



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. C. P. Wayman

Tuesday, 15 March 2016

Councillor,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on **21st March 2016 at 7pm** in the Council Chamber, Cornwalls Meadow, Buckingham.

C.P. Wayman
Town Clerk

Please note that the meeting will be preceded by a Public Session in accordance with Standing Order 1.3, which will last for a maximum of 15 minutes, and time for examination of the plans by Members.

AGENDA

1. 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 22nd February 2016 ratified at the Full Council meeting held on 14th March 2016.

Copy previously circulated

4. Buckingham Neighbourhood Plan/Vale of Aylesbury Plan

To receive any update from the Town Clerk.

5. Action Reports

5.1 To receive action reports as per the attached list.

Appendix A

5.2 (a) (728/15 and 733/15; planning concerns) To receive and discuss responses from Susan Kitchen

Appendices B & C

5.2 (b) To receive the email to parishes advising of changes in the Planning Department; this was attached the same email as Appendix B having not been received on the 21st January as dated

Appendix D

5.2 (c) To receive and discuss an additional email from Mr. Dales

Appendix E

5.3 (737/15; schools) To receive for information the answers to Cllr. Stuchbury's

Buckingham



Twinned with Mouvaux, France



written questions to the Cabinet Member, Cllr. Mohammed, 18/2/16

Appendix F

5.4 (858.4/14, 456/15 & 642.2/15; bypass s278 works) To receive and discuss a response from the Cabinet Member, Cllr. Mark Shaw

Appendix G

5.5 (790/15 London Road damaged sign) Response from Cllr. Shaw re additional wording on the sign south of the Tesco access roundabout

Appendix H

Members will see from the attached document that a black-on-white sign (Section 3, bottom of page) is more likely to be acceptable than a white-on-brown tourist destination marker. To discuss and agree whether to recommend pursuit of this addition to the London Road sign.

5.6 (641.2; cover for staff absence) Excerpt from email from Pauline Tuset received 7/3/16 "Chris [Hack] has been off quite a while now and will be off for the foreseeable at the moment so we are trying to progress her cases as best we can between me and Philip with Gary [who deals with the other half of the District] assisting wherever possible as of course he has his own hefty workload!"

5.7 (731.3; SMDC/DMC meeting timings) to receive a response from Cllrs. Edmonds (chairman, SDMC) and Fealey (chairman, DMC). The list compiled for 1st February meeting is attached for information.

Appendix I

5.8 (343.3/15; Employment land at Lace Hill) to receive a response from AVDC; for Members' information, the letter generated by the 24th August 2015 meeting is included

Appendix J

6. Planning Applications

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

To consider planning applications received from AVDC and other applications

1. 16/00361/APP 27 Waine Close, MK18 1FF
Two storey front extension, extension of roof to rear of single storey side element to form porch and detached single storey garden studio to rear
Tebboth
2. 16/00533/ALB The Garage, 3 Well Street, MK18 1EW
Internal layouts and elevations (Amendment to listed building consent 08/00187/ALB)
Terry

The following two applications may be considered together:

3. 16/00590/APP Twisted Chimney House, Church Street, MK18 1BY
4. 16/00591/ALB Single storey rear extension and detached garage
Kelleher
5. 16/00657/APP 122 Moreton Road, MK18 1PW
Single storey side and rear extension
Jackson

The following two applications are linked but discrete

6. 16/00659/APP 1 Woodlands Crescent, MK19 1PW
Erection of single storey side and part two-storey rear extension and alterations to porch
Van Vegchel
7. 16/00660/APP Land adj. 1 Woodlands Crescent, MK18 1PW
Erection of new dwelling
Van Vegchel

8. 16/00799/APP 4 Cheyne Close, MK18 1XP
First floor front extension over existing ground floor projection
Sanders
9. 16/00880/APP 35 Meadway, MK18 1BL
Replacement of existing flat garage roof with new pitched roof
Parker
10. 16/00885/APP 14 Boswell Court, MK18 1UU
Single storey side extension
Haggerty

The Case Officer has asked for any further comments Members may have on the following:

11. 14/02601/AOP Moreton Road Phase III
Revised Highway Comments **Appendix K**

Members are advised that the following email was received 9/3/16 ref access to the bus stops should Phase III not receive approval, and hence the s106 not be activated:

"I have been asked to reply to your e-mail dated the 30 December 2015 concerning the above matter. The position is as you mention that the application for Phase III provides for the construction of a footway to the Moreton Road, whose provision could be sought by condition and/or a section 106 legal agreement with the County Council. In the event that the current application for phase III or any subsequent application is not approved there would be no mechanism through the planning process to require the provision of the footway. In that context, the installation of paved footways to the bus stops would as I have previously advised be a matter for the County Council as the local highway authority, who are also involved in the siting of the bus stops themselves. I would suggest that your comments as to why the links were not considered as part of phase I or II should be addressed to the County Council from whom we take highway advice, however, it may have been that the bus stops were a later addition. Philip Dales"

The following are for information only, not for consultation:

12. 16/00574/ATP [*land to the rear of*] 3 Naseby Court, MK18 1TS
Tree 1 – prune back lower limbs (approx. 5cm [*sic; application actually says 5m*] and below) [*Tree is in Protected belt in Maids Moreton Avenue*]
Iceton

Members expressed concern at this work to reduce shading of the applicant's garden

13. 16/00575/ATC Willow Cottage, 1 School Lane, MK18 1HA
Tree A Crack Willow – pollard to 20 foot; Trees B & C Crack Willow – pollard to 12 foot; Tree D Crack Willow – pollard to 25 – 30 foot
Garvin-Elliott

Members had no objections to this proposed work.

14. 16/00742/ATC Station Road & rear of Lenborough Close
Acacia (Station Road) - pollard crown approx 5-6m above ground level. Overhanging vegetation on Lenborough Close - cut back the overhang to the boundary. 1 Ash [*to rear of No.27*] Lenborough Road [*Close*] - reduce the crown in height and spread over the garden by approx. 1.5m
Cross [University of Buckingham]

7. Planning Decisions

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

Approved		BTC response	Officer recomm ⁿ .
15/03568/APP Hill Ho., 12 Castle St.	S/st. extn to form double garage	No objections	-
15/03569/ALB Hill Ho., 12 Castle St.	S/st. extn to form double garage	No objections	-
15/03633/APP 29-30 West Street	Demol.outbuilding,erect new gnd fl.link	Oppose	-
15/03633/APP 29-30 West Street	Int'.alts, demol.bldg,new gnd fl.link	Oppose	-
15/03766/APP 1A Bristle Hill	Merge shop with adj.funeral directos	No objections	-
15/04125/ALB 1 Ford Street	Conv.garage into dwelling	Oppose	*
*decision made 29/1/16; decision added to website 8/3/16			
15/04251/APP 14 Fox Way	2/st.side & s/st. front extension	No objections	-
15/04385/APP 6 Western Avenue	2-st.side & part s/st.rear extns.	No objections	-
15/04366/APP 10 Market Square }	Conv.1 st &2 nd floors from B1 office to	No objections	-
15/04367/ALB 10 Market Square }	C3 residential (2x1-bed flats)	No objections	-
16/00068/APP 16 Sandhurst Drive	Single storey rear extension	No objections	-
16/00120/APP 15 Sandhurst Drive	Pt single, pt 2-st.side & rear extn	No objections	-
Withdrawn			
15/02961/APP 1 Candleford Court	Ch/use retail unit → residential flat	Oppose	-
15/03693/APP 9 Little Balmer	Ch/use light industrial→gym	Oppose	-
16/00351/APP 2 Skelton Road	1.8m brick wall in garden	No objections	-

Not Consulted on:

Approved

15/04189/ACL 17 Aris Way Single storey rear extension with roof lights

7.2 Planning Inspectorate

15/02125/APP 2 Bridge Street Change of use from a charity shop (Class A1) to a hot food takeaway (Class A5); installation of extraction/ventilation and alterations to the shopfront *Domino's Pizza*

Appeal against refusal of permission (1/10/15)

To discuss whether to add any further comments to those made already (attached for information): last date to file extra comments 28th March 2016. **Appendix L**

8. Development Management Committee Case Officer Reports (& Recommendations)

8.1 Strategic Development Control 9th March (no Buckingham applⁿs), 6th April (tba)

8.2 Development Control 10th March (no Buckingham applⁿs), 7th April (tba)

9. Consultation

DCLG Technical Consultation on Implementation of planning changes.

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/501239/Planning_consultation.pdf

Response date 15th April 2016

As not all of the proposals are relevant to this Council, Members are asked to discuss and agree on which – if any – of those listed in the attached list should be brought back to the next meeting (11th April) for detailed discussion and response **Appendix M**

10. Enforcement

10.1 To receive the updated list

Appendix N

- 11. Transport**
11.1 (785/15 & 570.1; Toucan crossing, Lace Hill-Tesco) To receive an update on the installation of this crossing and discuss any matters arising **Appendix O**
11.2 To report any damaged, superfluous and redundant signage in the town.
- 12. Access**
To report any access-related issues.
- 13. s106 update**
To receive the updated spreadsheet. **Appendix P**
- 14. Planning Statistics 2015**
To receive and comment on the analysis of 2015 applications. **Appendix Q**
- 15. Correspondence**
(734/15) DCLG Consultation on NHB: Holding response from Mr. Bercow
circulated in folders at the last meeting
No response from the Secretary of State at 15/3/16
- 16. News releases**
- 17. Chairman's items for information**
- 18. Date of the next meeting:** Monday 11th April 2016 following the Interim Council meeting.

To Planning Committee:

Cllr. Ms. J. Bates

Cllr. M. Cole

Cllr. J. Harvey

Cllr. P. Hirons

Cllr. D. Isham

Cllr. A. Mahi

(Chairman)

Cllr. Mrs. L. O'Donoghue

Cllr. M. Smith

Cllr. Mrs. C. Strain-Clark (Vice Chairman)

Cllr. R. Stuchbury

Cllr. M. Try

Mrs. C. Cumming (co-opted member)

ACTION LIST
Planning responses

Appendix A

Minute	Responses emailed or added to website	Responses posted
786/15	24/2/16 (9, including one not in our parish)	24/2/16 (all)

Subject	Meeting date/minute	Action taken on	Form	Response received	Prompt/reminder sent	Response received
BCC Transport matters	7/4/15 858.4		Cyclists Dismount signs	BCC have in hand	18/5/15 & 23/6/15 seek update	Agenda 5.4
Transport meetings	14/9/15 408.1/15	1/10/15	Ask about follow-up meeting	Prompt sent 11/11/15		
London Rd. roundabout/ Badgers & Meadway bypass works	12/10/15 456/15	12/11/15	Letter with concerns	→ 30/11/15	18/1/16 690.2/15 Plan of action + list of outstanding matters requested 23/1/16	Agenda 5.4
	21/12/15 642.2	30/12/15	Lanes & signage	30/12/15 → 18/1/16		
Tesco toucan crossing	30/11/15 570.1	3/12/15	Write to Tesco & BCC as minuted	No response to our letter received, but BCC letter → 1/2/16	(1/2/16) 735/15 send our letter to revised address	9/2/16 phone call; to be followed up with letter
A413 road sign	22/2/16 785/15		Add item to next agenda	Agenda 10.1		
	22/2/16 790/15	2/3/16	Ask for repair and additional lettering as minuted	Agenda 5.5		
"Clarence Park"	22/2/16 791/15	25/2/16	Report poor dropped kerb on Tingewick Road			
Candleford Court	24/8/15 336/15	28/8/15	Letters to Cllr. Whyte, Guinness & Lagan as minuted	Cllr. Whyte reports path open and being used, but have no confirmation from BCC as to whether this is with permission or not		
	21/12/15 642.4	3/12/15	Prompt re repair of path surface	Response → 21/12/15	Telephone contact attempted 23/12/15; emailed instead	Reply from Guinness → 18/1/16
	642.1	30/12/15	Ask RoW if path could be adopted	Response deemed unsatisfactory		
Travel Plans (effectiveness)	14/9/15 403.1	1/10/15	Ask RLS for review later in year	3/12/15 Prompt sent	Review will be available July 2016	
Dukes Court garden gate	8/6/15 128.2/15	18/6/15	New letter as minuted			
AVDC website and admin	7/4/15 860/14	ongoing	Continue listing problems for new Cabinet Member			

Subject	Meeting date/minute	Action taken on	Form	Response received	Prompt/reminder sent	Response received
	1/2/16 733/15	12/2/16	Assemble list of complaints for JH & RS as minuted	RS: Written question to 24th February AVDC meeting	Response to RS included in agenda item 5.2(a)	
Access – Moreton Road II playground	8/6/15 128.4/15	18/6/15	Reply as minuted	Drawing →30/11/15; S. Essam confirms western entrance open 9/11/15, other requires more work to install		
Padbury applications	18/5/15 52/15	5/6/15	Letter as minuted			
Amended plans	24/8/15 336.2/15	28/8/15	Send letter +photos of Candleford Ct			
Cornwalls Meadow access	27/7/15 285/15	10/7/15	AVDC contacted with photos	20/7 Steve Harding to inspect	14/9/15 403/15 – chased	
Employment development	24/8/15 343.3	14/9/15 Chased 30/12/15	Letters as minuted	30/12/15 – response to be sent in New Year	Chased 5/2/16 and 10/3/16	Agenda 5.8
Tree applications	2/11/15 520/15	12/11/15	Concerns about tree applications			
AVDC admin	21/12/15 642.1	30/12/15	Cover for sickness & absence		1/2/16;728/15 letter to District Councillors sent 10/2/16	Agenda 5.2 (a)
SDMC/DCC meetings	18/1/16 693.3/15	22/1/16	Do chart of meeting delays	→ 1/2/16	1/2/16; 731.3 letter to SDMC & DMC Chairman sent 10/2	Agenda 5.7
DCLG NHB Consultation	1/2/16 734/15	10/2/16	File agreed responses Letter to J Bercow re Q4	Holding response circulated at 22/2/16 meeting		
School places	1/2/16 737/15	10/2/16	Letter to Cllr. Mohammed BCC Cabinet	Written question response from BCC Council meeting Agenda 5.3		
BCC strategic planning	22/2/16 784/15	2/3/16	Town Clerk to write as minuted			
Bollards in Market Hill by Whale dropped kerb	22/2/16 791/15	23/2/16	Check blocking of dropped kerb 19/2/16	Not The Whale, who also complained. Not linked to renovation work at Tesco. Found to be Anglian Water subcontractor checking a blocked drain. Followed by chaotic signage and no repair 3-3-16; repair now scheduled for mid-April		

Action awaiting response

Action yet to be taken

Action completed **new response**

Subject	Meeting date/minute	Action taken on	Form	Response received	Prompt/reminder sent	Response received
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Enforcement reports and queries						
13 High Street	16/3/15 795.3	17/3/15 with photo	New signage & lighting	"13" needs permission; remainder awaiting HBO decision	Update →30/11/15 3/12/15 Chase full response	21/12/15: C Hack on sick leave since beginning December see Agenda 5.6
	24/8/15 336.3	1/9/15	Letter to Cllr. Paternoster			
Buckingham Butcher	18/5/15 45.2.2/15	28/5/15	Check previous use class, report to Environmental Health & Enforcement	EH aware – on list for inspection; Enf. case no. 15/00200/CON3		
Devolve enforcement	24/8/15 340.2/15	1/9/15	Letter as minuted			
3 Overn Crescent	14/9/15 407/15	25/9/15	Check HMO-registered		Chased 17/11/15	Case officer is aware and investigating
Hedge & parking at Rugby Club	2/11/15 523.2	3/11/15 3/12/15	JH to supply details; report sent Chase response and include bus stop path	Check wildlife habitat aspect of hedge loss; Responses from P Dales & Paul Holton →18/1/16	690.3/15 Check AHR requirements Check Moreton Rd II planting Emails sent 22/1/16	
Long-standing cases	1/2/16 732/15	10/2/16	Letter to P Dales	Agenda 5.3 (c)		
Buckingham Fort	22/2/16 789.2	25/2/16	Check lights at 17 West Street	Response circulated by email: lights are as 15/00084/AAD, undecided as yet; HBO added her response to website 3/3/16		
Cotton End steps	22/2/16 789.2/15 792/15	3/3/16 3/3/16	Query 'de minimis' judgement Ask Cllr. Paternoster for details as minuted Town Clerk to contact developers pursue resolution			
News releases						
Cotton End steps	6/7/15 216/15		To await further information	22/2/16; 793/15	Advertiser 4/3/16	
Addington Rd.						

Action awaiting response

Action yet to be taken

Action completed **new response**

AYLESBURY VALE DISTRICT COUNCIL

Planning

Please ask for: Mrs Susan Kitchen
Direct Line: 01296 585436
Switchboard: (01296) 585858
Text Relay: prefix telephone number with 18001
Email: skitchen@aylesburyvaledc.gov.uk

Our Ref:
Your Ref:

25 February 2016

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

Dear Mr Wayman

AVDC cover for staff illness or leave and other matters raised.

I refer to your letter dated 30 December 2016 regarding the above which was sent to Mr Nicholson and I apologise for the delay in replying.

You have raised concerns about difficulties in contacting specific officers in times of sick or holiday leave, in particular the tree officer, enforcement officers and heritage officers, and I am sorry if you have had problems.

We do ensure that we have sufficient cover over periods of extended leave and sickness. Where an officer is away from the office for any length of time due to sickness, we do review their case work and re prioritise it so that other officers can pick up those which are of higher priority. It is not a matter that if an officer is away sick for a period of time, that no one else can handle their work.

You will be aware that the council currently has one part time tree officer, Ralph Branston. He will invariably be entitled to leave and if there are any urgent matters that arise in his absence we will consider the position and engage any necessary expert advice that may be required.

We have a skeleton staff cover over the christmas and new year holiday period, however we do ensure that we have officers in who would be able to deal with matters that arise, including enforcement. With regard to the works to the trees at Tingewick Road this was a matter which was dealt with by our enforcement officer who was in during this period and both myself and Philip Dales also over saw the investigation over this period. We had received a number of complaints from individuals and the matter was investigated straight away without delay.

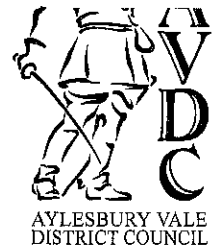
With regard to the inability to contact AVDC officers, the development management service do have dedicated customer contact officers who are available to respond to telephone calls and emails during office hours. You can reach our customer contact officers by telephone using the automated switchboard asking for planning or development management/control and the call is diverted to the team. It would only be where the call cannot be dealt with by the contact officer that it would be appropriate to refer direct to an officer.

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Appendix B



Alternatively you can e mail to the normal devcon mail box, our enforcement mail box (planningenforcement@aylesburyvaledc.gov.uk) or our heritage mail box (historicbuildings@aylesburyvaledc.gov.uk) rather than contacting and leaving a voicemail message for an individual officer, so that we can deal with any issues in the event that the officer is unavailable.

I understand that you have also raised a number of issues with Councillor Mrs Paternoster who has asked me to look into and I will address them in turn:

1. *We have not received any news of the reorganisation of the Planning Department except for the hierarchy diagram:* I am surprised to hear this as there was an e mail circulated to all town and parish councils by Alice Fisher in democratic services on 21 January 2016 providing details of the restructuring and organisational structure, a copy of which is attached for ease of reference.
2. *16/00096/ATP: querying details of which lime tree was affected:* I am sorry that Mr Branston did not respond to you on this matter, and I have raised this with him and his team leader. The proposed works are exempt from the requirement to give notice. This is because the tree is not protected by a Tree Preservation Order and is not located in a Conservation area. There had been a very old area TPO (1951) which was revoked and a new TPO issued on 21 April 2015 which excluded the rear garden of this property, and therefore whilst the trees had been the subject of notifications for works to trees pre April 2015 they are no longer protected and therefore no notification is required.

If you wish to check if a tree is the subject of a TPO, the best way is to check via the quick map search by searching the address and then the constraints at or near the address. Any TPO that is identified can be viewed through this search which includes a site location plan showing the trees. Where this is an area TPO the area covered is identified.

3. *Tingewick Road Industrial estate 14/02513/ADP:* this was investigated by our enforcement officers and following your concerns I have reviewed the file and discussed this with the officers involved and I am satisfied that there is no breach of planning control. I note that we have not had a complaint from the town council registered on this matter.

Mr Dales has advised complainant's representative that there has not been a breach of planning control. It is my understanding that the landscaping details submitted with the application showed a narrow strip of land next the River Great Ouse as "existing riparian buffer along River Great Ouse to be retained (unmanaged) for the protection of otters and water voles known to be present in the locality". The plan did not show the retention of any trees within this zone and also provided for the construction of a riverside walk and connecting links. This plan was subsequently revised before the grant of planning permission but the changes were not material, involving the removal of mounds around the play area. Copies of the plans were sent to the town council and I have looked at the town council's comments, and whilst there were some comments made there were no specific comments regarding concerns over these trees not being shown.

To the rear (south) of the riparian zone also within the flood zone and leading up to the new housing is a considerably larger area of land, also comprising public open space, which was noted on the plan as "existing grassland 50% of area to be retained, 50% of the area to be removed and sown with wild flower mix". The plan also included

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notes as to its establishment and maintenance. Within this zone a local area for play is to be constructed, footpath links created and trees retained, removed and planted.

During the course of the application the council's biodiversity officer and tree officers were consulted and did not raise any objections in relation to this matter.

The applicants started work on tree removal and carried out a further onsite review once initial trees had been felled. Following that review, it was established that a number of trees which were originally shown to be retained were unsuitable for retention or needed pollarding to ensure they remain safe and a number of trees originally proposed to be removed were considered suitable/worthy of retention. These amendments have been discussed with the Council's Tree Officer and a revised landscaping scheme has been provided which provides for the retention of a greater number of trees than the originally approved scheme. This includes the retention of a number of trees along the riverbank which would otherwise have been removed to enhance the riverside walk and a large area to the west of the open space. The area of removal relate to those trees directly to the east of the approved LEAP (Locally Equipped Area for Play), due to safety reasons.

We have requested some additional tree planting to compensate for the loss of some of the trees which were removed, and once a revised landscaping plan has been submitted which has been updated to reflect the changes proposed and new planting identified in the necessary areas, it will be updated onto the portal and I will ask Clare Bayley to advise you for information purposes.

I understand that a local resident is arranging a meeting with the developers on the matter. Officers would not normally attend a public meeting and in this case there is no breach of planning control and I do not consider that there would be any useful purpose in attending such a meeting. The developers have indicated that they will be submitting a revised landscape scheme and I have presumed that the delay in providing this to us is as a result of the approach that they have had direct from the complainant. Any plan submitted will be considered carefully in due course.

4. 15/00084/APP –the delay in making a a decision on an application for the replacement of 3 fascia signs I have raised this outstanding application with the new Team Manager, Claire Harrison, to progress this to a decision.

I have also been passed the list of technical and other queries raised with Cllr Stuchbury which I am looking into and will reply as soon as possible once I have had a chance to look into all of the matters raised.

I hope that this reply is of assistance.

Yours sincerely

Susan Kitchen
Development Management Manager

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AYLESBURY VALE DISTRICT COUNCIL

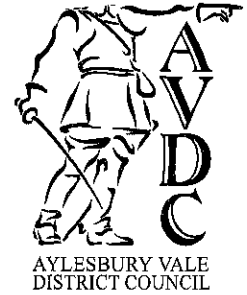
Planning

Please ask for: Mrs Susan Kitchen
Direct Line: 01296 585436
Switchboard: (01296) 585858
Text Relay: prefix telephone number with 18001
Email: skitchen@aylesburyvaledc.gov.uk

Our Ref:
Your Ref:

8 March 2016

Appendix C



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

Dear Mr Wayman

Planning complaints.

I have received a list of issues raised by the Town Council which was sent by Cllr Robin Stuchbury on 14 February 2016 and has been passed to me to look into and respond.

There are a number of matters raised and I thought that I would take each one in turn, with your query in bold and the response immediately following.

Website – general

- 1. Inability to differentiate between internal and publically available documents, meaning I get a Track alert when nothing material seems to have changed which is irritating and a waste my time;**

Response: Whilst I appreciate the point made, the consultee access system will send alerts on any thing that is added to the web site whether or not it is public or sensitive. I understand that the system is not able to differentiate, however I have asked our technical officers to raise this with the system providers to explore the potential for any future changes incorporating this.

- 2. Hit-and-miss nature of the Track system;**

Response: I am not sure what this relates to and we are not aware of any other issues raised on this matter. I have asked Jill Knowles to contact you to arrange to come along to your offices and go through the process so that she can understand the matter better. She has sent an e mail to Katharine and is currently awaiting a reply.

- 3. Intermittent duplications, both with e-mail alerts and registering documents into the case file;**

Response: if duplicate documents are added then alerts will be sent. This can happen on occasions through human error or problems when we are indexing documents to add to the records, however we are working hard to ensure we minimise such errors.

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4. Suddenly losing the Parish/Town Council comments label so that my personal name was used and thus residents could not see immediately that the Town Council had commented (and may thus assume we hadn't bothered). I was able to demonstrate from the document list for 15/03431/APP (because we had Amended Plans so I filed 2 responses a month apart) that this was a new glitch and not an error on my part, as alleged – and earlier public comments went in as 'object' or 'support' comment while later ones were under a personal name;
Response: We are aware that there was a change when the system was updated so that comments received could be identified by naming the person making the comments which would be useful where there were a lot of comments by individuals. This is an option in the consultee access for parishes and Jill Knowles can talk Katharine through this on her visit to your offices to prevent this happening.

5. Indexing – for example, the same site behind Market Hill is listed as UPRN no 000766 305 120 (“Land at Market Hill”), UPRN 000766 298 018 (“Land to rear Hamilton House”) and also UPRN 000766 327 725 (though this is actually for an application for the tree by the paving outside the Old Gaol). The withdrawn application 09/02203/ALB (Internal and external refurbishment of summerhouse for bicycle [sic] store for proposed site development) is not in the planning history for “Land to rear of Hamilton House” though it clearly should be, and I still maintain that “Land at (or behind) Market Hill” is a more useful general designation, at least one can get to the site (on foot) from Market Hill, not at all from West Street (where Hamilton House is) and vehicle access is from the Moreton Road.
There is another tree application under the Planning History for this site, which is actually for the AVDC land behind Castle House, next to Western Avenue Car Park, but I haven't looked up the relevant UPRN for that area.
Response: As I explained given the sheer volume of documents we deal with there will be some human error in indexing, although we seek to minimise this. If you do come across any errors please let us know and we will rectify them. UPRNs will vary if the site boundary differs from previous applications.

Website – errors and omissions

6. 16/1/15 document for 15/03958/APP (Missenden Road, Winslow) filed under 15/02958/APP (Station Terrace, Buckingham)
Response: This is now corrected

7. 18/12/15 15/03774/ATC for tree works in the yard of domestic garages beside 58a Well Street (and, for once, drawn accurately on the accompanying map) was given a red line map outlining Phillips Print and the car servicing bay on the other side of the river. Originally notified 10/11/15; I received a Track email on 18/11/15 (though no change to the website was visible) and the mapping had not been changed, so I re-sent the message. It was amended on 22/12/15.
Response: This is now corrected.

8. 23/12/15 15/03645/APP Having complained that the BCC technician had merely copied the response to a previous (2008) application when circumstances had changed somewhat over the intervening 7 years, BCC emailed on 13/12/15 that a new response had been sent to AVDC, but it had not been added to the document list nor acknowledged in the officer's report to DMC when I received it (we had ticked the 'Attend' box); I received the response on 24/12 that the Highways reply was on the website dated 9/11/15 – which was the old one I was complaining about. The new one was located eventually, and Ms. Bayley agreed to amend her report accordingly.
Response: This is now corrected.

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9. **14/1/16 Parameters Plan for 15/00314/AOP (SW Milton Keynes) filed under 10/02649/AOP (Broughton Crossing);**

Response: This is now corrected.

10. **15/1/16 Decision sheet for 15/03863/APP Bourton Meadow Nursery received as Householder Approval, including condition 2 "The materials to be used for the external surfaces, including walls, roofs, doors and windows shall be of the same colour, type and texture as those used in the existing building, unless the Local Planning Authority otherwise first agrees in writing". The existing school is brick with a pitched tiled roof. The nursery block is to be 'timber or timber effect' so that it looks like a barn (D&A Statement page 9) and with a flat roof. The officer (R. Newall) promised to get it changed, but no new sheet was on the website 12/2/16;**

Response: The decision has been issued and the condition imposed. It would not be changed without the agreement of the applicant. I am following this up with the case officer, Roger Newall.

11. **9/2/16 Decision sheet for 15/04125/ALB advised but not on website, though one for parallel application 15/04124/APP was. Officer promised remedy 'within a couple of days' – not there 12/2/16.**

Response: The decision has been made and the decision should have been dropped in automatically. I am following this up with the case officer, Claire Bayley, to ensure this is added to the website asap.

12. **11/2/16: application 16/00337/APP; email sent: "This application was booked into your system on 1st February; I picked it up from the Monthly List on 5th February, and added it to my Tracked Applications.**

Several queries on this one:

- **Why is this application in the Monthly List for Buckingham but not in my Consultee In-Tray?**
- **Why have I had no email advice of it, which means I have no response sheet?**
- **Why is it an APP not an ACC?**
- **Why has the Track system not alerted me to the photo added to the document list yesterday?**

No reply as yet.

Response: This consultation has now been done. The application was submitted to AVDC and not BCC for determination. ACCs are only those submitted to BCC and we are a consultee. The track alert may not have worked as you were not consulted at the time.

Getting answers

1. **Email query 30/12/15 to B. Nicholson (Case officer) and P.Dales (Enforcement) about the footpaths to bus stops, should Moreton Road III not get approval – Read receipt dated 8/1/16 from BN, no answer at 12/2/16**

Response: I am sorry that you have not received a response. It is my understanding that the full links were not requested by BCC highways and were not secured as part of the 2 previous planning permissions granted. It is proposed to secure these "missing" links as part of the outstanding application through a S106 agreement on what you refer to as Moreton Road III.

2. **Formal letter sent as attachment to email 30/12/15 re cover for staff absent on leave or sick**

- **Read receipt dated 30/12/15 from BN, no answer at 12/2/16**

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(second letter sent to all 5 D.Cllrs for Buckingham after 10/2/16, read receipts immediately from TM, RS & WW)
(as a result of concerns about – in particular – Enforcement cases not being dealt with if case officer absent for some time)

Response: This was responded to in my letter dated 25 February 2016.

3. Email query re 16/00096/ATP 18/1/16 to R Branston re drawing (which showed three trees, but failed to indicate which one was to have work done) and had no supporting reasons or tree survey in the documents
- following the decision that the tree was not protected and therefore no permission was necessary, I emailed (29/1/16) to ask which tree it was, and whether it was one of the lime trees granted TPO consent for 92/00788/ATP & 99/00442/ATP, and if so had the TPO been rescinded, and why?
 - 'out of office' reply indicated officer would be back 1/2/16 but no response to the questions has been received at 12/2/16
 - nor has there been any reply to our November letter expressing Members' general concerns at the number of felling applications given consent in the Conservation Area to the detriment of its green aspect
 - it also appears that this officer allowed Taylor Wimpey to clear the riverbank at Tingewick Road Industrial Estate (according to the residents' group) and the Enforcement file on this (15/00497/CON3) has been closed – "no breach" - though the drawings (and the Environment Agency response) clearly show 9m riparian area to be left unmanaged as habitat and a wild-life corridor.
 - **Response:** The points on 16/00096/ATP and Tingewick Road Industrial Estate were responded to in my letter dated 25 February 2016. Could you please send me a copy of the November letter you refer to so that I can co ordinate a reply.

I hope that this reply covers all the points raised and is of assistance.

Yours sincerely

Susan Kitchen
Development Management Manager

The Gateway, Gatehouse Road, Aylesbury, Bucks HP19 8FF

DX 4130 Aylesbury 1

www.aylesburyvalecd.gov.uk

Office@buckingham-tc.gov.uk

From: Fisher, Alice <AFisher@aylesburyvaledc.gov.uk>
Sent: 21 January 2016 09:57
To: Fisher, Alice
Cc: Kitchen, Susan
Subject: Changes to Development Management in Planning Services
Attachments: DM Planning Team Structure parishes.pdf

Dear Parish Clerk/Correspondent,

I have been asked to send you the following on behalf of Susan Kitchen, Development Management Services Manager at AVDC.

Changes to Development Management in Planning Services

The Development Management application teams have been re-organised from 2 geographically split application teams in to a large developments team and a core business team, retaining the enforcement, heritage and support teams as currently exists.

The "Large Developments" team focus on the particular challenges of large developments as well as enabling an improved provision and marketing of premium services mainly to developers enabling the service to generate additional income.

This team will deal with all those developments that would defined as major*, minor dwellings of 4 and above, development falling within the Strategic Development Management Committee referral criteria, and any related development.

The "Core Business" team is designed to quickly and cost effectively process smaller applications. This team will deal with all other applications including developments of 1-3 dwellings, small scale commercial developments, small scale commercial developments householder extensions and alterations, changes of use, advertisements and notifications and other related work.

There will be a transition period over the next few of months whereby existing case officers will continue to deal with their current live applications whilst the workload is being adjusted,.

In addition the tree officer and biodiversity officers have moved in to the heritage team.

A revised organisational structure is attached. The officers will retain their existing contact e mails and telephone contacts.

Note:

* **Major developments**- defined as the provision of dwelling houses where, there are 10 or more: or the site area is 0.5 hectares or more and it is not known whether the number of dwelling houses to be provided is 10 or more. It also includes the provision of a building or buildings where the floor space to be created by the development is 1000 square metres or more: or development carried out on a site having an area of one hectare or more;

Contact Officer: Susan Kitchen 01296 585436 skitchen@aylesburyvaledc.gov.uk

Office@buckingham-tc.gov.uk

From: Dales, Philip <PDales@aylesburyvaledc.gov.uk>
Sent: 01 March 2016 11:16
To: 'Office@buckingham-tc.gov.uk'
Subject: RE: Outstanding cases

Dear Mr Wayman

I am writing in response to your letter dated 10 February 2016 concerning the above. I am aware that Mrs Kitchen has responded to your point about cover in her correspondence to you of 25 February 2016 and as a consequence I will not go over the same ground.

What I can say is that we are mindful of the need to bring the older cases to resolution and this is a work in progress. At the same time we are continuing to look at ways in which we can collect the information we need to reach a decision as efficiently as possible. In that vein, I should commend Katharine for the assistance she gives by providing information and particular photographs to illustrate an enquiry which does enable us to quickly reach a decision, often the same day.

I find your comments about an absence of internal communication puzzling, with regard to 14/00381/CON3 an application for advertisement consent has as you mention been submitted and is currently undetermined. Your query is purely a matter of semantics in that "application pending" and "decision pending" are used in different contexts and can be synonymous. I can assure you that both cases are linked on our computer system.

The comment of "application pending" was handwritten on a report that we provided to you because of continuing problems that we having with generating reports. The report was provided at your request and was provided as a special measure for your information and assistance, as a consequence I am very disappointed by your "faulting finding" response, particularly in the light of the above comments.

Regards

Philip Dales
Planning Enforcement Team Leader
Tel 01296 585623

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

From: Office@buckingham-tc.gov.uk [<mailto:office@buckingham-tc.gov.uk>]
Sent: 10 February 2016 17:01
To: Dales, Philip
Subject: Outstanding cases

Please find attached a letter generated by last week's Planning Committee meeting.

Katharine McElligott
Clerical Assistant to the Town Clerk
Buckingham Town Council
01280 816426

Written questions/answers, BCC Council meeting 18/2/16

Mr Stuchbury to:

Zahir Mohammed, Cabinet Member for Education – Academy Questions

Comment - In the case of Buckingham Lace Hill Academy, AVDC undertook all planning agreements/consent owing to the change in the law which was previously undertaken by the County Council in relation to school buildings.

Response comment - This is not correct. There has not been a change of law. The decision regarding who the planning authority is depends on who is funding and taking forward the scheme. In this case it was a developer build via S106 and the plans for the whole development sat with the District.

Comment - The building is still unfinished and it is not in a fit state to operate. There are many safety concerns & complaints from parents in relation to the building and playing grounds.

Response comment - The building is complete however, since opening issues regarding drainage and the capacity of the school hall have come to light which are being progressed with the consortium.

Comment - The County Council should have a stronger and more direct interest in commissioning of new school buildings in the future for both the good of the children within them and public finances.

Response comment - Lace Hill Academy was not a publically funded project but the funds came from the Developers through a S106 Agreement. As previously stated the LA will try to commission new school builds themselves so that we can control the design and build of the school, but we cannot legally force developers to agree to this.

Q8 What steps is Buckinghamshire County Council putting in place to prevent school buildings from not being completed correctly, as was the case with the Lace Hill Academy in Buckingham West?

Wherever possible the LA prefers to be the responsible body for the design and procurement of new schools. Whilst we cannot legally insist on this through S106 Agreements, it is our preferred route.

In the case of Lace Hill the building was designed and procured directly by the developers. This meant that the LA has no direct responsibility for the design and the contract with the appointed contractor. Thereby as issues have arisen since the opening of the building the LA has no power to directly instruct the contractor to rectify issues nor do we hold any retention monies which add to the ability to ensure issues get addressed swiftly.

We have relentlessly pursued the consortium/contractor to address issues but it has been a major battle and their lack of response and communication has been particularly problematic. It is common place for issues to arise after project handover on schemes and the LA has done all it can to persuade the consortium/contractor to rectify the issues.

It should be noted that the majority of snagging items have been swiftly addressed; the only two key items outstanding remain the capacity of the hall due to the restricted size of the fire doors and the drainage.

The LA will do whatever it can to be the responsible body for the design and build of the school however, it cannot legally insist upon this if the new school is part of a new housing development.

Q9 Now that the County Council is no longer the planning authority for school buildings, what powers does the County Council retain to prevent substandard school buildings and playing grounds in the future?

The County Council is still the planning authority for school schemes it takes forward and is the funding body for.

In the case of Lace Hill the school was being procured and built directly by the developer as part of the S106 Agreement. The design for the whole development was therefore a decision for the District Council and not the LA. However, LA officers were involved in the design of the school from the outset. Equally any issues regarding the quality of build are not the responsibility of the planning authority; they are issues between the developer, contractor and architect and must be in accordance with Building Regulations.

In this particular case it is the building regulations that is restricting the number of occupants of the hall. Equally the drainage issues only came to light following handover once there had been significant rainfall. This matter could not have been known at handover given the dry weather.

The LA has very little power in this instance to rectify the issues directly as we were not the procurer of the building. This lies with the consortium responsible for the housing development. However, the LA has been continually chasing the developers to address the issues. A meeting took place with members of the consortium, contractor and design team on 21st January to review the ongoing issues. We are awaiting an update from the consortium next week with regards to how and when they will undertake the necessary remedial works to the building.

It should be noted that it is not unusual for there to be ongoing snagging items that need to be attended to post occupation and indeed there are also items that will not be addressed until the 12 month defect period has been reached. The LA can also not procure its own contractors to rectify the issues as this has the potential to invalidate the 12 year latent defect warranties.

Office@buckingham-tc.gov.uk

From: Shaw, Mark (County Councillor) <markshaw@buckscc.gov.uk>
Sent: 24 February 2016 17:00
To: office@buckingham-tc.gov.uk
Cc: Whyte, Warren - (County Councillor); Stuchbury, Robin - (County Councillor)
Subject: Buckingham Roundabout
Attachments: BTC letter.docx; ATT00001.htm

Dear Katherine,

Please find attached my response as promised.

Regards

Mark

Cllr Mark Shaw
Portfolio Holder for Transportation
Chesham Division including Ashley Green & Whelpley Hill
Chesham Town Council - Vale Ward
Chiltern District Council - Newtown Ward
Tel 07951 744656 or 07736 481416

Skype markshaw43
Twitter @MarkShaw43

Begin forwarded message:

From: Mark Shaw <mark2ba@hotmail.com>
Date: 24 February 2016 at 16:58:00 GMT
To: Mark Shaw <markshaw@buckscc.gov.uk>

Buckinghamshire Local Offer

Local information and advice for children and young people aged 0-25 with a special educational need or disability



www.bucksfamilyinfo.org/localoffer

Email: familyinfo@buckscc.gov.uk Tel: 01296 383065

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Dear Mr Wayman

I refer to your letter dated 27th January regarding the Section 278 Works associated with the Lace Hill Development in Buckingham. A meeting has been held with the Developers, Bovis and Barratts, on 9th February to discuss the outstanding remedial works, which was attended by Councillor Stuchbury as local member for this area.

1) The traffic noise affecting Meadway/Meadow Gardens residents

The Section 278 works would not have materially changed the level of traffic noise and therefore there is no requirement for additional screening to be undertaken by the Developer. In widening the road, a limited amount of tree/vegetation removal was required however suitable re-planting has taken place, which when established will provide improved sound screening.

2) The lack of an acoustic fencing for the new estate (Lace Hill) south of the A421 and east of the A413

Noise is a planning consideration and the requirements for acoustic fencing would have been determined by the Local Planning Authority as part of the planning application for the new residential estate. If residents of the new estate are concerned about noise levels, they should contact the Developer and the District Council.

3) The cyclist dismount signage on the north side of the A421 west of the junction with railway walk

(a) At the end of railway walk where it is ambiguous as to where it applies (cycling is permitted on Railway Walk, and the footway along the bypass is signed as a shared surface further along)

(b) At the end of the new safety fencing west of Railway Walk

4) The ground markings indicate cyclists should move onto the bypass, which are superfluous given their locations

(a) East of Railway Walk, though the shared surface continues to the entrance to Meadway, where cyclists can cross and continue to London Road to where the circular walk footpath crosses from Buckingham School fence to Hare Close and

(b) Approximately 50m west of the entrance to Badgers estate, though the shared surface continues to Badgers Way.

The lack of cycle signage has been raised previously and it was advised that this would be picked up and addressed prior to the works being put on maintenance. We are currently preparing a list of outstanding remedial works that need to be rectified by the developer. Graham Smith, transport co-ordinator, will arrange to meet with you on site to go through your concerns to ensure that these are addressed.

5) Consideration to 'Left Turn Only' signage for those emerging from both Meadway and Badgers Way.

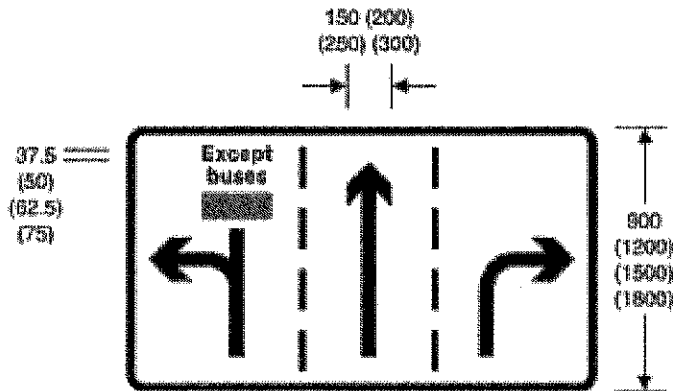
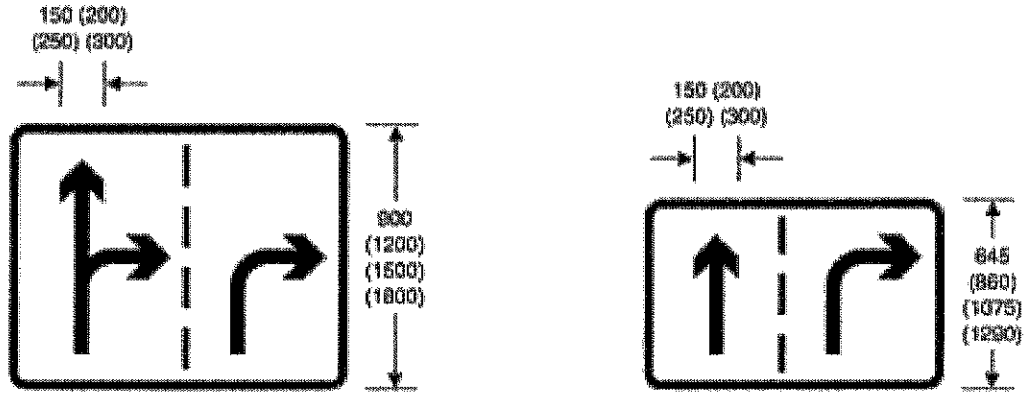
The A421 carriageway was not widened at the junction of Badgers Way. As such, we are unable to consider this matter as part of the Section 278 works undertaken by the developers of Lace Hill. With regard to Meadway, due to concerns expressed by the Town Council and members of the public, officers specifically requested that this be considered by the

independent auditors as part of the Stage 3 Road Safety Audit. It has been recognised that road users wishing to turn right have a wider carriageway to traverse and that this may prove difficult during peak times. The possibility of a right hand turn ban was discussed with Thames Valley Police who advised that the likelihood of enforcement is remote. As such, we have requested that the developer installs advisory lining and signage encouraging vehicles wishing to travel Westbound on the A421 to turn left and utilise the roundabout.

- 6) Councillors Harvey and Smith have spent some time observing traffic approaching the A421/A413 roundabout, and though they report fewer near misses than previously noted, there were still some, and better 'Get In Lane' signage as per our last letter would definitely help. The question has been asked, in particular, why the left-most lane road marking has been changed from a 'straight ahead and left' arrow to 'left' only, and thus causes sudden (and surely unnecessary) changes of lane. Cllr. Harvey has drawn Members' attention to the dashcam videos available at <https://www.facebook.com/groups/BuckinghamMatters/permalink/504983383016580/> which you may also find of interest.**

The lane markings installed prior to Christmas have significantly improved the operation and safety of the roundabout. I understand that there is still concern, caused by poor lane discipline (as is visible from the videos on Twitter). Whilst we cannot design out bad driving, officers have identified some minor improvements to the lane markings to make it clearer for drivers using the roundabout. The developer is still required to resurface the roundabout and re-paint the lines allowing further modifications to be made.

In addition, we will be requesting signage installed on the approaches to the roundabout to assist drivers and to promote better lane discipline. The signs will be a variation of 877 in the Traffic Signs Regulations and General Directions:



877

Appropriate traffic lanes for different manoeuvres at a junction ahead
(Alternative types)

Item	
1	Regulations: 22, 23
2	Directions: 15(3)
3	Diagrams: None
4	<p>Permitted variants: Schedule 18, item 16</p> <p>The words "Except buses" may be varied to "Bus lane" or omitted. The signs shown in the upper diagrams may be reversed in a mirror image. Any arrow may indicate two directions and point either horizontally to the left and ahead, horizontally to the right and ahead, or horizontally to the left and to the right.</p> <p>The background colour shall be varied to green with white symbols, legend and border on primary routes and blue with white symbols, legend and border on motorway exit slip roads. The red bar shall have a white edge when on a green or blue background. The chevron marking shown in diagram 2115.1, or in diagram 2016 when the background colour of the sign is varied to green or blue, may be added and varied as appropriate</p>
5	Illumination requirements: Schedule 17, item 4

- 7) **Though we understand the additional crossing on the A413 from Tesco to the new housing may not now be installed, given the proximity of the bypass pedestrian crossings to the roundabout, would a co-ordinated light-controlled junction with pedestrian/cyclist phases on all arms not have been a better solution? The original plan for three unco-ordinated demand-controlled crossings around one roundabout was criticised by Members in comments on the original application for Lace Hill, and it was BTC that drew BCC's attention to the fact that there were three, as the first was on an application from Tesco. One of the reasons for the Tesco crossing was the discontinuation of the loop bus services took through the Tesco site, requiring all bus passengers to cross the London Road either inbound or outbound. Would a co-ordinated light-controlled junction be considered for a future situation similar to this, if only so that a functioning junction could have been arrived at in less than a year?**

The reason why the lights are individually demand operated is to avoid un-necessary delays to the free flow of traffic on the strategic road network. For example, if a pedestrian wishes to use the controlled crossing on the eastbound approach to the roundabout, north/south and west movements are still possible.

Given the levels of pedestrian demand, there would be no benefit in all arms of the roundabout having linked pedestrian/cyclist facilities.

Vehicle Speeds

Discussions are ongoing with Thames Valley Police regarding speed enforcement of the 40mph speed limit on the A421. We are aware of recent incidents which appear to be speed related and have requested that the developer provide additional signage and roundels on the carriageway surface. Whilst we will ensure that these measures are put in place by the Developer, it is the drivers responsibility to obey legal orders and excessive speeding is ultimately a matter of enforcement.

Roundabout Planting

Graham Smith is arranging to meet with your green space management officer to discuss planting on the roundabout and the embankments.

Cabinet Member
Transportation

Buckinghamshire County Council

County Hall, Walton Street
Aylesbury, Buckinghamshire HP20 1UA

Mark Shaw

Telephone 01296 382691
markshaw@buckscc.gov.uk
www.buckscc.gov.uk

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

07 March 2016
Ref: 790-15

Dear Mr Wayman

TOURIST SIGNS APPLICATION

I refer to your recent correspondence concerning your request for tourist attraction signs to Lace Hill Academy and the Lace Hill Community Centre and football pitches.

As you may be aware, the County Council has adopted a procedure for dealing with applications such as yours. Accordingly, please find enclosed a fact sheet explaining the policy on tourist signing together with an application form.

If you feel that these establishments meet the criteria indicated in the fact sheet, please complete and return the application form, together with the non-refundable assessment fee of £200.00, payable to Ringway Jacobs.

Transport for Buckinghamshire's Schemes Delivery team will then assess your application. If approved, we will send you details of the sign(s) to be erected, together with a location plan and an estimate for the cost of the manufacture and erection of the sign(s). This sum will include a fee for the permanent maintenance of the sign(s).

If you have any queries after reading the application form, please contact Transport for Bucks on 0845 2302882.

Yours sincerely



Cllr Mark Shaw
Cabinet Member for Transportation





Tourist signs



Tourist signs are white on brown signs giving directions to a tourist establishment which offers:

- Recreational, cultural, educational or historical interest
- Facilities for the benefit of tourists/visitors

Only permanently established destination/attraction or facility is signed in this way if it:

- Attracts or is used by visitors to an area and is open to the public without prior booking, during normal opening hours
- Is recognised by the Southern Tourist Board and/or us and meets general and specific eligibility, site and financial criteria we set out.

Signs are provided:

For signs on motorways and trunk roads, contact the Highways Agency on 08457 50 40 30

On county roads, destinations or facilities will be signed only from the nearest 'A' or 'B' class road or other road carrying more than 5,000 vehicles per day

Traffic will be expected to use existing village/town signing before signing to the specific destination or facility commences

Applications

Eligible operators/owners or companies must complete an application form (available on request from the contact above) and submit it with a non-refundable cheque for £200 to cover the administration charge for assessing the application

Our Schemes Delivery team will assess your application, in accordance with the criteria/terms specified on the form. If the application is not eligible, it will be refused and an explanation for the refusal will be given. If successful you will be advised of the full cost of providing the tourist signs, which will be at your expense and must be met in advance of the signs being installed. All works will be undertaken by us and the full cost quoted will include a charge for all future sign maintenance and/or replacement.

Tourist signing will be progressed as resources allow, but progress will depend on the number of applications and scale of requests involved

For more information call 0845 230 2882 or email ffb@buckscc.gov.uk

Other useful websites: [The Highways Agency](#)

APPLICATION FORM Ref:

Please complete **ALL** questions (IN CAPITALS) in **SECTIONS 1** and **5** and those questions in **SECTION 2** applicable to your particular establishment
- FAILURE TO DO SO WILL DELAY YOUR APPLICATION ASSESSMENT

This tourist signing policy – which is not retrospective - was agreed by County Council members on 26 September 1996, and complies with Department of Transport's guidance note Circular Roads 3/95. It followed extensive consultations with neighbouring County Councils, all the District Councils in Buckinghamshire and the Regional Tourist Board and secures a consistent regional tourist signing policy. Council members endorsed the retention of this policy on 25 May 2000.

All applications for Tourist Signing in Buckinghamshire have to satisfy four criteria: general eligibility, specific eligibility, site and financial criteria. These have been developed to avoid a proliferation of signs on the highway and to ensure that tourism objectives are balanced against road safety, traffic management and environmental considerations.

SECTION 1: General Eligibility For Signing

<p>A. Is your business a permanently established (excursion) destination/attraction or facility which attracts, or is used by, visitors to the area, and is open to the public without prior booking, during its normal opening hours? <i>(NB: A tourist destination/attraction is an establishment that offers recreational, cultural, educational or historical interest, eg, stately homes, monuments, museums, zoos, theme parks, parks and gardens. With regard to visitor facilities, signs will be provided for the benefit of tourists/visitors who require accommodation, pubs, restaurants, cafes, shops, etc).</i></p> <p>If YES, please state the hours of opening:</p>	YES / NO
<p>B. Does your establishment comply with all applicable requirements such as planning permission, registration with the Tourist Board, a fire certificate or registration under the Food Safety Act (where required)?</p> <p>If YES, please supply current details (including copies of registrations or certificates)</p>	YES / NO
<p>C. Is your establishment recognised by the Tourist Board or Local Authority and does it take part in an appropriate Quality Assurance Scheme e.g. the AA, RAC?</p>	YES / NO
<p>D. Has your establishment signed the English Tourist Board's Visitor Charter? <i>Registration for the Charter is free of charge (English Heritage and National Trust properties are exempt from this requirement). Details are available from the Southern Tourist Board, 40 Chamberlayne Road, Eastleigh, Hampshire SO50 5JH. Tel. No. 023 8062 5400 Fax No. 023 8062 0010</i></p>	YES / NO



<p>E. Do you already publicise what your establishment has to offer and the route tourists should take to find it?</p> <p>If YES, please attach appropriate brochures / adverts / leaflets / guide book entries / press advertisements etc with your application.</p>	<p>YES / NO</p>
<p>F. Does your establishment have use of a car park?</p> <p>If YES, 1. Is it your own? YES / NO 2. Number of spaces?</p> <p>3. Do you accept coaches? YES / NO 4. Is the car park on site? YES / NO</p> <p>If you have answered NO to 4, please give details:</p>	<p>YES / NO</p>
<p>G. Does your establishment cater for disabled people?</p> <p>If YES, please give details:</p>	<p>YES / NO</p>

SECTION 2: Specific Eligibility Criteria

<p>A. Hotels and "Bed & Breakfast" establishments: Can you confirm membership of a quality assurance scheme which requires independent assessment (English Tourist Boards national grading and classification scheme, AA scheme or RAC scheme)?</p> <p>If YES, please state scheme:</p>	<p>YES / NO</p>
<p>B. Holiday Centres / Self-catering Accommodation: These normally require pre-booking enabling proprietors to issue clients with directions. These establishments would not be eligible for tourist signing.</p>	
<p>C. Camping and Caravan Sites: Do you have at least 20 pitches available for casual overnight use by touring caravans?</p> <p>Is your site licensed under the Caravan Sites and Control of Development Act 1960, and / or the Public Health Act 1936, or other relevant legislation?</p> <p>Are you a member of the British Graded Holiday Parks Scheme (the 'Q' scheme)?</p>	<p>YES / NO</p> <p>YES / NO</p> <p>YES / NO</p>
<p>D. Youth Hostels: Is your hostel managed by the YHA?</p> <p>If NO, please give details of its management:</p>	<p>YES / NO</p>
<p>E. Restaurants / Cafeterias / Take Away Food Outlets: Can you confirm that your establishment is open to casual callers who have not booked in advance?</p>	<p>YES / NO</p>
<p>F. Public Houses: Do you serve meals (not just bar snacks) both at lunchtime and evenings?</p> <p>Do you have indoor facilities to cater for children accompanying their parents, or a children's certificate?</p> <p>If overnight accommodation is offered, can you confirm membership of a quality assurance scheme that requires independent assessment (English Tourist Boards national grading and classification scheme, AA scheme or RAC scheme)?</p>	<p>YES / NO</p> <p>YES / NO</p> <p>YES / NO</p>
<p>G. Recreational Facilities and Sports Venues: How many significant events (i.e. regional / national) are held at your facility each year?</p> <p>Can you confirm that your establishment is open to visitors who have not booked in advance?</p>	<p>YES / NO</p>

H. Tourist Information Centres (TICs) and Points (TIPs):

Only the TICs recognised and networked by the Southern Tourist Board shall be signed with the international "I" symbol. TICs offer an alternative where the local environment or the number of eligible businesses makes directional signs impracticable.

I. Retail Outlets:

Superstores and out of town retail parks are ineligible for tourist signs. Where eligible, individual or groups of shops will normally be referenced with generic signing such as "Village Shop", "Craft Centre", "Souvenir Shop" or "Garden Centre".

Can you confirm that your establishment has facilities and features predominantly aimed at tourists?

YES / NO

J. Bypassed Communities:

Communities that have been bypassed may have various tourist facilities that are all eligible for tourist signing. To avoid a proliferation of signs, a single sign, detailing these facilities with appropriate symbols, may be erected at appropriate junctions from the bypass. Requests for such signs should come via the local parish / town council, which will be responsible for the associated costs.

Large towns will not be considered for this type of signing, as it would be reasonable to expect them to provide the full range of visitor facilities.

SECTION 3: Signing Criteria

A Designated Road Network (DRN) has been developed which consists of all motorways and trunk roads; all 'A' class roads; all 'B' class roads, and all other roads carrying more than 5,000 vehicles per day.

Applications for signing on motorways and trunk roads should be directed to the Highways Agency as they cannot be dealt with by the County Council. The Highways Agency can be contacted on 0300 123 5000.

Destinations or facilities not on the DRN will be considered for signing provided the general and specific eligibility criteria are satisfied. Signing will only be permitted from the nearest junction with the DRN. There may even be exceptional circumstances when this may not be permitted e.g. the presence of competing establishments.

Destinations or facilities with direct access on to the identified DRN will not be considered for signing, if traffic can approach and access/egress the premises in safety.

Please note that:

- Traffic will be directed to the appropriate village/town before signing to the specific destination/facility commences.
- Comprehensive signing schemes, particularly in urban areas, will be considered, in consultation with interested parties, which direct traffic to public car parks, where private car parking facilities are not available. On reaching public car parks, pedestrian signs will be used to direct visitors.
- If permission for signs is granted, private advertisement or temporary direction signs to the establishment or events at the establishments will not be allowed.
- Signing will be kept to the absolute minimum and size, particularly in Areas of Outstanding Natural Beauty. Signing may be refused where there are siting difficulties, or where the number of destinations at a single junction would be excessive. Continuity signing will usually consist of the symbol alone where appropriate. Only one symbol may be used for each venue – where more than one attraction exists at a venue, the operator will have to decide upon a single symbol that depicts the main attraction.
- Where applications are refused, an explanation as to the reason for refusal will be given.
- In some circumstances, applications not eligible for the characteristic white on brown tourist signing may be eligible for conventional black on white 'private' highway signing. However, the County Council receives many requests to provide signs to all types of facilities such as schools, public buildings, churches, village halls, farms etc. To agree to provide signs for every facility would inevitably lead to a proliferation of signs particularly at junctions and this can lead to a reduction in road safety. The current policy is, therefore, that there is be a presumption against providing permanent signs on the public highway for all types of private venue unless there were '**extraordinary circumstances**'. Therefore, if your establishment does not meet the tourist sign eligibility, and you would wish to be considered for 'private' signing instead, please confirm the 'extraordinary circumstances' that prevail in your particular case.

SECTION 4: Financial Criteria

Applicants are required to complete this application form and submit it with a cheque, for £200.00, to cover the administration charge for assessing the application – this amount is non-refundable.

All signing will be at the applicants expense. Therefore, after confirmation of eligibility – for either tourist or private signs - , the applicant will be advised of the full cost of providing signing. This will be a one-off payment covering the design, supply, erection, removal of old signs / posts where necessary, an administration charge and all future maintenance / replacement.

Applicants will be required to meet these costs in advance of the signs being installed.

To ensure sufficient resources are available for future maintenance and / or the removal of signs (eg. if the attraction / facility ceases to operate), all signing will be undertaken by Buckinghamshire County Council.

SECTION 5: Supporting Information:

Does the Parish / Town Council support your application for Tourist / Private Signing?

YES / NO

If **YES**, please provide evidence (eg copies of correspondence etc)

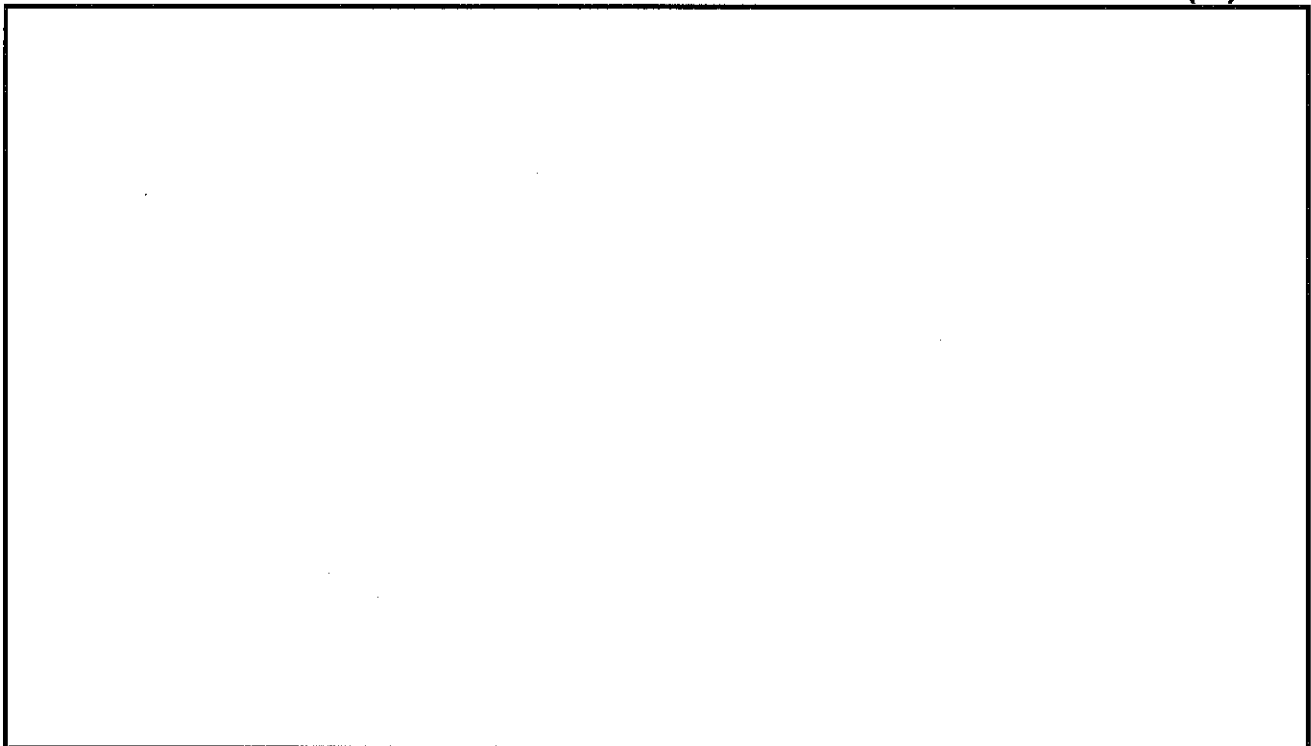
Is there any additional information you wish to provide to support your application?

Please give details of the signing you consider necessary, including preferred legend, most appropriate recognised symbol (if applicable) and location(s) (please provide a sketch map, in the space overleaf, showing these)

WORDING:

SYMBOL:

SKETCH MAP SHOWING PROPOSED SIGN LOCATION(S)



COMPANY / ORGANISATION DETAILS:

Your Name:

Your ref:

Your Title/Position:.....

Tel. No: Fax No:

Address:

.....
.....
.....

NAME & ADDRESS OF ATTRACTION OR FACILITY (if different from above):

.....
.....

1 Declaration

I hereby declare that (please tick each box confirming your declaration);

- The information I have provided above is, to the best of my knowledge, an accurate representation of the facts.
- I enclose a cheque for £200.00 (non-refundable), made payable to Ringway Jacobs to enable you to process my application. I have PRINTED my name / attraction address on the back of the cheque.
- I enclose copies of registrations / certificates / brochures / advertisements etc to supplement my application.
- If the provision of tourist or private signs is approved, I agree to remove all off-site advertisements / signs etc.

Your signature: Date:

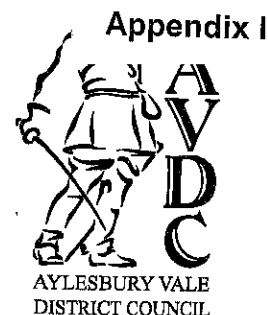
Once completed, please return this application form, any supporting information & the cheque to;

Transport for Buckinghamshire Aylesbury Vale Area Office
Corrib Industrial Park, Griffin Lane
Aylesbury, Bucks HP19 8BP

AYLESBURY VALE DISTRICT COUNCIL

Chairmen of the Development Management Committees

Please ask for: Development Management
Direct Line: 01296 585679
Switchboard: 01296 585858
Text Relay: prefix telephone number with 18001
Email: devcon@aylesburyvaledc.gov.uk
Our Ref:
Your Ref:



9 March 2016

Mr C Wayman,
Clerk to Buckingham Town Council
Room 32, The Buckingham Centre
Verney Close
Buckingham
MK18 1JP

Dear Mr Wayman,

Parish attendance at AVDC committee meetings

We are sorry to hear that you have concerns about the length of time that you have had to wait at the Strategic and Development Management Committees for applications in your area to be considered.

Whilst your list dates back to 2013 we believe that the number and type of applications reported to committee are different now to that in 2013 for a number of reasons. We have therefore asked Mrs Kitchen, the Development Management Manager, to provide us with information on the last 6 months agendas for these meeting in relation to Buckingham applications.

In relation to the Strategic Development Management Committees there were no items relating to Buckingham so we are somewhat surprised by your comments. As you will be aware the items which come to this committee are significant in nature, agendas are not large in number terms and members do ensure that they have all the information available to them in arriving at a decision. This will mean that the items will take some time to consider and members do take time to question speakers and officers so that they are satisfied that they have a full understanding of the issues, before deciding on how they vote.

In looking over the last 6 months agendas for the Development Management Committee there was only 1 item that related to Buckingham which was considered on the 7 January 2016 agenda. That Committee meeting had 8 agenda items, there were a large number of speakers registered on all the items and the Buckingham item was the last on the agenda. The meeting took longer than anticipated in the "not before" timings stated.

It is not easy to try and accurately predict the length of time an item will take in advance. There are a number of factors that are unknown when the agenda is issued, including the number of public speakers who register to speak and the issues that they raise in their presentations. This may well leave questions that members wish to raise in points of clarification and sometimes they will ask questions of the officers to enable those in the public gallery to understand that particular point in question in planning terms even where the answer may be in the report. Members are very mindful that those attending understand the way in which decisions are made and that they themselves are clear in their minds as well.

Our public speaking arrangements are generous and do give opportunities for parish councils to speak for a greater period of time compared than other councils in the area. The comments of the parish council are one of the first things that members will look at when they pick up a report so

please be assured that we do look very carefully at what you say.

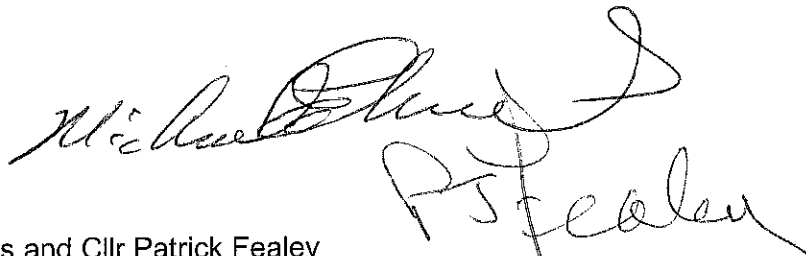
All members go through a rigorous training regime before they can sit on the committee and have regular additional training throughout the year so that they are fully aware of their responsibilities and planning matters. Members do spend a considerable amount of time reading reports and looking at the details before the meeting, often visiting sites where they think this would be useful so I do believe that it is unfair to accuse them of not being prepared. It would not be reasonable to curtail member's questions or debate particularly where this will help the public and ourselves to understand the planning issues purely on the basis that you are waiting your turn to speak and hear the outcome on an application.

We are finding that there are a number of parishes who do not register to speak at the committee and in such instances the items may be withdrawn from the agenda and generally committees are taking far less time that they had before. There is also a fine balance to strike so that we are not sitting around unnecessarily waiting to consider the next items ahead of the "not before" timings stated, when items are withdrawn or do not take long to consider. We have however asked officers to note the concerns that you have raised when adding the "not before" timings on the agenda.

We do value the public speaking part of the committee process even though it can be very time consuming. If you are concerned about the time spent travelling and waiting at the committee to be heard you may wish to consider reviewing some decisions that have not gone as you would have liked to see if there are any learning points that can be gained from the process when making your comments.

Officers will be arranging further parish training and will be in contact to advise of the dates. If there are any matters which you would like to be covered then please let Susan Kitchen know so that she can include them in the training.

Yours sincerely,

The image shows two handwritten signatures in black ink. The top signature is for Michael Edmonds, and the bottom signature is for Patrick Fealey. Both signatures are written in a cursive, flowing style.

Cllr Michael Edmonds and Cllr Patrick Fealey
Chairmen of Strategic Development Management and Development Management Committees

Date	DCC/SDCC	Application(s)	site	agenda start time for our division	no.of applications before ours	time called to speak	waiting time	Cllr./ officer		
9/5/13	DCC	12/02823/APP	19 Foxglove Close	1.30	?	2.55	1-25	MS	pre-dates form	
30/5/13	DCC	13/00009/APP	Sainsbury's, Chandos Road	1.00	?	??			no report	
		09/02155 &								
19/6/13	SDCC	12/02104	Land at Market Hill	1.00	?	1.30	0-30	CSC	pre-dates form	
11/7/13	DCC	13/00036/APP	Manor Beeches	3.00	?	3.30	0-30	CSC	pre-dates form	
1/8/13	DCC	13/01553/APP	7 Mitre Street	2.30	1	3.55	1-25	PH	pre-dates form	
21/8/13	SDCC	13/01325/APP	Land at Moreton Road - 80 houses	1.00	0	1.30	0-30	JH		
22/8/13	DCC	13/01367APP	Saleroom, Moreton Rd	1.40	?	2.55	*	PH		
"	"	13/01820/APP	2 Akister Close	*	directly after above	3.15	total with above 1-35	PH		
"	"	TPO 2/13	Foscott Way	*				PH	no record	
12/9/13	DCC	13/01415/APP	RLS Science block	1.00	?	2.10	1-10	JH		
24/10/13	DCC	13/02402/APP	Pergola at the Whale	1.00		5.00+	2-00+		no record	
11/12/13	SDCC	13/01465/AOP	Lace Hill Sainsbury's	file not retained to 2016				RS		
9/1/14	DCC	13/02233/APP	10 Market Square	file not retained to 2016						
9/1/14	DCC	13/02447/APP	Gr.Junct. car wash	file not retained to 2016						
3/4/14	DCC	14/00065/APP	HMO 1 Portfield Way	not before 1.15; actual start 1.35	?	1.45	0-30	MS		
1/5/14	DCC	14/00316/APP	Aldi store	1.00	0	1.05	0-05	MS		
1/5/14	DCC	14/00402/APP	land at Station Terrace	not before 2.45	0	2.58	0-13	MS		

18/6/14	SDCC	13/03041/AOP	University Innov8 site	not before 2.15	2	5.15	3-00	CW		
19/6/14	DCC	14/00653/APP	Sainsbury's Chandos Road	not before 3pm	?	6.15	3-15	PH		
21/8/14	DCC	14/01123/APP	28 Lenborough Close	not before 3pm	0	4.05	1-05	PH		
2/10/14	DCC	14/00813/APP	land.adj.Old Saleroom	not before 1.45pm; actual start 3.25	0	3.30	1-45	PH		
13/11/14	DCC	14/02432/APP	7 Gawcott Fields	not before 2.30; actual start 4.00	1	5.20	2-50	KM		
10/12/14	SDMC	14/02513/ADP	Tingewick Rd Ind Est	3.15 actual start 4.30		4.40		JH		
10/12/14	SDMC	14/02601/AOP	Moreton Rd.III	pulled from agenda morning of meeting						
11/12/14	DCC	14/02685/APP	land at Station Terrace	not before 3.15	2	4.15	1-00	PH		
29/1/15	DCC	14/03251/APP	land adj.Verdun	not before 1.30	withdrawn from meeting as no BTC speaker					
11/3/15	SDMC	14/02601/ AOP	Moreton Road III	1.00	0	1.10	0-10	CW		
2/4/15	DMC	14/02882/APP	4 The Villas-garage	not before 1.30	1	1.55	0-25	JH		
20/5/15	DMC	15/00520/APP	52 Overn Avenue	not before 2.00	1	3.30	1-30	DI		
3/7/15	DMC	14/03316/APP	Old Police Station, Moreton Road	not before 2.00	0	2.10	0-10	DI		
2/9/15	SDMC	14/02601/AOP	Moreton Road III	not before 3.00pm	0	4.00	1-00	MC		
23/9/15	SDMC	14/02601/AOP	Moreton Road III	withdrawn due to BNDP referendum result						
7/1/16	DMC	15/03645/APP	3 Well Street	not before 1.20	3+1 site visit report	3.45	2-25	PH		

Office@buckingham-tc.gov.uk

From: Hussain, Mal <mhussain@aylesburyvaledc.gov.uk>
Sent: 15 March 2016 10:06
To: 'Office@buckingham-tc.gov.uk'
Subject: RE: attached letter

Katherine,
I have enquired about the current position of the employment land.

We can report that the site is being actively promoted by the developers and we are aware that there is some interest in the site. We are hopeful that a scheme will come forward.

Kind regards,

Mal

Mal Hussain
(Business Relationship Officer

Economic Development
Community Fulfilment
Aylesbury Vale District Council
The Gateway, Gatehouse Road
Aylesbury Bucks HP19 8FF
Tel: 01296 585256 Fax: 01296 488887
www.aylesburyvaledc.gov.uk

For Business Support - www.bbf.uk.com/business-support/

From: Office@buckingham-tc.gov.uk [mailto:office@buckingham-tc.gov.uk]
Sent: 10 March 2016 16:34
To: Hussain, Mal
(**Subject:** RE: attached letter

That's fine, as long as I have it by first call Tuesday?
Katharine

From: Hussain, Mal [mailto:mhussain@aylesburyvaledc.gov.uk]
Sent: 10 March 2016 14:50
To: 'Office@buckingham-tc.gov.uk'
Subject: RE: attached letter

Katharine,
Apologies, I am waiting from a response form the planner involved and will come back to you tomorrow.

Regards,

Mal

Mal Hussain
Business Relationship Officer

Economic Development
Community Fulfilment
Aylesbury Vale District Council
The Gateway, Gatehouse Road
Aylesbury Bucks HP19 8FF
Tel: 01296 585256 Fax: 01296 488887
www.aylesburyvaledc.gov.uk

For Business Support - www.bbf.uk.com/business-support/

From: Hussain, Mal
Sent: 10 March 2016 10:37
To: 'Office@buckingham-tc.gov.uk'
Subject: RE: attached letter

Kathering,
No problem, appreciate the reminder.

(Will come back to you later today.

Regards,

Mal

From: Office@buckingham-tc.gov.uk [<mailto:office@buckingham-tc.gov.uk>]
Sent: 10 March 2016 10:35
To: Hussain, Mal
Subject: FW: attached letter

Sorry to nag.....but our next agenda goes out on Tuesday 15th March.
Katharine
Buckingham Town Council

From: Office@buckingham-tc.gov.uk [<mailto:office@buckingham-tc.gov.uk>]
Sent: 02 February 2016 17:34
To: 'Hussain, Mal'
Subject: RE: attached letter

(Members noted at last night's meeting that they had been promised a response at their previous meeting, but none had been supplied.
Katharine

From: Hussain, Mal [<mailto:mhussain@aylesburyvaledc.gov.uk>]
Sent: 30 December 2015 15:36
To: Office@buckingham-tc.gov.uk
Subject: Re: attached letter

Katharine,
Thank you for your email.

I will forward a reply to the letter week beginning 4 Jan 16.

Apologies for not replying sooner.

Regards,

Mal

Mal Hussain
Business Relationship Officer
Aylesbury Vale DC

01296 585256

From: Office@buckingham-tc.gov.uk <office@buckingham-tc.gov.uk>
Sent: 30 December 2015 15:11
To: Hussain, Mal
Subject: attached letter

Members would appreciate a response to the attached letter, sent in August.

Katharine McElligott
Clerical Assistant to the Town Clerk
Buckingham Town Council
01280 816426
Email: office@buckingham-tc.gov.uk
Web Site www.buckingham-tc.gov.uk

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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. C. P. Wayman

Mr. Mal Hussain
AVDC Economic Development
The Gateway
Gatehouse Road
Aylesbury
HP19 8FF

14th September 2015

Our Ref: Min. 343.3

Dear Mr. Hussain,

REF: EMPLOYMENT LAND, LONDON ROAD, BUCKINGHAM

Part of the s106 agreement associated with a new housing development of 700 houses off the London Road in Buckingham (planning application 09/01035/APP) was an employment area and site for a health facility. The housing development is nearly complete, and Members of the Town Council Planning Committee have expressed concerns that nothing seems to be happening re either the employment land or health centre. Sainsbury's put in an application for a superstore on the employment land, and included the building of the health facility in their plans, but have since withdrawn. The main concern is that without promotion both areas may be subject to an application for more housing and the consequent loss of the infrastructure improvement.

Members have asked if AVDC are as assiduous at promoting employment areas in the Rest of the Vale as they are those in Aylesbury, and if so, whether any plans for this land have been made, or likely developers contacted. It was also suggested that SEMLEP be asked; if you have any contact details for an appropriate person to write to, we would appreciate them.

We look forward to your response.

Yours sincerely,

Mr. C. P. Wayman
Town Clerk

Buckingham



Twinned with Mouvaux, France



Office@buckingham-tc.gov.uk

From: Nicholson, Bill <BNicholson@aylesburyvaledc.gov.uk>
Sent: 07 March 2016 10:06
To: 'Office@buckingham-tc.gov.uk'
Subject: FW: Phase 3 Moreton Road - Revised comments
Attachments: Moreton Road - Revised Comments 25-02-16.doc

Dear Katherine

Please find attached the revised comments from Bucks CC regarding application 14/02601/AOP at Moreton Road.

The application will be reported back to Strategic Development Control Committee at a date to be advised, although it won't be until 27 April meeting at the earliest. It would be helpful if the Town Council were able to let me have any further comments in time to incorporate them into the main report. My deadline for this is Monday 11th April 2016.

Yours sincerely

Bill

Bill Nicholson
Principal Planning Officer (Core Business Team)
Aylesbury Vale District Council
The Gateway
Aylesbury
HP19 8FF

Tel. 01296 585418

From: Urry, Christine [mailto:curry@buckscc.gov.uk]
Sent: 02 March 2016 15:42
To: Nicholson, Bill
Cc: Tester, Del
Subject: Phase 3 Moreton Road - Revised comments

Hi Bill

Please find attached my revised comments in relation to Moreton Road, following the cumulative impact assessment taking into account BNDP. I am not sure if you are still responsible for this application following recent structural changes. If you are no longer dealing with this case can you please forward to the relevant officer.

Please note that the comments are draft, as I am still waiting for input from the County member for this area.

Many Thanks

Chrissy

Christine Urry
Head of Highways Development Management
Transport Economy Environment

Tel: 01494 475355
Mobile: 07714345733

Environment Services

Service Director – Martin Dickman

Buckinghamshire County Council

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

Development Control
Aylesbury Vale District Council

Date: 2nd March 2016
Your ref: 14/02601/AOP

DX4130 Aylesbury

FAO Susan Kitchen

Dear Susan

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

Application Number: 14/02601/AOP

Proposal: Outline application with access to be considered at this stage for the erection of up to 130 dwellings and full planning permission for the change of use from agricultural land to sports pitches/recreational open space and informal open space.

Location: Land to the west of Castlemilk, Moreton Road, Buckingham

The outline planning application is for 130 dwellings, with all matters reserved except for access. The application comprises Phase 3 of the development on Moreton Road. Phase 1 (200 dwellings) was permitted in May 2007 and has been fully constructed/occupied. Phase 2 (80 dwellings) was permitted at appeal in January 2013 and has recently commenced on site.

On the 3rd December 2014 the County Highway Authority recommended the application be refused on the following grounds:

It has not been adequately demonstrated that the movements produced by the proposed development can be accommodated safely and without causing unacceptable traffic congestion at the roundabout junctions of Bridge Street/West Street/Market Square and Moreton Road/Stratford Road/Market Square within Buckingham Town Centre. This is contrary to the aspirations of the National Planning Policy Framework (2012) and Transport Objectives contained in Buckinghamshire County Council's Local Transport Plan 3.

The transport consultant, Mouchel, subsequently provided additional information in support of the application in a Traffic Modelling Addendum dated 16th February 2015, which addressed the County Council's concerns.

The County Council issued a recommendation for approval, subject to a S106 agreement, dated 24th February 2015. The application was considered by the Strategic Development Management Committee on 11th March 2015 when members agreed that the application be deferred and delegated for approval, subject to the completion of a S106 agreement.

At the meeting on the 11th March 2015 it was reported that the Buckingham Neighbourhood Development Plan (BNDP) had reached the pre-submission consultation stage. At this stage, significant weight could not be afforded to the BNDP including the sites allocated in the emerging plan.

The BNDP was put to a referendum on the 17th September 2015. The BNDP received the necessary support and your officers have advised that to all intents and purpose this means the BNDP should be given full weight as an **adopted development plan for Buckingham**.

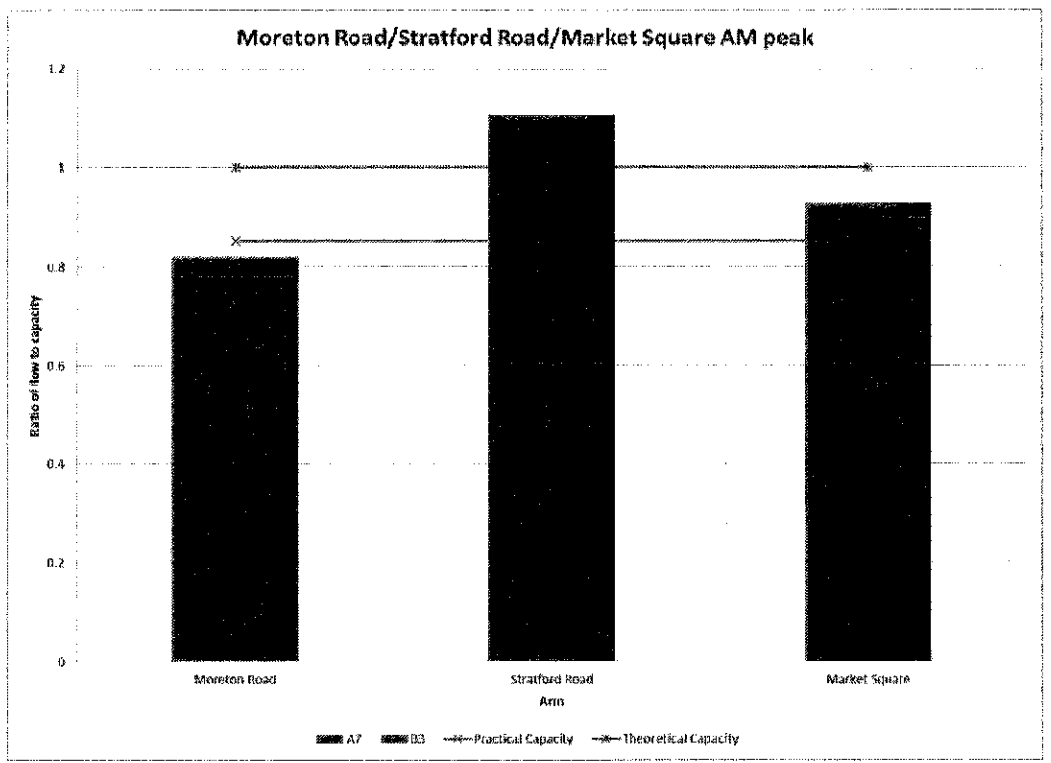
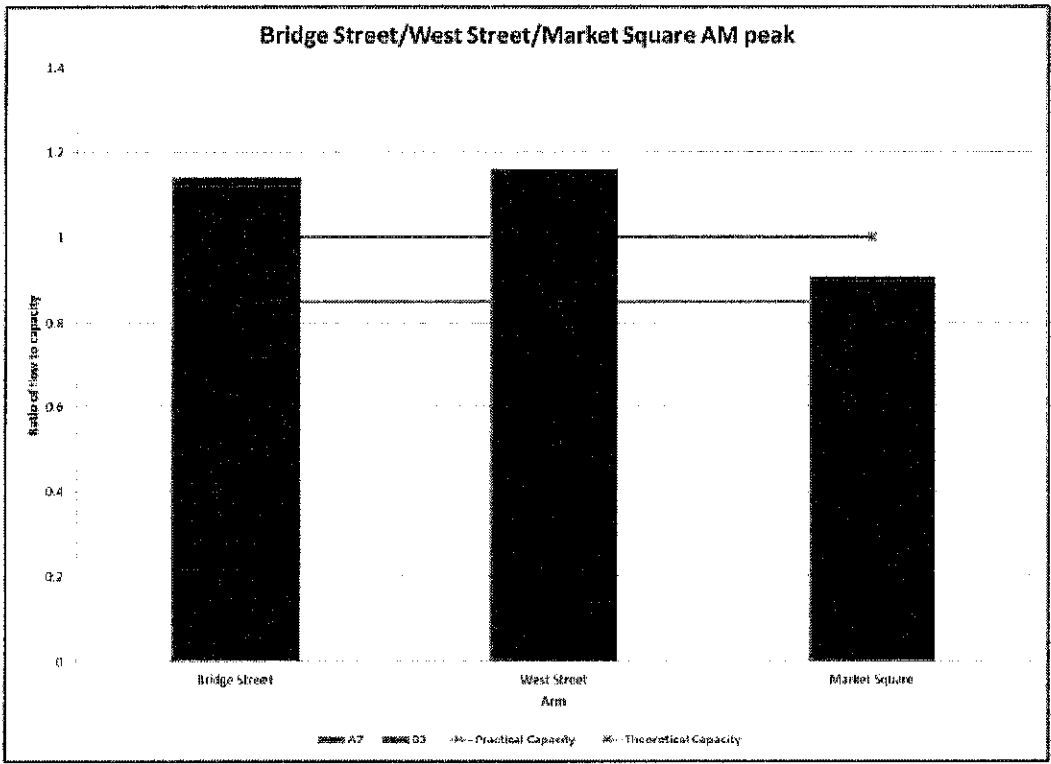
Considering the fundamental change in the planning context as a result of the adoption of the BNDP following the referendum and the on the basis that the S106 Agreement had not been completed and permission issued, the County Council required the Transport Assessment to be reviewed and updated to take into account the cumulative impact of the allocated development sites within the BNDP.

The BNDP identifies 617 new dwellings and 10 hectares of employment for the plan period (2031). Of these, 459 units have been included in the analysis. The National Planning Practice Guidance on Transport Assessments recognises the need to give appropriate consideration to cumulative impacts arising from committed development, including both consented and or allocated sites **where there is a reasonable degree of certainty it will proceed within the next 3 years**. The timescales for the remaining 158 dwellings are unknown and to assist on their inclusion in the assessment would be contrary to guidance contacted in the NPPG. The County Council is therefore satisfied that the level of assessment undertaken is now suitable.

The operational assessments have been undertaken for a base year of 2019, consistent with the Transport Assessment and using growth factors and calibrated ARCADY models previously agreed with the County Council.

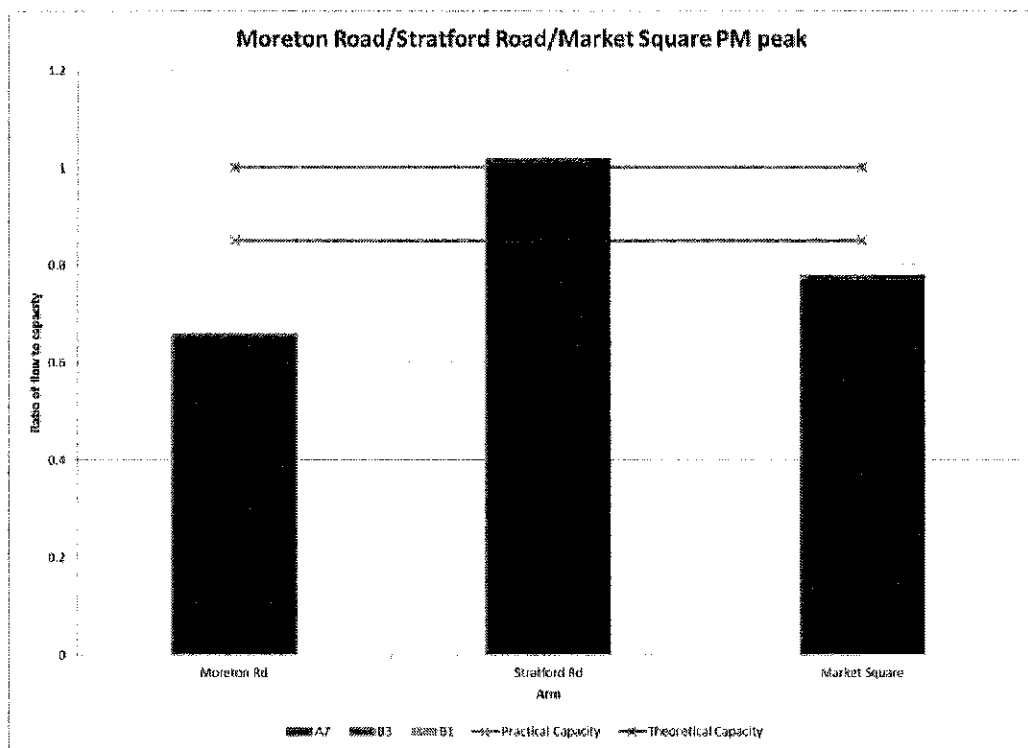
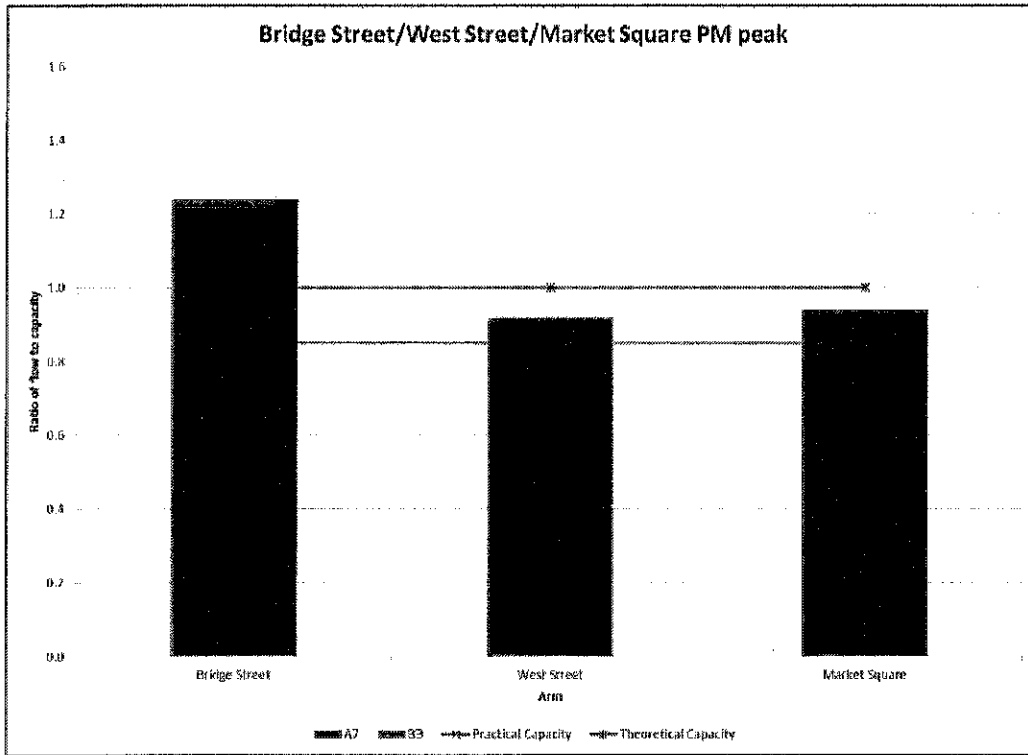
The results of the analysis show that in the **base situation** (A7), with consented and allocated developments, the Stratford Road, Bridge Street and West Street approaches to the junctions will be over capacity with significant queuing in the morning peak hour.

With the **additional trips associated with Phase 3** development (B3), the queues on these approaches will extend further with queues increasing from 29 to 37 on Stratford Road (8 vehicles), from 44 to 47 on Bridge Street (3 vehicles) and 75 to 87 on West Street (12 vehicles):



The results of the analysis show that in the **base situation (A7)**, with consented and allocated developments, the Stratford Road, Bridge Street and West Street approaches to the junctions will be over capacity with significant queuing in the evening peak hour.

With the **additional trips associated with Phase 3 development (B3)**, the queues on these approaches will extend further increasing from 17 to 20 on Stratford Road (3 vehicles) and 91 to 99 on Bridget Street (8 vehicles).



The modelling of Scenario A7 and B3 shows that in the AM and PM peak, the RFCs would only increase marginally on all approaches when the Phase 3 development flows are added. The cumulative impact of this development and the allocated sites in the BNDP on the mini roundabout junctions within the town centre are however significant.

There is limited scope to improve the junctions within the town centre to improve traffic flow and capacity. Therefore in order to mitigate the cumulative impact of development and accommodate growth, it is necessary to provide new infrastructure to free up capacity in the town centre in order to accommodate development related traffic.

The County Council has been developing the Buckingham Transport Strategy, which is currently in a draft format having only been completed in September 2015. It has not yet been formally adopted as it is being updated to take into account the now adopted neighbourhood plan. The draft strategy outlines a high level package of improvements which aims to:

- 1) Remove traffic from the historic town centre by diverting through trips east and west out of the town centre
- 2) Improve public transportation links between Buckingham, Winslow, Silverstone, Milton Keynes and other locations
- 3) Reduce congestion and delay along the A421 and other key routes

The diagram ~~below~~ denotes the improvements which have been identified:

(appended.)

It is the County Council's view that developments that increase congestion individually or cumulatively in the town centre or other parts of the network that are identified in the strategy to experience congestion by 2031 as a result of the need to accommodate growth will be required to contribute to infrastructure identified in the Buckingham Transport Strategy. This will help ensure that the cumulative impact of the growth requirements can be reasonably mitigated. This approach is supported by the BNDP, which states:

"Development has unseen immediate effects and consequences which are larger than the immediate area. In addition there are larger schemes which are important for development to be successful which are too large for a single development to fund or bear the cost. Therefore the following policies will accommodate these larger infrastructure problems and ensure that the town will be a great place for its residents".

A **£200,000** contribution is required to mitigate the impact of this proposal, towards the design and provision of a left turn filter slip at the A413/A422 Stratford Road junction. The initial cost estimate for this scheme is £450,000. The left turn slip forms an integral part of a comprehensive Buckingham Transport Strategy to mitigate the individual and cumulative impact of developments that are likely to come forward by 2031..

The County Council therefore concludes that the outline application is acceptable to the Highway Authority **subject to the Section 106 Agreement being amended to secure a financial contribution of £200,000 towards a left turn filter lane slip from at the A413/A422 Stratford Road roundabout junction.**

Yours sincerely

Christine Urry
Head of Highways Development Management

**Highway Development Management
Transport Economy Environment
Buckinghamshire County Council**

Domino's Pizza – appeal
Copy of email sent to all 24/2/16

Members are advised that Domino's are appealing the refusal of their application to move into 2 Bridge Street (the old Willen Hospice shop). Their principal beef seems to be AVDC's enforcement of AVDLP Policy BU7:

BU.7 Outside the Primary Shopping Frontages of the Central Shopping Area preference will be given to retail uses. Non-shop uses that complement the diversity of uses in these parts of the town centre may be permitted between retail premises where the attractiveness and interest of the street scene is maintained, but adjacent non-shop uses will be resisted.

The full documents so far – obviously excluding AVDC's response at present – are on the website under application number 15/02125, and I have attached the Statement of Case for you [*this is not attached to this appendix*]. If Members consider we need to add to our responses to the application, the matter will be on the Planning agenda for 21st March.

We said (meeting of 27th July 2015)

Members noted that this building is not Listed, but is attractive and an asset to the street scene. Concern was expressed at the proposed loss of the distinctive double door.

The principal criticisms of the scheme were

- *the proximity to the zebra crossing*
 - *the lack of any parking for inward deliveries (there are four car spaces in the layby in front of the White Hart, and these are rarely empty), customers, or pizza delivery vehicles.*
 - *BCC's response assumes the majority of the traffic generated by the change of use would be in the evening, and that this would not be significantly more than at present. The (legitimate) parking close by the site is effectively the White Hart layby, which is used by its clientele and that of the off-licence in the evening, and the pay-and-display area behind the White Hart. Members considered that few customers picking up a pizza would use a pay car park. The alternatives are yellow lines or the crossing zigzags. Members considered there would be a serious risk of casual parking on the pavement outside to the detriment of pedestrian usage.*
 - *The proposed opening hours are 11am to 11pm; if a commercial enterprise opens during the day it is expecting to do reasonable business. Earlier in the evening the developers of 15/01218/AOP had outlined works to reduce the forecourt of the Old Town Hall by about half to address the additional volume of traffic generated by their development, and this will have an effect on the use of the loading bay.*
 - *The hours of opening will overlap the hours of opening of Town & Country Cars, so the availability of parking at the premises is not guaranteed for perhaps 6 of the 12 hours.*
 - *Public transport certainly passes the site regularly but the nearest bus stops are either on the London Road by the Sainsbury's minimart, by the King's Head, or at the far end of the High Street.*
 - *Food use would generate more refuse than a charity shop; extra bins or extra collections would be necessary. The alley between 2 Bridge Street and the side of the Town Hall is already cluttered with the skips and other bins; any more would block the Town Hall's side door and ramp and therefore its lift which is used as disabled access to the function room, and also egress from its fire escape. The "service lane" is a through route to Castle Court which is safer than the alternative narrow pavement of Castle Street beside the Town Hall.*
 - *Smells and noise from the ventilation and extraction equipment would be feeding into a high-walled restricted space with flats above and housing behind, affecting residents and nearby businesses.*
 - *Hot food takeaways attract noisy and yobbish behaviour, and litter which can be distributed widely around the town according to where the customer finishes the pizza.*
 - *The inclusion of the two examples as supporting evidence for approval are irrelevant: Student Keys is, as might be expected from its name, a letting agency aimed at the University students; parking provision close to the premises is not as indispensable as for a takeaway with delivery, distribution and frequent refuse collection needs.*
- The example of the Bedminster branch of Domino's is not relevant for a number of reasons: the nearby crossing is pedestrian-controlled, not a zebra; the main road is wide, level and straight with adequate visibility whereas Bridge Street is steep, narrow and with a jink at the top restricting vision*

for drivers; there is a service bay to the rear where deliveries can be unloaded and distribution vehicles kept; and there is a large supermarket car park very close by. The inclusion of the appeal judgement in this application could be construed as minatory.

Should this application be approved, Members expressed concern about the expected follow-up application for the corporate signage; given the HBO's views on the – by comparison – innocuous signage proposed for 23 Bridge Street a few yards down on the other side of the street (15/01798 & 01799) and the proximity to the Old Town Hall and other Listed Buildings, it was considered totally inappropriate for this part of the town.

And to Minor Amended Plans at the meeting of 24th August 2015

Amended Location and Block Plans – red line now includes side alley and the enlargement at the back of it which gives access to Castle Court (referred to in the application as “service lane” and “rear servicing area”)

Members were also informed that Town & Country Cars have denied that they were consulted about or agreed to provide parking facilities for Domino's vehicles.

Members noted the revised red line, and expressed concern that this private ownership could lead to a restriction of access to and from the fire escape and side service door (leading to the lift and hence disabled access to the upper floor) of the Old Town Hall.

And followed this up (24th September 2015) in a letter to the Case Officer (Seth Williams, no longer with AVDC):

REF: 15/02125/APP; 2 BRIDGE STREET, BUCKINGHAM
Change of use from Charity shop to hot food takeaway

One of Councillors has drawn our attention to a couple of documents added to this application (neither of which the Track system notified us of).

1. Highways' 7th September addendum to their original response, from Edward Josey, who clearly has produced his comments without visiting the site, or regard to the original comments he produced regarding the application.

In the first place, nowhere in the application documents does it say that delivery is to be by bike, and we have heard from other sources that small cars are used. The 'adjacent alleyway' between No.2 and the Town Hall is much used by pedestrians due to the very narrow footpath along the Castle Street side of the Town Hall, and provides access to the service door and lift into the Town Hall's function rooms, and an exit route from its fire escape. Parking even one small car in this area would block it entirely. The layby in front of the White Hart has time-restricted parking, and the car park to its rear is pay-and-display. Clearly the White Hart has not been approached – or agreed – to allow Domino's vehicles a parking permit for regular use, as evidenced by the applicant's assertion that parking had been arranged with Town and Country Cars in Castle Street, subsequently denied by the owner.

Motorbike parking on the highway so close to a zebra crossing and multi-directional junction with mini-roundabout, on a hill and with difficult sight lines is not to be thought of, and will probably lead to pavement parking outside the shop if BCC refuses to alter the TRO.

2. Pegasus' letter of 16th September.

Land use survey: the trouble with a desk-top survey is that it is so easy to make false assumptions; on West Street the “West Street Local” is a convenience store not a baker; “Joss & Florence” is currently empty and subject to a change-of-use application for a restaurant and takeaway (15/01068/APP); the “Vintage Boutique access” is No.4, Looby Loo's tearoom - the frontage is continuous. Possibly the archway on the other side of the Vintage Boutique was meant. In Bridge Street, “At Home” is not an estate agent, it is a home-furnishings store; and Giovanni's hairdressers has closed but is now home to an award winning shop. In Market Square, “Apple” is not a computer equipment shop, it is a well-established estate agent; “Canvas” is now the RSPCA charity shop. For Market Hill the “Golden Crust” sandwich shop has been marked differently to the “Subway” sandwich bar further along when both have an identical offer; and the vacant shop next to Clays has been an estate agency for 18 months. In the High Street, Gyre and Gimble is a coffee-shop, not a source of disability aids, and in Cornwall Place “Sandra's Cards” is a hairdressers and “Solstice Cycles” a card shop. This makes a difference to the retail/other use balance.

As the Action for Market Towns Survey was non-desk based and took place on the ground it is more reliable and accurate than a desk based survey.

3. The Examiner voiced no concerns about the age and currency of any of the complete set documents provided to him.
4. It is usually sensible to have nearby parking for a takeaway; the point that many of the hot food outlets in town are not in the immediate vicinity of the Market Square is a positive, not a negative, aspect given that the nearest parking, apart from the layby in front of the White Hart, often fully occupied by its customers and those of the off-licence, is pay-and-display or some distance away.
5. No evidence that the shop's being empty for two months over the summer holidays is having a negative impact on the vitality of the town centre is offered.
6. We have already established that the number of jobs is equivalent to 10 full-time posts, not the 35 that a casual glance would indicate.
7. The assertions that the Neighbourhood Plan does not conform to the NPPF are incorrect. The Neighbourhood Plan Examiner, one of the most experienced in the country, has formally approved the Neighbourhood Plan as being in conformity with the NPPF. It is noted that there were zero objections to the Neighbourhood Plan in relation to this policy, nor did the applicant or their agents raise any of these concerns at the appropriate time.

Additional email sent to all 25/2/16

All our responses to date will be sent to the Inspector by AVDC. If we have thought of something else, we can add to it - this goes straight to the Inspectorate.

I also think that choosing part of a January Friday for the parking survey is deliberate; stopping at 8pm does not give a true picture of White Hart layby use by its evening clients or those of the off-licence, and I would have thought most pizza sales are going to be after 8pm? They seem to assume so, though as we pointed out at the time, they wouldn't be opening from 11am if they didn't think they'd make enough sales to cover costs (they can have minimal staff on the premises to receive deliveries and do admin and cleaning without being open for business). The Villiers owns up to the line in the paving on the Town Hall side of the Loading Bay white line, so they don't have any rights to the rest, but obviously if someone is setting up an event or a wedding reception that area can be well-used at a weekend.

We established at the time of the application that '35 jobs' amounted to 10 FTEs (Full-time equivalents):

I notice that the frequency & timing of refuse collection and the size of bins employed has not been addressed, nor that the 'service alley' is where the Town Hall's lift entrance and fire escape are (the alley is in the same ownership as 2 Bridge Street, but there is no indication what arrangements the landowners have made in the Domino's lease for its use). The entrance to the flats above the shop opens on to it, so permanent parking of a delivery car could be a nuisance to their own tenants. The car, or cars, will have to be somewhere between 11pm and 11am, unless members of staff are allowed to take them home. *

AVDC have been specific, but at least included the BNP policy reference that backs up their retained AVDLP one.

Personally, I think BCC let us down with the Highways responses. I expected a little more criticism, given the geography of the top of Bridge Street.

Katharine

**Apparently delivery drivers do not have 'company cars' – they are contracted as self-employed, so will take their vehicles home with them.*

There is also the matter of the bright corporate signage "attracting footfall to Bridge Street" – would Members be insisting on a restrained fascia etc suitable for the Conservation Area should the appeal succeed? The appeal documents indicate that an eye-catching front to the premises would do this.

**Agenda 9:
DCLG Consultation on implementation of planning changes**

Summary of proposed changes:

1. **Changes to planning application fees** – proposals to allow fees to rise in line with inflation, but only in areas where the local planning authority is performing well ; potential for higher fees for a fast track service.
2. **Alternative approved providers**- proposals to test the potential for, and benefits of, competition in application processing. Clauses in the Housing and Planning Bill will, if enacted, allow competition to be trialled in specific areas, with applicants having the choice of applying to the local planning authority or one of a range of approved providers (which could be other planning authorities). An approved provider would not be able to decide the planning application – they would need to pass a report and recommendation to the local planning authority for decision.
3. **Permission in principle** – This is designed to separate decision making on ‘in principle’ issues (such as land use, location and amount of development) from matters of technical detail (such as what the buildings will look like). It would provide for permission in principle to be granted on sites on allocation in plans (both local and neighbourhood), and brownfield registers, and for minor sites on application to the local planning authority. An application for Technical Detailed Consent would follow. Different approaches to community engagement and consultations are also proposed.
4. **Brownfield register** –to introduce a statutory requirement for a register of brownfield sites suitable for housing, which will be a vehicle for granting permission in principle for new homes
5. **Small sites register** – a register of sites capable of taking 1 – 4 dwellings.
6. **Neighbourhood planning** – a range of measures to set the time for local authority decisions and amend existing regulations to include designated neighbourhood forums as consultation bodies that local planning authorities must notify and invite representations from where they consider the forum may have an interest in the preparation of a local plan. It also proposes new powers for the Secretary of State to intervene such as to decide whether a neighbourhood plan or Order should be put to a referendum.
7. **Local plans** – setting out how the Government will assess whether a local planning authority is making satisfactory progress on the plan, and how the Government might intervene should they need to.
8. **Expanding the approach to planning performance** – currently local planning authorities can be ‘designated’ by the Government if they fail to meet targets in relation to major applications. This approach will be extended to ‘non-major’ applications.
9. **Information about financial benefits** – information on increased business rates, new homes bonus or other financial benefits that result from a planning application are to be included in planning decisions as well as S106 requirements.
10. **Section 106 dispute resolution** – a dispute resolution process where negotiations have become protracted which would result in a binding report.
11. **Permitted development rights for state funded schools** – extending the recently introduced permitted development rights such as changes to the thresholds within which school buildings can be extended.
12. **Changes to statutory consultation on planning applications** – proposal to limit to 14 days any extensions of time by statutory consultees (such as the Environment Agency) when commenting on planning application.

Reported by BTC

Report Date	AVDC number and officer	Date ackn.	Address	Complaint	Action/Response
23/9/14	14/00381 /CON3 PD	29/9/14	Buckingham Fort 17 West street	Alleged unauthorised erection of trough lights illuminated signage on walls of property	5/2/15: An application was submitted in January but it is not complete so the planning technician has requested further information. Once this has been received and the application is validated and registered you will be notified through the usual channels. January 2016 update: "App pending" Clerk's note: 15/00084/APP arrived in February 2015 but 'awaits decision' 20/1/16. Planning Officer's response (25/1/16): "It is a question of priorities and lack of time. We are now going through a restructuring which is raising other obstacles, so you will have to bear with us for a bit longer. Regards, L.Hodgins" HBO response added to website 1/3/16; "no adverse impact on Conservation Area"
11/2/15 & 17/3/15 & 8/7/15	15/00085 /CON3 CH	17/3/15	13 High Street	Alleged unauthorised siting of large illuminated number '13' advertising signage (Grade II Listed Building in Cons. Area)	8/7/15: Illuminated "13" on side elevation also reported. 29/7/15: advised AVDC will be inviting publican to "formal interview under caution" 12/11/15: "As you have probably noticed we have secured the removal of the unauthorised extension to the listed building and the removal of shisha tent which was within the grounds which is a good result. The only outstanding matter I am needing to resolve is the removal of the no '13' which are illuminated and require consent if they remain lit? I will discuss further with Phil as to how we can progress practically and come back to you." January 2016 update: "Investigation ongoing"
29/5/15	15/00200 /CON3 CH	10/6/15	11 Homestall Buckingham Butchers	Alleged unauthorised change of use from B1 light industrial unit to A1 retail butchers	29/5/15: Env. Health – on the list for inspection January 2016 update: "Ongoing"
11/7/15	15/00285 /CON3 CH	July Bulletin	Brooks Court, Well Street	Alleged unauthorised felling of a birch tree in a Conservation Area without notification or consent	January 2016 update: "Investigation ongoing"

Report Date	AVDC number and officer	Date ackn.	Address	Complaint	Action/Response
29/9/15	15/00397 /CON3	5/10/15	41 Whitehead Way	Alleged unauthorised construction of an extension and summerhouse without planning permission – PD rights removed under 06/01809/APP condition 11	January 2016 update: "Ongoing"
23/10/15	15/00433 /CON3	3/11/15	53-54 Nelson Street	Alleged unauthorised works not in accordance with 11/01734/APP erection of structures in rear garden (Com.Area)	January 2016 update: "Ongoing"
3/3/16	16/00106 /CON3	7/3/16		Frontage & signboard not as per approved plans	(Not reported by BTC; added to this sheet for convenience)
	16/00107 /CON3			Change of use from A1/A3 mixed use to A3 restaurant use	
25/11/15	15/00481 /CON3	7/12/15	Kings Head	Alleged unauthorised display of replacement signage on Grade II Listed Building without consent	January 2016 update: "Ongoing"
30/12/15	16/00015 /CON3	12/1/16	Buildbase, Wharf Yard	Alleged unauthorised siting of large advertising banner on entrance gate adjacent to Fern Cottage	
12/1/16	16/00016 /CON3	12/1/16	1 Krohn Close	Alleged unauthorised of front boundary fence in breach of Condition 9 of 85/00031/AV	
18/1/16	16/00032 /CON1	19/1/16	15 Castle street	Alleged unauthorised works to Grade II Listed Building (removal and possible replacement of front door canopy)	
17/12/15	16/00038 /CON3	21/1/16	Buckingham Centre	Enquiry regarding development between the Centre and the Almshouses on BCC land	Passed to BCC Planning 21/1/16
9/2/16	16/00066 /CON3	10/2/16	4-5 Bridge Street	Alleged unauthorised change of signage in Conservation Area & on Listed Building	7/3/16: I am writing with respect to the query raised by your Council concerning the installation of new signage to the above property. The conclusion reached is that the new signage requires listed

1/3/16	16/00105 /CON3	PD	7/3/16	6 Well Street (Body Matters)	Alleged change of signage without permission	<p>build. consent and advertisement consent (if illuminated) and that if sought it is unlikely to be granted because of its harmful impact on the historic "shop front". Accordingly, I have contacted the occupier setting out the position and requested an undertaking that the sign will be removed and the original reinstated. I will advise you of their response in due course.</p> <p>PD</p>
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Not generated by this Committee but reported by AVDC:

Report Date	AVDC number and officer	Reported by	Address	Complaint	Action/Response
June 2015	15/00182 /CON3	Public	Royal Court, Chandos Road	Alleged unauthorised erection of free standing communal lighting columns in communal front parking area and along path to rear (09/01205/APP Fir Cottage – demolition of existing dwelling and erection of 12 apartments refers) Alleged unauthorised felling of trees marked for retention – 09/01205/APP	January 2016 update: "Ongoing"
	15/00459 /CON3	Public			
June 2015	15/00214 /CON3	Env. Health	The Grand Junction PH	Alleged unauthorised permanent siting of marquee in beer garden for use as an entertainments venue	PD says not on Grand Junction land, so having to contact the other landowner; I have said it must be under pub's control as access only via its garden, and using its entertainment licence. Jan '16: See other Grand Junction entry above
	15/00396 /CON3	Public	Bryant Court	Alleged unauthorised demolition of a wall not in accordance with 14/03095/APP	
	15/00397 /CON3	Clir.	31 West Street	Alleged unauthorised siting of Carmichael's Vaping advertising signage on a Listed Building in a Conservation Area	
	15/00442 /CON3	Public	15 Burleigh Piece	Alleged unauthorised erection of boundary fence out from front corner and around the side of the property – PD Rights removed, Condition 8 of 79/00567/AV	
	15/00501 /CON3	Public	Land @ Market Hill	Alleged unauthorised breach of approved plans -12/02104/APP – insertion of dormer windows in Plots 1 & 2 causing overlooking problems	

From: "Tester, Del" <dtester@buckscc.gov.uk>
Date: 10 March 2016 14:41:23 GMT
To: "Smith, Graham (Trans)" <gpsmith@buckscc.gov.uk>
Cc: "Stuchbury, Robin - (County Councillor)" <rstuchbury@buckscc.gov.uk>
Subject: Buckingham

Hi Graham

I've had a look at the decision notice and there are no conditions that deal with the crossings explicitly but the matter is covered in the S106 Agreement as follows;

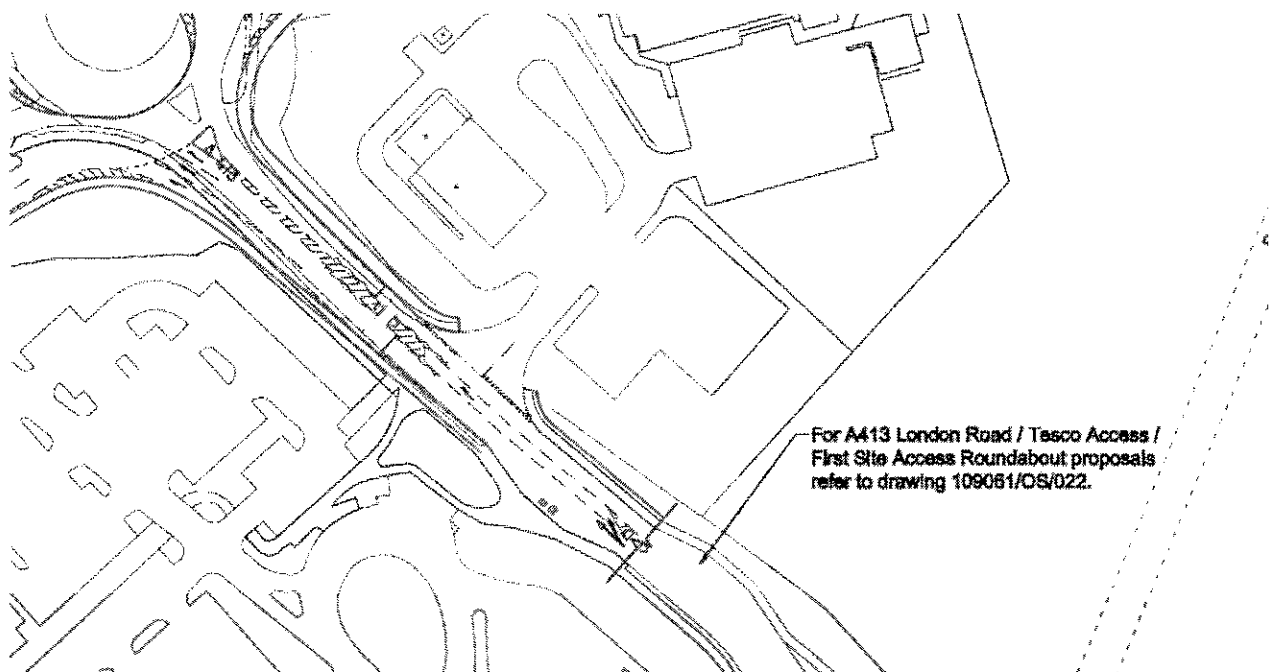
Schedule 7 of the S106 Agreement requires;

Part Two

"Second Improvements Works"

Construction of a larger roundabout at the junction of the A421 / London Road to replace the existing roundabout, including dualling the A421 for approximately 150m on either side of the junction as shown indicatively in Dwg No 109061-OS-023 Rev B. This will also include the provision of Toucan crossings of the A421 on either side of the new junction and the A413 to the south of the A421. As part of these works existing eastern footway on London Road between the Tesco site access roundabout and the Toucan crossing of the A421 east of London Road and on the north side of the A421 between the new Toucan crossing east of London Road and Badgers Way will be widened to 3m

The crossing is referred to as "the A413 south of the A421" in the above. This is clarified on drawing 023 Rev B referred to in the Clause which shows;



Del Tester
Lead Highways Development Management Consultant
Transport Economy Environment

Development	Planning application	AVDC/BCC	Sum agreed	Amount spent	Amount committed	Amount remaining	Date payment due	Use by /lose payment by date	Classification	For
CHANDOS RD	09/01205	AVDC	£29,975	0	19,825	£10,150	n/a	31/01/2024	SPORTS AND LEISURE CONTRIBUTION	Meadway Play Area
TESCO	10/00360	AVDC	£9,147	0	0	£9,147	n/a	02/05/2019	POLICING CONTRIBUTION	to be spent by TVP, projects to be advised Cycle/footway network It is unlikely that Tesco will now build out this development and therefore this contribution will not be forthcoming.
		BCC	£96,000							
GAWCOTT ROAD	11/01852	AVDC	£10,175	0	10,175	£0	n/a	12/11/2022	SPORTS AND LEISURE CONTRIBUTION	Meadway Play Area
THE SALE ROOM, MORETON RD	13/01367	AVDC	£11,000	0	0	£11,000	n/a	19/12/2023	SPORTS AND LEISURE CONTRIBUTION	not yet known
MORETON ROAD PHASE I	06/01809	AVDC	£118,776	118,776	0	£0	n/a	n/a		Others Brook & Overn Avenue play areas
		AVDC	£38,458	38,458	0	£0	n/a	n/a		Maids Moreton floodlighting
		AVDC	£40,000	40,000	0	£0	n/a	n/a		Bourton Park Play area
		AVDC	£46,855	46,855	0	£0	n/a	n/a		Bridge Street Play Area
		AVDC	£115,344	115,344	0	£0	n/a	n/a		Swan Pool
		AVDC	£159,954	0	115,000	£44,954	n/a	22/07/2019	SPORTS AND LEISURE CONTRIBUTION	15K Embleton Way Pavilion, further £100K earmarked Swan Pool
		BCC	£36,500			£0				Maids Moreton Avenue c/c Completed
		BCC	£15,000			£0				Avenue Road crossing Completed
		BCC	£10,000			estimated				Addingdon Road Traffic Calming Resident survey completed and Cabinet Member approval given to progress scheme.
		BCC	£52,000			£26,000				Public Transport contribution Ongoing funding to improvements in Line 60 service, included in 2016/17 programme and approved by ASB.
LACE HILL	09/01035	AVDC	£197,162	3,121	0	£194,040	n/a	01/10/2022	FLOOD ALLEVIATION	flood mitigation for properties at 'medium' risk of flooding
		AVDC	£118,795	100,841	0	£17,954	n/a	06/02/2023	EXTRA CAR PARKING AT BUCK ATH	additional parking facilities at Buckingham Athletic FC
		AVDC	£420,952	0	420,952	£0	n/a	not yet known	SPORTS AND LEISURE CONTRIBUTION	Swan Pool
		AVDC	£6,338	3,255	0	£3,083	n/a	n/a		to be spent by TVP, projects to be advised
		AVDC	£150,254	0	0	£150,254	n/a	not yet known	POLICING CONTRIBUTION	to be spent by TVP, projects to be advised
		BCC	£50,000			£250,000				Footway/Cycleway contrib Contribution received and Asset Strategy Board approval given 11 January 2016 for inclusion in 2016/17 programme.
		BCC	£100,000							Adult learning & library ccc Contribution received and given ASB approval for 2016/17 programme. Await Cabinet Member approval
		BCC	£95,000			£380,000				Bus/Public Transport subsi Ongoing revenue support for Line 60 extension to Moreton Road, £125,000 Lace Hill service X60 enhancements. Asset Strategy Board approval given 11 January 2016 for inclusion in 2016/17 programme.
		BCC	£400,000							School fixtures and fittings Contribution received and ASB approval given. Money transferred to school project
		BCC	£1,241,810							Secondary education contr Milestone for payment not yet received
STATION ROAD/STATION TERRACE	14/02685	AVDC	£29,547	0	0	£29,547	n/a	12/06/2025	SPORTS AND LEISURE CONTRIBUTION	Special education contrib Milestone for payment not yet received
MARKET HILL	12/02104	AVDC	£138,863	0	0	£138,863	n/a	03/11/2025	SPORTS AND LEISURE CONTRIBUTION	not yet known
		AVDC	£77,558	0	0	£77,558	n/a	03/11/2025	AFFORDABLE HOUSING CONTRIBUTION	not yet known
MORETON ROAD PHASE II	13/01325	AVDC	£166,415	0	0	£166,415	n/a	not yet known	SPORTS AND LEISURE CONTRIBUTION	Provision of Affordable Housing within Aylesbury Vale
TINGEWICK ROAD	13/03139	AVDC	£177,000	0	0	£177,000	n/a	not yet known	HEALTH CONTRIBUTION	not yet known
MONIES TO BE PAID LATER IN DEVELOPMENT										
LACE HILL	09/01809	AVDC	£13,200							to be spent by TVP, projects to be advised
		AVDC	£23,128							to be spent by TVP, projects to be advised
		AVDC	£177,000							provision likely to be secured through separate £106
TINGEWICK ROAD	13/03139	BCC	£153,120			£153,120				50:50 contribution split between Bellway Homes and Belcross Homes. Payments received October 2015
		AVDC	£139,516							transport contribution remaining 50% instalment plus indexation
MONIES DUE IF/WHEN DEVELOPMENT COMES FORWARD										
FLEECE YARD	10/01787	AVDC	£13,200							ALL BELOW SUBJECT TO INDEXATION
TINGEWICK ROAD	13/03139	AVDC	£27,775							SPORTS AND LEISURE CONTRIBUTION
POLICE STATION, MORETON ROAD	14/09316	AVDC	tbc							SPORTS AND LEISURE CONTRIBUTION
MORETON ROAD (PHASE II)	14/02601	AVDC	£5,000							SPORTS AND LEISURE CONTRIBUTION
		AVDC								BMX facilities in Bourton Park or improvements to Buckingham Union FC
		AVDC								CONSULTANCY FEES

Figures correct to 14/3/16; 2014 figures in { }

Note

1. That the 2015 total is skewed by double applications
These were ALB/APP 9 {3} ALB/AAD 4 {2} APP/AAD 0 {2}
and there were also 5 second applications for the same site following further
information/withdrawal/amendment/refusal {9 last year}
2. That application suffixes COUF, COUAF, HPDE, ACL and tree applications (ATC & ATP)
are no longer consulted on so do not appear in the decision tables but are listed for
information; the total below includes these
3. That we were advised of 1 application adjacent to our boundary with Maids Moreton ("Land to
the east of Buckingham"; up to 400 houses) – no decision as yet

Figures below are based on the total number of Buckingham applications whether or not
duplicated or approved. Estimated total of AVDC 2015 application numbers 4400 {3800} (difficult
to be accurate without the Bulletin) so Buckingham's are 3.3% {3.9%} of this.

There were 147 {147} 2015 applications received as follows:

AAD (signage)	7	{13}
ACC (County Council)	0	{ 1}
ACL (Certificate of Lawfulness)	3	{ 3}
ADP (Approval/details foll.Outline Permission)	0	{ 1}
AGN (Agricultural buildings)	1	{ 0}
ALB (listed buildings)	17	{ 9}
AOP (Outline Permission)	4	{ 2}
APP (general)	80	{91}
ATC (works to trees in Conservation Area)	13	{11}
ATP (works to TPO trees)	10	{ 9}
COUAF (Change of Use – Agricultural → Flexible)	0	{ 1}
COUF (Change of Use – any class → Flexible)	0	{ 1}
HPDE (Householder Permitted Development–Extension)	6	{ 4}
LDO (Householder Extension–Local Development Order)	4	{ 1}

('Not in parish' + ACL + ATC + ATP + HPDE + LDO = 1+3+13+10+6+4 = 37 leaving 110
Buckingham applications consulted on & responded to

Members/officers have attended DMC/SDMC meetings at Aylesbury on 5 out of 7 possible
occasions for 5 applications (3 x Moreton Road III, of which 1 was postponed; The Villas' garage;
52 Overn Avenue; Old Police Station); all of these to defend an OPPOSE response. One meeting
was not attended (land adj. Verdun; 29/1/15). Committee decision was defer and delegate
(Moreton Road III) and Approved for all the rest. Cllr. Isham attended twice, Cllr. Harvey, Cllr.
Cole/Cllr. Bates and the Town Clerk once each.

Applications by type:

Alterations/renovations	8	{ 3}
Agricultural building	1	{ 0}
Amendment to existing permission	0	{ 5}
ATM	0	{ 2}
Car Parking (3 domestic, 1 extension of existing bay)	4	{ 1} (Chandos Sainsbury's)
Cemetery	1	{ 0}
Change of use	13	{10}
<i>Car workshop → flats 2; Car workshop → café/bar 1; Charity shop → takeaway 1; Dental practice (part) → opticians 1; Hot food (part) → takeaway 1; House → non-residential institution (Walnut Yard) 1; Light Industrial → gym 2; Office → residential 2; Retail → residential 1; Retail → restaurant 1</i>		
Church	0	{ 1}
Conservatory	0	{ 5}
Conversions (garage to residential use)	5	{ 3}
(flats into HiMO (ALB+APP))	0	{ 2}
(loft into dwelling space)	2	{ 0}
(one dwelling into two)	0	{ 1}
(police station into flats)	0	{ 1}
Demolition	0	{ 1}
Dry Cleaning/Key Cutting cabin	0	{ 1}
Earthworks	1	{ 0}
Extension	47	{52}
Fence	2	{ 0}
Garage (new)	3	{ 1}
Gym & pool building (amendment to 2013 appln)	0	{ 1}
Housing	9	{11}
<i>approved: land at Station Terrace (6); Land at Benthill (1)</i>		
<i>withdrawn: Nursery bungalow site (4 new, demolish 1);</i>		
<i>no decision yet: "Land to the east of Buckingham" (400); Tingewick Road Triangle (400); Hamilton Precision (re-application) (54); Land at Market Hill Summerhouse 1 house, 2 applications; land adj. 73 Moreton Road (13)</i>		
Nursery schoolroom	1	{ 0}
Pitched roof	0	{ 1}
"Pod"	0	{ 1}
Porch	2	{ 1}
Removal of condition/variation of condition	1/5	{ 0}
Shed	1	{ 0}
Shopfront	0	{ 1}
Shopmobility unit with and without toilets	4	{ 0}
Signage	12	{16}
Telecomms	2	{ 0}
Windows	0	{ 6}
Works to trees	23	{20}

Per Min. 1036/09 the planning consultations during 2015 were:

March	Replacement Waste & Minerals Plan (BCC)
April	Licensing Policy (AVDC)
August	LTP4 pre-consultation (BCC)
December	LTP4 detailed consultation (BCC)

Appeals were resolved as follows during 2015:

Site	grounds	result
Hamilton's Precision	non-determination	dismissed

2015 Applications as yet undecided

a) validated in 2015

	Address	nature	validated	BTC response
15/00051/AOP	Land East Of Buckingham, Stratford Road (in Maids Moreton)	400 houses	23 Dec. 2014	Oppose (FC)
15/00084/AAD	17 West Street	signage	9 February	Oppose
15/01218/AOP	Land North Of A421 Tingewick Road	400 houses	17 April	revised → No objection
15/01242/AOP	Land South Of The A421 Tingewick Rd	Allotments & cemetery	17 April	Conditional support
15/02953/APP	Hamilton Precision Ltd, Tingewick Road	54 houses	13 October	Oppose & attend
15/04011/APP 15/04012/ALB	Land To The Rear Of Hamilton House	Summerhouse → residential	7 December	Support in principle
15/04176/APP	Direct Pizza Co.Ltd 25 Hillcrest Way	Add hot food takeaway	14 December	No objection

b) validated in 2016

15/04106/AOP	Land Adj 73 Moreton Road	13 houses	4 February	Oppose
15/04268/APP	2 Otters Brook	fence	22 January	Oppose & attend

and note

c) 14/02601/AOP is still undecided

Responses/decisions:

BTC response 2015	AVDC decision						
	Total	approved	refused	Split	With-drawn	Permission not required	No decision yet
Support	4	1 (25%)					3 (75%)
(Conditional support)	1)						1
(Support in principle)	3)	1					2
Oppose	34	20(58.8%)	2(5.9%)		8(23.5%)		4 (11.8%)
No objections	71	63(88.8%)	4(5.6%)		2(2.8%)		2 (2.8%)
No comment (BTC appln)	1	1					
Not consulted on/ Not in this parish	36						
	1						

Previous year's for comparison (updated to March 2016)

BTC response 2014	AVDC decision						
	Total	approved	refused	Split	With-drawn	Permission not required	No decision yet
Support	8	6 (75.0%)			2 (25.0%)		
(Conditional support)	3)	1			2		
(Partial support)	1)	1					
Deferred pending further information	2	2					
Oppose	33	20 (60.6%)	3 (9.1%)		9 (27.3%)		1 (3.0%)
No objections	83	78 (94.0%)	2 (2.4%)		3 (3.6%)		
Noted	4	4					
No comment/Not applicable	6	1 (BTC)			2	1 + 2 invalid	
Not consulted on/ Not in this parish	10						
Deleted from system	1						

Last 10 years comparison (discrepant totals are due to noted/withdrawn/no objection/no decision yet etc)

Year	Total	% AVDC total	Decision	%approved	% refused
2006	173	5.2%	Support 129	79%	7%
			Oppose 38	47%	34%
2007	171	4.9%	Support 126	85%	2%
			Oppose 37	49%	27%
2008	161	5.4%	Support 105	99%	4%
			Oppose 48	29%	12%
2009	118	4.7%	Support 89	91%	3%
			Oppose 23	87%	13%
2010	113	4.3%	Support 83	92%	5%
			Oppose 23	56%	18%
2011	137	4.8%	Support 93	93%	1%
			Oppose 32	78%	6%
2012	133	4.6%	Support 81	87%	1%
			Oppose 37	60%	11%
2013	158	4.4%	Support 27	81%	4%
			No Objections 78	96%	1%
			Oppose 42	60%	12%
2014	147	3.9%	Support 8	75%	25%
			No Objections 83	94%	2%
			Oppose 33	42%	6%
2015	110 of 147	3.3%	Support 4	25%	0%
			No Objections 70	89%	6%
			Oppose 34	58%	6%