



BUCKINGHAM TOWN COUNCIL

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

Tuesday, 26 January 2016

Councillor,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on **Monday 1st February 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 18th January 2016 to be ratified at the Full Council meeting on 14th March 2016

(PL/12/15) Copy previously circulated

4. Buckingham Neighbourhood Development Plan

To receive any update from the Town Clerk.

5. Action Reports

To receive action reports as per the attached list.

Appendix A

6. Planning Applications

For Member's information the next scheduled Development Management Committee meetings are 18th February and 10th March 2016, with SDMC meetings on 17th February and 9th March 2016.

Buckingham



Twinned with Mouvaux, France



1. 15/03766/APP 1A Bristle Hill, MK18 1EZ
Internal alteration to merge disused retail floorspace with adjoining funeral director's premises, alterations to front elevation including removal of door and addition of external ramp to provide DDA compliant access
Lloyd [CPJ Field trading as Heritage & Sons]
2. 16/00068/APP 16 Sandhurst Drive, MK18 1DT
Single storey rear extension
Ashton
3. 16/00120/APP 15 Sandhurst Drive, MK18 1DT
Part single, part two storey side and rear extension
Clarke

The following two applications may be considered together

4. 16/00121/APP Jilly Sanders, 29-30 West Street, MK18 1HE
5. 16/00122/ALB Change of use of upper floors from retail (Class A1) to one residential dwelling (Class C3) including internal alterations
Rance
6. 16/00145/APP Land at Lenborough Road [*This is the land released by moving the back fences of The Sidings closer to the houses (15/03835/APP); probable postcode MK18 1DH*]
Erection of a single dwelling
Stellco Lenborough Park Ltd.
7. 15/04268/APP 2 Otters Brook, MK18 7EB
Erection of a 1.8m fence
Hughes

Not for consultation, for information only

8. 15/04189/ACL 17 Aris Way, MK 18 1FW
Application for a Lawful Development Certificate for a proposed single storey rear extension with a vaulted ceiling and insertion of two roof lights
Fraser
9. 16/00096/ATP Manor Lodge, Avenue Road, MK18 1QA
Topping of Lime tree in garden: Crown reduction by 35% and removal of ivy from trunk
Byrne

7. Planning Decisions

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

Approved		BTC response	Officer recommⁿ.
15/03832/APP	18 Lime Avenue	1 st fl. ext'n over existing living room	No objections -
15/03863/APP	Bourton Meadow Sch.	Replace temp.nursery with permanent	No objections -
15/04044/APP	67 Moorhen Way	Single storey rear extension	No objections -

8. Development Management meetings

8.1 Strategic Development Management 27th January 2016 *Cancelled*

8.2 Development Management 28th January 2016 *No Buckingham applications*

8.3 (693.3) To receive an analysis of waiting times at meetings **Appendix B**

9. Enforcement

9.1 To receive and discuss a partially updated list **Appendix C**

9.2 To report any new breaches

10. Consultee Access Workshops

To receive a verbal report from Cllrs. Smith and Isham on the recent AVDC workshops

11. Consultation – New Home Bonus

(697/15) To discuss and agree a response to the DCLG consultation on, alterations to the NHB scheme (response date 10th March 2016). A summary of the questions is to be found on p20 of the document, and is attached. **Appendix D**

The consultation document identifier is 151217_-_nhb_draft_condoc_published_version.pdf which has been circulated by email (19/1/16)

12. Transport

12.1 To receive for information a copy of a letter sent to Tesco's by BCC. **Appendix E**

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

13. Access

To report any access-related issues.

14. Correspondence

To receive for information an email received in answer to a question from Cllr. Stuchbury on planning for schools in light of the plethora of new application in the north of the County.

Appendix F

15. News releases

16. Chairman's items for information

17. Date of the next meeting: Monday 22nd February 2016 following the Interim Council meeting.

To Planning Committee:

Cllr. Ms. J. Bates

Cllr. M. Cole

Cllr. J. Harvey

Cllr. P. Hirons (Chairman)

Cllr. D. Isham

Cllr. A. Mahi

Cllr. Mrs. L. O'Donoghue

Cllr. M. Smith

Cllr. Mrs. C. Strain-Clark (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
691/15	21/1/16 (all)	21/1/16

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	Prompt sent 18/8/15
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 to be sent	
	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 see agenda no. 12.1		
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 Response deemed unsatisfactory	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			
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	7/4/15 860/14	ongoing	Continue listing problems for new Cabinet Member			
Access – Moreton Road II	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	

Subject	Meeting date/minute	Action taken on	Form	Response received	Prompt/reminder sent	Response received
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		
Tree applications	2/11/15 520/15	12/11/15	Concerns about tree applications			
Riverbank trees, Tingewick Road site	21/12/15 public session	23/12/15	Letter as agreed & press release	Cllr. Newell + Town Clerk attended		
AVDC admin	21/12/15 642.1	30/12/15	Cover for sickness & absence			
SDMC/DCC meetings	18/1/16 693.3/15	22/1/16	Do chart of meeting delays	Agenda 8.3		
LTP4 consultation	18/1/16 695.1/15	22/1/16	Send agreed response			
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
	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	→21/12/15 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 III planting	
Pop Up bar sign, Cornwall Place	30/11/15 575.3	2/12/15	Report with photos			
News releases						
Cotton End steps	6/7/15 216/15		To await further information			
Addington Rd.						

Action awaiting response

Action yet to be taken

Action completed **new response**

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
19/6/13	SDCC	09/02155	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	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	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	

ENFORCEMENT MATTERS

PI Philip Dales CH = Christine Hack

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
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	11-15 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"
9/9/15	15/00356 /CON3 PD	10/9/15	Old Market House	Alleged unauthorised pollarding of trees in a Cons. Area (Listed Building)	January 2016 update: "Closed – Not expedient to take action"

29/9/15	15/00397 /CON3	CH	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”
30/9/15	15/00028 /CON3	CH	-	Aldi	Alleged unauthorised erection of advertising signage	January 2016 update: “Ceased”
13/10/15	15/00412 /CON3	CH	16/10/15	Tingewick Road	Alleged unauthorised siting of large advertising signage re development site 14/02513/ADP [Clarence Park] at entrance to Westfields	January 2016 Town Clerk reports both now removed Information relayed to AVDC
14/10/15				London Road	Ditto opposite Lace Hill	
23/10/15	15/00433 /CON3	CH	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”
5/11/15	15/00445 /CON3	CH	10/11/15	Kings Head	Alleged unauthorised internal and external works to Grade II Listed Building in a Conservation Area	January 2016 update: “Closed – No breach”
25/11/15	15/00481 /CON3	CH	7/12/15	Kings Head	Alleged unauthorised display of replacement signage on Grade II Listed Building without consent	January 2016 update: “Ongoing”
2/12/15	-			Pop Up bar, Cornwall Place	New signage reported, with photos	Not passed on, no file opened. Signage reported as removed 18/1/16 meeting “New case”
30/12/15	16/00015 /CON3	CH	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	CH	12/1/16	1 Krohn Close	Alleged unauthorised of front boundary fence in breach of Condition 9 of 85/00031/AV	“New case”
18/1/16	16/00032 /CON1	PD	19/1/16	15 Castle street	Alleged unauthorised works to Grade II Listed Building (removal and possible replacement of front door canopy)	“New case”

Not generated by this Committee but reported in AVDC Bulletins:

June 2015	15/00182 /CON3	CH	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)	January 2016 update: “Ongoing”
June 2015	15/00214 /CON3	CH	The Grand Junction PH	Alleged unauthorised permanent siting of marquee in beer garden for use as an entertainments venue	<i>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.</i> Jan '16: See other Grand Junction entry above

January 2016 update did not extend to new 'other reports'

NHB Consultation: Summary of Questions

Question 1 What are your views on moving from 6 years of payments under the Bonus to 4 years, with an interim period for 5 year payments?

Question 2 Should the number of years of payments under the Bonus be reduced further to 3 or 2 years?

Question 3 Should the Government continue to use this approach? If not, what alternatives would work better?

Question 4 Do you agree that local authorities should lose their Bonus allocation in the years during which their Local Plan has not been submitted? If not, what alternative arrangement should be in place?

Question 5 Is there merit in a mechanism for abatement which reflects the date of the adopted plan?

Question 6 Do you agree to this mechanism for reflecting homes only allowed on appeal in Bonus payments?

Question 7 Do you agree that New Homes Bonus payments should be reduced by 50%, or 100%, where homes are allowed on appeal? If not, what other adjustment would you propose, and why?

Question 8 Do you agree that reductions should be based on the national average Band D council tax? If this were to change (see question 3) should the new model also be adopted for this purpose?

Question 9 Do you agree that setting a national baseline offers the best incentive effect for the Bonus?

Question 10 Do you agree that the right level for the baseline is 0.25%?

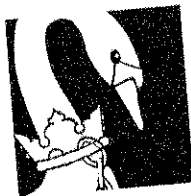
Question 11 Do you agree that adjustments to the baseline should be used to reflect significant and unexpected housing growth? If not, what other mechanism could be used to ensure that the costs of the Bonus stay within the funding envelope and ensure that we have the necessary resources for adult social care?

Question 12 Do you agree that the same adjustments as elsewhere should apply in areas covered by National Parks, the Broads Authority and development corporations?

Question 13 Do you agree that county councils should not be exempted from adjustments to the Bonus payments?

Question 14 What are your views on whether there is merit in considering protection for those who may face an adverse impact from these proposals?

Buckinghamshire County Council's
In-House Legal Service



Buckinghamshire Law Plus

Quality. Affordability. Excellence.

Tesco Highways Team
Development Planning
Shire Park
Falcon Way
Welwyn Garden City
Hertfordshire
AL7 1TW

contact: Laura Bamford
t. 01296 383661

e. lbamford@buckscc.gov.uk

a. Room G51, New County Offices,
Walton Street, Aylesbury, HP20 1UA
dx. 97401 Aylesbury 2

For the attention of Nick Kelsall –
Highways Lead

your ref:
my ref: DV0002.216
date: 21 January 2016

Dear Sirs

SECTION 278 AGREEMENT A413 LONDON ROAD, BUCKINGHAM - TESCO STORES LTD

I write in reference to the above-mentioned Section 278 Agreement which has been progressing since May 2014 and further to my previous chaser letters.

I understand from Highways Development Control that you will not be proceeding on this site for the foreseeable future. If this is indeed the case please can you confirm this in writing for our records to enable the Council to close this file and put arrangements in place for this site?

Please find attached a time breakdown for the abortive legal fees in the sum of £1286.40. Once I have received confirmation that this file is to be closed I shall arrange for an invoice to be issued.

If I do not hear from you within 14 days, by 4 February 2016, I shall assume you will not be progressing with this agreement further and I shall arrange for an invoice to be issued and followed up by the Debt Recovery Team.

I look forward to hearing from you as a matter of urgency.

Yours faithfully

Laura Bamford
Senior Legal Assistant

Cc Graham Smith – Transport Development Control
Councillor Robin Stuchbury (rstuchbury@buckscc.gov.uk)

Lexcel
Legal Practice Quality Mark
Law Society Accredited

LLG

Winner of the Local Government
Legal Team of the Year Award
2014

Office@buckingham-tc.gov.uk

From: Stuchbury, Robin - (County Councillor) <rstuchbury@buckscc.gov.uk>
Sent: 25 January 2016 09:35
To: officE@buckingham-tc.gov.uk
Subject: Fwd: Schools - pupil numbers

Dear Katharine

I Thought members should see these responses being their constituents they represent
Would expect them to be informed in all these regards,

I leave it to you weather this goes on a agenda all who its received

Regards

Robin Stuchbury

County Councillor Buckingham west 07752 394162.

44 Hare Close Buckingham 01280 824285

rstuchbury@aylesburyvaledc.gov.uk

stuchbury@dsl.pipex.com BTC

Begin forwarded message:

From: "Mohammed, Zahir - (County Councillor)" <zamohammed@buckscc.gov.uk>
Date: 25 January 2016 08:45:08 GMT
To: "Stuchbury, Robin - (County Councillor)" <rstuchbury@buckscc.gov.uk>, "Whyte, Warren - (County Councillor)" <wwhyte@buckscc.gov.uk>
Cc: "Chainani, Stephen" <schainani@buckscc.gov.uk>, "Campbell-Balcombe, Paula" <pcbacombe@buckscc.gov.uk>
Subject: Fwd: Schools - pupil numbers

Robin, Warren,

See reply from Stephen below. Let me know and we can arrange a meeting if required.

Thanks

Cllr Zahir Mohammed
Cabinet Member for Education and Skills
Buckinghamshire County Council

Begin forwarded message:

From: "Chainani, Stephen" <schainani@buckscc.gov.uk>
Date: 21 January 2016 at 20:21:22 GMT
To: "Mohammed, Zahir - (County Councillor)" <zamohammed@buckscc.gov.uk>
Cc: "Campbell-Balcombe, Paula" <pcbacombe@buckscc.gov.uk>
Subject: re: Schools - pupil numbers

Dear Zahir

Apologies for the delay in responding. In response to Robin's concerns:

I can confirm that BCC continues to monitor housing development applications against the available capacity in an area. As stated in my previous email (see attached) our projections indicate that based on the latest trends in parental choice (which include recent changes in transport entitlement and the opening of the new free school in Winslow) there is sufficient capacity in secondary schools in the Buckingham area to accommodate current outstanding applications and approvals. However, due to the large number of applications that are currently being submitted which we have incorporated into our calculations, we acknowledge that we are getting close to reaching school capacity limits and it is likely that future major housing schemes in the area will be required to make a contribution towards the expansion of secondary school places (assuming all pending applications are approved). BCC does intend to shortly visit the secondary schools in the area to explore options for expanding facilities to meet further housing growth.

BCC pupil yield rates are comparable with other Local Authorities and are based on the latest census data to reflect medium to long term growth - although pupil yield rates can be more volatile during the early stages of development particularly for primary aged pupils. Volatility in population cohorts as well as changes in parental preferences does mean that Local Authorities cannot guarantee a school place to parents at local catchment area level something which is acknowledged in the admissions code. For this reason, BCC plans for school places across the wider area – although as parental choice is exercised to a greater degree at secondary level (i.e. cross border movement, 11+ qualification, free schools, independent sector etc.) it does present more of a challenge ensuring sufficient school places.

With regard to parking and drop off facilities, they have to be provided in line with Highways requirements which can vary school to school depending on access arrangements, site size etc. Wherever possible we try to incorporate drop off facilities for parents but not parent parking as the schools are required to have active travel plans which seek to discourage parents from driving and to use sustainable modes of transport. For students of school age who attend their nearest qualifying school and live over the statutory walking distance (3 miles for secondary schools) – they have a statutory entitlement to free home to school transport.

Finally, the three large applications at the end of your list for approx. 4000 homes in total are all in the Cottesloe catchment – which is in a different planning area from the Buckingham School. However, I can confirm that BCC is currently in discussion with the developers on the two larger applications regarding the on-site provision of new secondary schools to accommodate these major schemes.

I would be happy to meet with Robin if he wanted to discuss his concerns further.

Kind Regards

Steve