30 days to be made and come into force.

7. Policy background

What is being done and why?

7.1 This Instrument will, temporarily, amend legislation to deal with issues related to coronavirus, including the need to social distance as a response and support the Government's aims for restart and recovery activity that promotes active travel.

7.2 The amendments will enable authorities to more rapidly make the Orders that are needed to put in place measures to deal with the effects of coronavirus, for example, installing cycle lanes or widening pavements, and to deal with some practical difficulties that have arisen as a result of restrictions, for example, some local newspapers have closed or have moved publications online, local authority offices are closed to the public, and there are concerns about the safety of staff posting site notices in some circumstances.

7.3 The amendments will, firstly, allow local authorities to use new emergency procedures for temporary traffic Orders so that they can put in place measures quickly if they are necessary for purposes connected to coronavirus e.g. to support social distancing. The amendments speed up the process for temporary Orders made in these circumstances so that they can come into effect within 7 days after notice of intention to make the Order has been published. As with the current procedure, a notice period of 7 days is required before making an Order to allow for responses to the proposed change to be made. The emergency procedure allows for publication of that notice via digital media, for example, websites, online publications, social media or email. Letter or leaflet drops could also be used. Authorities are able to decide upon the most effective and appropriate way to publish the notice. Orders could then come into force at the end of the 7-day period and works can start.

- 7.4 As with existing procedures, a second notice would need to be published within 14 days after making the Order for information so that local people and businesses can see the final details of the changes being made, and the Government's objective of continuing to support local independent news reporting can be met. Publication is via local newspapers (online and/or print) where these are still available in an area. Where it is not reasonably practicable to use local print or online papers (i.e. where they are not available), a local authority can use other means of publication instead, including digital media. It is also important to note that informal consultation will take place, as now, as part of the initial scheme design.
- 7.5 Secondly, for temporary Orders that are not made for purposes connected to coronavirus, for example, street works road closures, and all permanent and experimental orders, the amendments will allow for alternative publicity, inspection and on-site posting requirements in cases where it is not reasonably practicable for local authorities (or concessionaires, the Secretary of State or Highways England) to comply with the requirement to advertise notices or orders in local newspapers because these have closed or moved to online publication, or because local authority offices are closed, or it is not safe for staff to post site notices in cases where these are needed. If a print newspaper is still in circulation, then orders should still be published in these to meet the Government's objective of continuing to support local independent news reporting.
- 7.6 The amendments will provide that the new emergency procedures may only be used to put in place measures needed to deal with the effects of coronavirus. The alternative publicity arrangements for non-emergency Orders will apply to all temporary, permanent and experimental orders irrespective of whether they are related to coronavirus, to enable Traffic Orders to continue being made in a context where the wider impact of coronavirus may be creating procedural barriers.

8. European Union (Withdrawal) Act/Withdrawal of the United Kingdom from the European Union

- 8.1 This Instrument does not relate to withdrawal from the European Union / trigger the statement requirements under the European Union (Withdrawal) Act.

9. Consolidation

- 9.1 There are no plans to consolidate the relevant legislation.

10. Consultation outcome

- 10.1 The Department for Transport has informally consulted with representative organisations, including key stakeholders such as Transport for London, Highways England, the Local Government Association, the Road Haulage and Freight Transport Association, the Confederation of Passenger Transport and other groups representing rights of way and cycling interests.
- 10.2 Responses were received asking for clear guidance to accompany this Instrument to ensure the new procedures are used in the correct circumstances. The importance of continuing to liaise with freight and public transport operators in the design of measures was also highlighted.

11. Guidance

- 11.1 Guidance will be published and available on the Department for Transport's website on the use of these amended procedures. It is anticipated that this will be available no later than 5th June.

12. Impact

- 12.1 There is no, or no significant, impact on business, charities or voluntary bodies.
- 12.2 There is no, or no significant, impact on the public sector.
- 12.3 An Impact Assessment has not been prepared for this instrument because there is no, or no significant impact on the business, charities, voluntary bodies or the public sector. Additionally, the amendments made by this Instrument will expire within 12 months if the Government takes no further action to extend it.
- 12.4 The Department for Transport has conducted an internal assessment that has informed the assessments noted above.

13. Regulating small business

- 13.1 The legislation does not apply to activities that are undertaken by small businesses.

14. Monitoring & review

- 14.1 The amendments made by this Instrument will automatically expire at the end of 30th April 2021.

15. Contact

- 15.1 Sally Kendall at the Department for Transport, Telephone: 07826 902195 or email: sally.kendall@dft.gov.uk can be contacted with any queries regarding the instrument.
- 15.2 Anthony Ferguson, Deputy Director for Traffic and Technology, at the Department for Transport can confirm that this Explanatory Memorandum meets the required standard.
- 15.3 Baroness Vere of Norbiton at the Department for Transport can confirm that this Explanatory Memorandum meets the required standard.

Planning Committee 17th August 2020

Agenda item 12

Moreton Road parking space

The ViceChairman and others have been copied into the following email addressed to Cllr. Chilver, Cabinet Member for Property and Assets:

Dear Councillor Chilver. I wonder if you might be able to help me. I live at 38 Moreton Road in Buckingham. MK181LA.

I have been notified that parking adjacent to my property which I have been renting from AVDC via their asset management company Akeman for the past 12 years is to be withdrawn. leaving me and my son with nowhere to park our cars.

Since I have been using this facility. double yellow lines have been extended beyond my house leaving a small area for on road parking which is used mainly by my neighbours and others, Moreton Road is a fairly narrow road and parking on this road has resulted in congestion and serious road traffic accidents. This decision to withdraw my parking affectively leaves me with nowhere to park other than to vie for a parking space on this road. This decision also significantly affects the value of my property.

Please can I respectfully ask to look into this and any development plans being proposed for this land and what consideration has been given to providing additional parking for immediate residents to this land.

With regards

David Oliver

7/8/20: Cllr Chilver has provided this response to Cllr. Stuchbury

When Aylesbury Vale Estates was established in 2009, AVDC had a charge over every asset which has now been transferred to Buckinghamshire Council.

When a piece of land included in the transfer deal is sold, as in the case of Moreton Road, AVE's lawyers will request a release to be signed by Buckinghamshire Council so that the charge can be removed. This formal process will happen in due course.

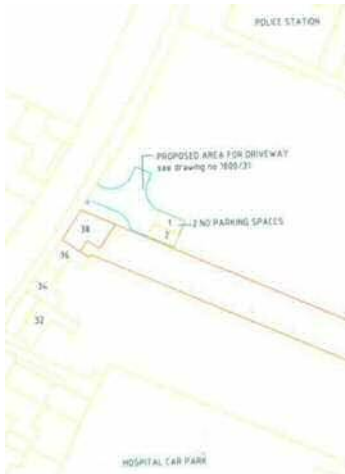
The Council does get the benefit in any uplift in value but not at the point of sale. The capital receipt is reinvested by AVE, to help increase the profitability of the company. One of the aims of AVE is to pay an annual dividend to the Council and the private sector partners. For the last couple of years, this has been £300,000 for each partner.

With regards to the parking for residents, there are no "parking rights" as such. There is a lease to one individual who lives nearby who rents a parking space from AVE. The resident has been given the six months notice required by the contract.

I hope this reply gives the assurance you are looking for.

Information:

The land referred to is the area just south of the old Police Station. The then owners applied to use part of it adjacent to their house for off-road parking in 2003 (03/01289/APP) and were granted approval.



Parking area, from application file



Whole area of AVDC ownership, parking space in left bottom corner

The approval document included the following condition:

- 4 The scheme for parking, garaging and manoeuvring indicated on the submitted plans shall be laid out prior to the initial occupation of the development hereby permitted and that area shall not thereafter be used for any other purpose.

With the reason:

- 4 To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway and to comply with policy GP21 of the Aylesbury Vale District Local Plan.

and the Officer's Report contained:

9.0 EVALUATION

9.1 The main issues for Committee in determining this application are:

a) The acceptability of the proposals particularly in terms of extending the curtilage of the residential dwelling.

9.2 The proposals are considered to be acceptable in land use terms as they would not extend the curtilage of the dwelling into open countryside. Within a built up area such as this, the extension of a curtilage would not be contrary to planning policy as it would not result in an unconstrained expansion into open countryside. The proposals would therefore accord with policy RC22 of the RALP.

b) High considerations

9.3 The proposals would also be acceptable in highway terms. The County Highway Authority does not object to the proposals. At present the dwelling does not benefit from any off street parking and therefore there would be a highway gain in potentially removing parked cars from the road.

Other Matters

9.4 Concerns have been raised over the future use of the site and details regarding land ownership. The Council owns the unused land and it is proposed that the area to which the application relates would be rented to the applicants on a short term licence. The licence/tenancy agreement could be terminated by either party at any time provided that the requisite notice is given. Therefore should the Council wish to use the land for some other purpose in the future, the agreement can be terminated and the land restored to a suitable standard.

9.5 The wider area of land to which this application relates is not designated for any purposes in the adopted or emerging Local Plans. The proposals would not therefore prejudice any proposed use of the site. Any future use that the site may be put to is not a material planning consideration. However as the applicants would only rent the land, full control would remain with the Council should plans for the site emerge in the future.

Members may also like to consider the following, which – if carried out – would be compromised by any additional on-street parking at a notable pinch point on the Moreton Road:

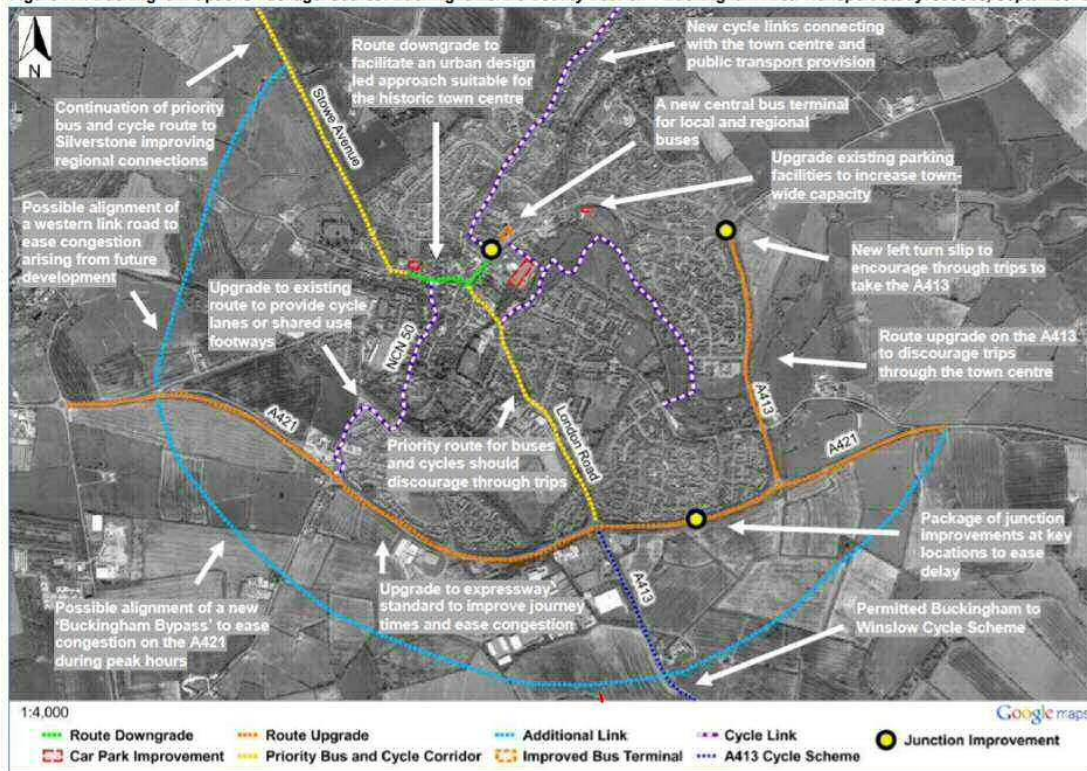
(Buckingham Transport Strategy 2017)

Figure 4.2: Cycle routes in the 2013 Buckingham Outline Cycling Strategy



7.4 Appendix IV: Buckingham Options Package – Buckingham Area Transport Study (September 2015)

Figure 7.4: Buckingham Options Package. Source: Buckinghamshire County Council – Buckingham Area Transport Study. Jacobs, September 2015 (Chapter 6)



7.5 Appendix V: Buckingham Outline Cycling Strategy

Priority routes:

6. A413 Moreton Road – Provide out-bound (uphill) advisory cycle lane from beyond the on-street parking close to Market Hill to the new residential development

And also this, from the Travel Plan for Moreton Road III (20/00510/APP; undecided at date of meeting):

7.3 IMPROVEMENTS TO OFF-SITE INFRASTRUCTURE

7.3.1. There have been improvements to off-Site infrastructure completed as a result of Phases 1 and 2 of the Site. These include a new zebra crossing and a 1.8m wide pedestrian footway along the western side of Moreton Road. Phase 3 will deliver a number of improvements secured via a Section 106 Agreement including:

- Combined signal control crossing of Moreton Road for pedestrians and cyclists towards the southern of Phase 1;
- On road advisory and signed cycle lanes along Moreton Road;
- Advisory 'blue' signs within the Site;
- Pedestrian links with new/extended footways to existing bus stops; and
- Secure cycle storage within the town centre.

Moreton Road is a bus route – not just the #60 villages service to Aylesbury but the double-decker Stagecoaches taking students to and from Silverstone UTC.

View of the parking area and the terrace of cottages (№38 is the nearest)



The problems with inserting a cycle route at this point are obvious (2m width is required for a combined use pedestrian/cycle path).



The double yellow lines are continuous from the Old Gaol to Addington Road on both sides of Moreton Road, apart from this small area of kerbside parking on the eastern side, just above the bend. №38 and its current parking area are top right.



KM 7/8/20

[Back to AGENDA](#)



Directorate For Resources

The Gateway
Gatehouse Road
Aylesbury
Bucks
HP19 8FF

Appendix I

streetnaming.av@buckinghamshire.gov.uk
01296 585444
www.buckinghamshire.gov.uk

Urban Nature Construction Ltd

24th July 2020

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Street Naming & Numbering Public Health Act 1925 Sections 17, 18 & 19

Site Location: Nursery Bungalow West Street Buckingham Buckinghamshire MK18 1HP

Development: 4 Dwellings

The Section 18 notice for the above mentioned site has expired and I have not been notified of any objections to the proposed street name as having been lodged with the Magistrates Court. I am therefore writing to confirm the new address details held by this authority. These are detailed on the attached schedule.

I enclose our plan which shows the location of the dwellings.

Please do not alter these addresses, any changes to the postal numbers need to be approved by this Authority first. An additional payment would be required to support any proposed changes.

I can confirm that Royal Mail has reserved these addresses on their database called PAF. **When the dwellings are nearing completion you will need to make contact with Royal Mail asking them to activate the addresses. Their contact details are: addressmaintenance@royalmail.com or telephone 08456 011 110 .**

Please contact me if you have any questions regarding this application.

[REDACTED]

Street Naming & Numbering Officer

Address Schedule

Proposed Road- Nursery Place

Plot	Address	UPRN
Plot 1	1 Nursery Place Buckingham Buckinghamshire MK18 1WL	010095500401
Plot 2	2 Nursery Place Buckingham Buckinghamshire MK18 1WL	010095500402
Plot 3	3 Nursery Place Buckingham Buckinghamshire MK18 1WL	010095500403
Plot 4	4 Nursery Place Buckingham Buckinghamshire MK18 1WL	010095500404



Directorate for Resources
The Gateway
Gatehouse Road
Aylesbury
HP19 8FF

streetnaming.av@buckinghamshire.gov.uk

STREET NAMING & NUMBERING - POSTAL NUMBERS

Title : 4 dwellings at the former nursery bungalow, at West Street, Buckingham

**1 - 4 Nursery Place
Buckingham
MK18 1WL**

OS Ref : SP6933

20/00100/NEWDEV

Scale : 1:800

Date : 25/06/2020

Drawn by : TB

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Derived from the 1:2500 OS mastermap

NB Further details has been added to this Ordnance Survey Map from sources held by Buckinghamshire Council
No guarantee can be given as the the accuracy of the additional information

DRG NO : SN4813

PLANNING COMMITTEE 17TH AUGUST 2020

Agenda item 15

Notes on Newton Longville PC's briefing meeting via Zoom 4pm 29/7/20

The meeting was attended by 28 people, and included (apart from Newton Longville Parish Councillors & Clerk¹) Cllr Ed Hume (Bletchley & Fenny Stratford), Cllr. B. Stanier (Whaddon & Buckinghamshire), Cllr. R. Slevin (Winslow), Chris Leech (Great Brickhill), Tim Skelton (ex MKDC, retired), Cllr. O'Donoghue and myself, and 3 invited guests from East West Rail – Mark James, Vernon Loo & Lesia ---.

The beginning was taken up with various problems the parish has been having with Network Rail closing roads and footpaths without adequate notice, or estimated length of closure. The signage was often too small, too close to bends or downright illegible.

Cllr. Whipp reported on a meeting held in June, chaired by Greg Smith MP and attended by Chris Heaton-Harris MP, Minister for Rail, Ben Everitt MP (MK North), Cllr John Chilver, Simon Blanchflower (CEO Network Rail Company) and Mr. Mark James (E-W Alliance – contractors), which had apparently been very productive.

Lesia (her picture tag did not include a surname) has been lone local liaison up until now, but there are now several on the team led by Mr. Loo, who was previously with HS2. Mr. James apologised for the absence of his boss and promised to do better on all the above complaints. He also apologised for some works being out of sequence according to the published timetable because of delays with permits, avoiding disruption to birds and bats, etc. Buckinghamshire Highways have already weighed in with demands for proper signage. Cllr. Hume pointed out the removal and replacement of the flyover in Bletchley was causing immense disruption, to the extent that emergency services were parking their vehicles up away from their base to cut down journey times on call-outs. Mr. James said it was a major job and included other works, but as it involved leasing 3 huge cranes he would be keeping them for the shortest possible time. He would look into the temporary closure of Footpath 18, it might be possible to just close parts of it at any one time (apparently a popular dogwalking route).

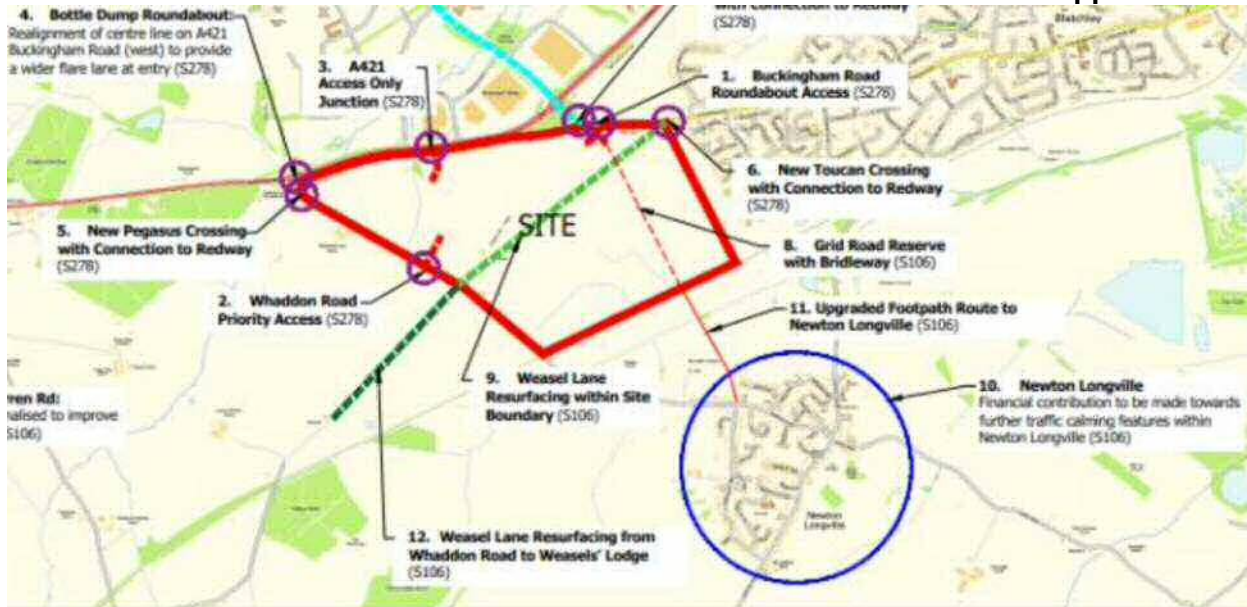
The E-W Rail people left at 4.50pm

15/00314/AOP Land west of Bletchley (“Salden Chase”)

Outline planning application with all matters reserved except for access for a mixed-use sustainable urban extension on land to the south west of Milton Keynes to provide up to 1,855 mixed tenure dwellings; an employment area (B1); a neighbourhood centre including retail (A1/A2/A3/A4/A5), community (D1/D2) and residential (C3) uses; a primary and a secondary school; a grid road reserve; multi-functional green space; a sustainable drainage system; and associated access, drainage and public transport infrastructure.

Milton Keynes Council needed to make a response to Buckinghamshire on this application by 30th July, and had asked for support. Newton Longville have done a detailed response (Appendix A) and asked for as much endorsement from interested parties as possible – just supporting their response, unless there is any special concern. *[This has been done, KM]*.

¹ Names I got were: David Arnold, Brenda Chamberlain, Mike Chapman, Mike Galloway (Clerk), Dick Hunter, Faye Robson, Steve Terry, Kate Ward (Vice Chair), Ian Whipp (Chairman), Emma Young, Andrew --, James M--, Libby --,



Section from Traffic Mitigation diagram, Traffic Assessment May 2020

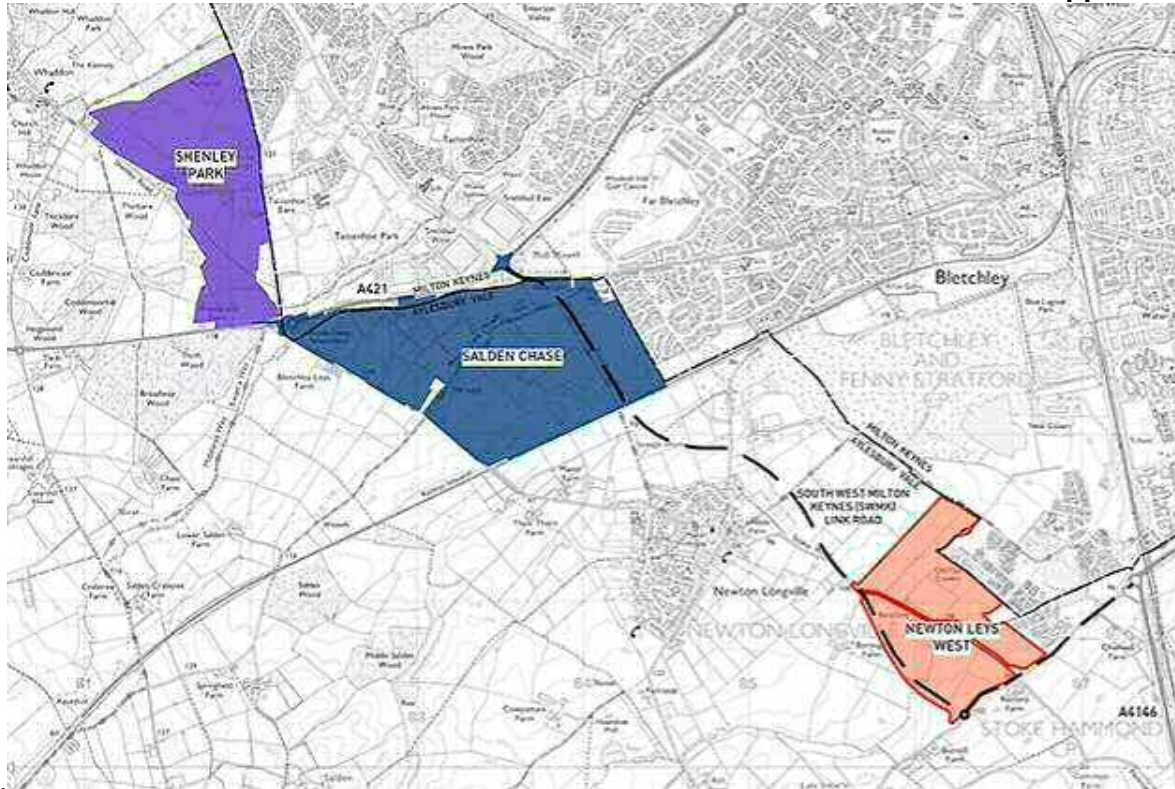
The main access into the estate is now on the Buckingham Road with a roundabout very close to the Tattenhoe one on the A421, and traffic signals for both. Cllr. Whipp showed graphics based on the applicant's own figures to show peak queuing lengths and times, and these showed morning peak queues on the A421 as 750 metres / 16minutes, reducing the likelihood of emerging from the estate in that direction to close to zero, as the two queues would coincide, with related effects on Bletchley and Fenny Stratford.

Newton Longville PC has teamed up with West Bletchley Council and hired professionals (legal and highway) to help to defend the refusal by MKC, They have identified multiple errors in the new documents (77 new documents have been submitted since June 30th 2020; the previous total was 580, but that included resident's comments) especially in the Transport Statement – as have Highways in their 21 page response. There is also an Environmental Impact Assessment which has been notified as a 21-day consultation (30 days is the rule) so they are attempting to have this corrected, which will mean re-starting the consultation and letting it run for another 30 days.

Cllr. Whipp also appealed to those present to send individual comments to Buckinghamshire for this application – this has also been done, based on our original comments (Appendix B, agreed by the Chairman, Vice Chairman and Town Clerk).

There was then a brief update on VALP (awaiting the Inspector), and MK2050 (held up by Covid-19, but could be put out for consultation in the autumn). A move to get a co-ordinated forward strategy agreed with S.Northants and Buckinghamshire has met with little enthusiasm.

A new proposal "Newton Leys West" for 1100 homes on the green space between Newton Longville and the existing Newton Leys (where promised infrastructure such as a 6-GP surgery has not yet materialised) would also feed into the Tattenhoe roundabout via the Buckingham Road and a new link road through the Salden Chase site (the black dashed line in the east of the site on the map below, and marked Grid Road Reserve on the map above). There are no definite proposals on this site yet, so Newton Longville PC doesn't know whether it will fill the whole area or leave some of the green buffer. Either way they want to see the infrastructure put in place first. This is being promoted as an alternative to Shenley Park, northwest of Bottledump roundabout, from the A421 to Whaddon, which is also outside the MK boundary but dependent on its infrastructure. Its traffic is estimated to extend the morning queues to 2km past the Salden Chase access roundabout. The new link road is the developer's idea, but calculations indicate that it will cost about £60,000 per house, so probably not viable, and this will lead to traffic passing through Newton Longville instead.



Meeting closed at 5.30pm.

Appendix A: The response sent to MKC from NLPC is:

Milton Keynes Council reference: 20/01656/CONS

Buckinghamshire Council reference: 15/00314/AOP

"Thank you for your request for comments on the consultation you have had from Buckinghamshire Council on the updated application they have had for Salden Chase ("South West Milton Keynes"). We appreciate the ongoing opposition of Milton Keynes Council (MKC) to this attempt to build houses on the edge of Milton Keynes as if part of Milton Keynes but whose residents will not be in Milton Keynes.

On the basis the MKC decision to object then we believe the decision to object is one that may be made by a delegated decision.

Buckinghamshire Council should be asked to confirm they will not make any decision on the application until a decision is made on the appeal against the refusal of the application to MKC.

We urge MKC to object to this current consultation for the same sort of robust reasons as resolved by the Development Control Committee (DCC) on 17th November 2016 as expressed in the earlier letter from MKC to AVDC that: "The application fails to take account of the level of services and facilities required to meet the day-to-day needs of its future residents and fails to make proportionate contributions towards an increase in the capacity of existing facilities within Milton Keynes to satisfy these increased demands and to mitigate the impact of the proposed development on existing services and infrastructure in Milton Keynes."

Little of substance has changed since then apart from a significant reduction in the amount of employment proposed and the addition of a 60 bed care home and a 6 GP surgery (neither of which presumably are guaranteed - funding, etc. having been arranged). This can be compared with Newton Leys where there was meant to be a GP surgery but so far nothing has been built. Whilst there have been some minor improvements in the Section 106 funding proposed towards the cost of infrastructure in Milton Keynes, it is still wholly inadequate.

Appendix J

In addition, account should be taken of the reasons for refusal of the identical application 15/00619/FUL made to MKC and refused by DCC on 7th November 2019, which is now subject to appeal.

The major differences we have so far identified between the most recent update and the application made in January 2015 are:

- 1. Main access is now via Buckingham Road and will require signalisation of the current roundabouts on the H8 Standing Way at Tattenhoe roundabout and at the Buckingham Road/Sherwood Drive/Water Eaton Road roundabout in Bletchley.*
- 2. Includes preliminary plans for developments at Salden Chase Phase 2 and at "Shenley Park" (in Whaddon village) which it is claimed will reduce the traffic as a new grid road will help alleviate the traffic (except we believe it will make using Newton Longville as a bypass even more attractive).*
- 3. Around 200 vehicles per peak hours will still use the Whaddon Road access and use the village as a bypass. This is an increase of 50% of the current traffic on Whaddon Road.*
- 4. A detailed consideration in conjunction with the MK CCG of the need and justification for a 6 GP surgery and 60 bed care home and how each will be funded.*
- 5. The long queues of cars to get out of, or into the development is very likely to cause harmful air pollution.*

Mike Galloway
Clerk to Newton Longville Parish Council

Appendix B: BTC additional response to 15/00314/AOP

Buckingham Town Council notes with concern that in 2020 this 2015 application has still not been determined by either AVDC or its successor the Buckinghamshire Council and wishes to reiterate their previously expressed fears over the increase of traffic generated by this proposal on the single-carriageway A421 both in the vicinity of the site (which affects commuter traffic between Buckingham and Bletchley station and school transport for the MK pupils attending the grammar school) and in the wider area, which does not appear to have the necessary capacity;

and on the effect on local schools, in particular the Royal Latin School which will be the most convenient grammar school for residents' children who pass the 11+.

They also support the more detailed opposition of the surrounding parishes, and the effects on the local infrastructure.

KM

30/7/20

[Back to AGENDA](#)