



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, 16 February 2016

Councillor,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on **22nd February 2016** 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 1st February 2016 to be put before the Full Council meeting to be held on 14th March 2016.

Copy previously circulated

4. Buckingham Neighbourhood Plan/Vale of Aylesbury Plan

4.1 To receive for information an email sent out by Cllr. R. van de Poll. The link https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/499119/16-02-10_DL_IR_Kingsland_Laines_2189451.pdf leads to a 52-page document which is not therefore attached.

Appendix A

4.2 To receive any update from the Town Clerk.

5. Action Reports

5.1 To receive action reports as per the attached list.

Appendix B

5.2 Members are asked to decide whether any items more than six months old to which no eventual reply seems likely, can be abandoned and deleted from the list.

Buckingham



Twinned with Mouvaux, France



6. Planning Applications

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

To consider planning applications received from AVDC and other applications

1. 15/004106/AOP Land adj. 73 Moreton Road
Outline application with access to be considered and all other matters reserved for the erection of thirteen dwellinghouses with associated parking and amenity space provision.
Construction of new vehicular access and closure of existing access from Moreton Road
M A Healy Ltd.

The following two applications may be considered together:

2. 16/00005/AAD 12 Market Square, MK18 1NR [*formerly Faulkners Estate Agents*]
Replacement internally illuminated fascia sign
3. 16/00007/APP
Insertion of new shopfront
Elie
4. 16/00337/APP Buckingham Opportunities Centre, 61 Well Street, MK18 1EN
Re-fenestration of the old part of the building
Probert (BCC)
5. 16/00351/APP 2 Skelton Road MK18 1UT [*Moreton Road Phase II*]
Erection of 1.8m high brick wall enclosing footpath to side of house
Dematos
6. 16/00420/APP 60 Moreton Road, MK18 1PE
Removal of main roof, raising of eaves and replace with new pitched roof with dormers to front and rear and to form bedroom in roof void. Construct rear single storey extension.
Blandin

The following two applications may be considered together

7. 16/00445/APP Ondaatje Hall, Church Street, MK18 1BY
8. 16/00505/ALB Single storey rear orangery style extension (Amendment to planning permission 15/03729/APP & Listed Building Consent 15/03570/ALB)
University of Buckingham

Not in our Parish: (response date 1st March) - A report is attached

PL/47/15

9. 16/00151/AOP Land off Walnut Drive and Foscoate Road,
Maids Moreton MK18 1QQ
Outline application with all matters reserved except access for up to 170 dwellings, public open space and associated infrastructure
Blumire (BDW Trading)[Barratt David Wilson Homes]

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. |
|----------------------------|------------------------------------|---------------------|------------------------------------|
| 15/03963/APP 24 Aris Way | S/st rear extension with rooflight | No objections | - |
| 15/04124/APP 1 Ford Street | Conv.barn/garage to living accom. | Oppose | - |
| 15/04125/ALB 1 Ford Street | Conv.barn/garage to living accom. | Oppose | |

Withdrawn

15/03372/APP Nursery Bungalow, West St. Demolition of bungalow, erection 4 detached houses & access No objections

Not Consulted on:

Approved

15/04264/ATC Telephone Exchange Works to trees overhanging fence n/a
16/00011/ATC 4 Victoria Row Works to willow, apple & alder trees n/a

Prior approval not required

16/00096/ATP Manor Lodge Topping of Lime tree n/a

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

Reports have been received for the following applications, and are available in the office

8.1 Strategic Development Control – 17th February – no Buckingham applications

8.2 Development Control – 18th February – no Buckingham applications

9. Enforcement

9.1 To receive an updated list of current cases

Appendix C

9.2 To report any new breaches

10. Transport

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

11. Access

To report any access-related issues.

12. Correspondence

To receive and discuss an email from Cllr. Paternoster re Cotton End Steps **Appendix D**

13. News releases

14. Chairman's items for information

15. Date of the next meeting: Monday 21st March 2016 at 7pm.

To Planning Committee:

Cllr. Ms. J. Bates

Cllr. M. Cole

Cllr. J. Harvey

Cllr. P. Hiron

Cllr. D. Isham

Cllr. A. Mahi

(Chairman)

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)

From: **Roy van de Poll** <royvandepoll@aol.com>
Date: 11 February 2016 at 16:38
Subject: A VERY SIGNIFICANT DECISION LETTER!
Dear All

I am indebted to David Saunders, Great Horwood's planning legal eagle, for the following link -

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/499119/16-02-10_DL_IR_Kingsland_Laines_2189451.pdf

Currently, this decision, which revisits the Woodcock Holdings appeal and thereby updates matters since the Woodcock Holdings v the Secretary of State judgement of last year, upon which AVDC has based its unique stance regarding the considerably reduced planning weight in the planning balance for the housing supply policies of made Neighbourhood Plans in the absence of a demonstrable 5 year housing land supply in the Vale, must significantly undermine the basis for their position.

As David Saunders has indicated -

The Secretary of State's decision will encourage all those communities with made Neighbourhood Plans to expect that the provisions of NPPF Paragraph 198 will be applied, and that if there is a clear conflict between a development proposal and a policy in a Neighbourhood Plan, then it is reasonable to expect that permission will be refused. The relevant section of Paragraph 198 is – **Where a planning application conflicts with a Neighbourhood Plan that has been brought into force, planning permission should not normally be granted.**

This has to be seen as a positive step for all communities with made Neighbourhood Plans, those developing Neighbourhood Plans and those thinking about a Neighbourhood Plan in the Vale

Kind regards

Roy

T 01296713112
M 07831368612

ACTION LIST
Planning responses

Appendix B

| Minute | Responses emailed or added to website | Responses posted |
|--------|---------------------------------------|------------------|
| 729/15 | 2/2/16 (6 of 7) | 2/2/16 (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 | 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 requested 23/1/16 | |
| | 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 |
| 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 | | | |
| | 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 | | |
| Access – Moreton Road | 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 | | |

| Subject | Meeting date/ minute | Action taken on | Form | Response received | Prompt/ reminder sent | Response received |
|--|----------------------|-----------------------------------|--|--|--|--|
| II | | | | 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 | Promised again 10/2/16 |
| 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 | |
| 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 | |
| DCLG NHB Consultation | 1/2/16 734/15 | 10/2/16 | File agreed responses Letter to J Bercow re Q4 | | | |
| School places | 1/2/16 737/15 | 10/2/16 | Letter to Cllr. Mohammed BCC Cabinet | | | |
| 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 | →21/12/15 Check wildlife habitat aspect of hedge loss; Responses from P Dales | 690.3/15 Check AHR requirements Check Moreton Rd II | |

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 |
|----------------------|---------------------|-----------------|------------------------------|---|--------------------------|-------------------|
| | | | stop path | & Paul Holton ->18/1/16 | planting done 22/1/16 | |
| Long-standing cases | 1/2/16 732/15 | 10/2/16 | Letter to P Dales | | | |
| News releases | | | | | | |
| Cotton End steps | 6/7/15 216/15 | | To await further information | | | |
| Addington Rd. | | | | | | |
| School places | 1/2/16 739/15 | 10/2/16 | Done | Advertiser 12/2/16 | | |
| Tesco crossing | | | | RS article Advertiser 5/2/16 | | |

Action awaiting response

Action yet to be taken

Action completed **new response**

BUCKINGHAM TOWN COUNCIL

PLANNING COMMITTEE

MONDAY 22ND FEBRUARY 2016

Agenda Item no. 6.8

Contact Officer: Mrs K. McElligott
01280 816426

16/00151/AOP

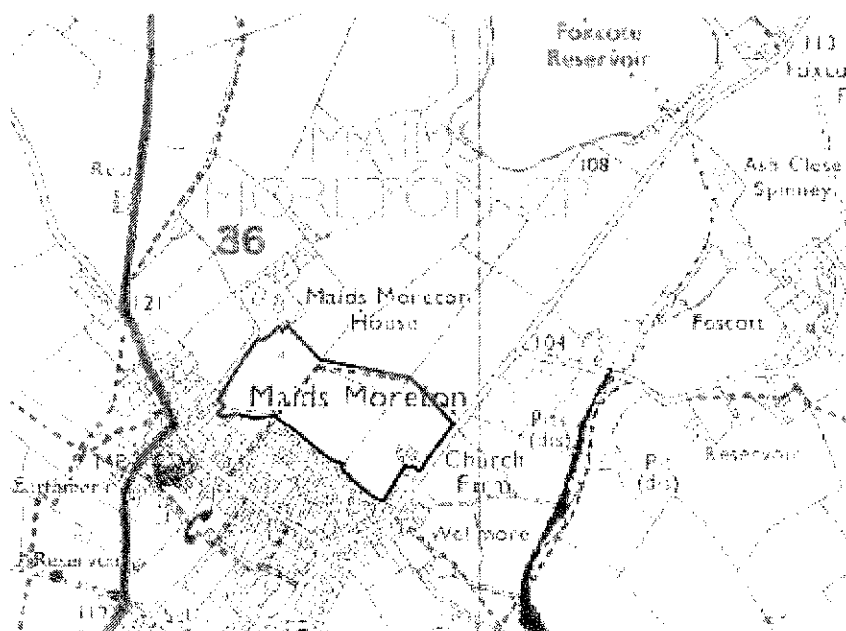
Land Off Walnut Drive And Foscoate Road, Maids Moreton MK18 1QQ

Outline application with all matters reserved except access for up to 170 dwellings, public open space and associated infrastructure
Blumire (BDW Trading) [Barratt David Wilson Homes]

Officer – Sue Pilcher

Response Date – 1st March 2016

This application is well outside our boundary, but will affect traffic & transport; and junior and secondary schooling (Maids Moreton CoE School is Infants only). Matters related to design and layout of the estate are not therefore matters for this Council and are not discussed.



The application is labelled throughout as being 'Foscoate Road' and some traffic figures are as supplied for the larger application 15/00051/AOP on the land between the Church and the Stratford Road.

For convenience, the relevant points of opposition to 15/00051/AOP are appended.

Transport Assessment

The inconsistencies and/or the standard of proof-reading do not inspire confidence. For example Ackley (2.3.6) is correctly Akeley on the next page (2.3.12), Duck Lake is Duck Lane throughout, Walnut Drive becomes Walnut Grove in the following paragraph (p.21), the Stratford Road becomes the A413 (Table 6.7, p41) and Market Square Market Street in the town centre considerations, and the local facilities list North Buckingham Parish between the Wheatsheaf and the Rugby Club. I'm not sure what this facility is.

Access to the estate is via Walnut Drive & Main Street (the road that goes to Vitalograph) or via a new opening on to Foscote Road (narrow, no footpath and unlit). Foscote Road leads either north east to Foscote and Leckhamstead or south west to the end of Main Street and then to the Church and Mill Lane, or Avenue Road and the Moreton Road. However much the entrance is upgraded and the road widened, and a footpath laid along the parts of the edge where this is possible (not the whole way to Main Street due to residential property; a painted section of roadway is proposed to cover the gap) I cannot see this becoming the access of choice. A short one-way priority stretch of road is also proposed. The access on to Main Street from Walnut Drive is more likely, given it has a wide path all along it and is lit. However Main Street is not very wide and has areas where on-street parking is permitted – and every two hours a double-decker bus – so this isn't terribly feasible either. Various measures are proposed for Main Street and the Stratford Road/Mill Lane junction by College Farm to provide vision splays and extra lanes, and so forth.

Traffic volumes are only calculated for the Foscote Road access, not for Walnut Drive.

Cyclists will be well catered for within the village (widening paths for joint use) but neither Mill Lane nor Moreton Road are very safe (Mill Lane has a 2.3m width restriction). No mention is made of linking through Page Hill to the Stratford Road (by far the safest way into town, as there is a clear view both ways from the layby) as a means of getting into town, though National Route 50 (through Winslow to Maidenhead) is referenced.

The fact remains that residents will be looking to Buckingham for most facilities: shopping; schooling above Infants age; doctors and dentists; library, post office and banks. The estate is a good distance from all of these (the nearest shop, just inside the 2km limit, is at the BP petrol station on Stratford Road) and nowhere is the height difference and steepness of the hill between the estate and the town centre mentioned as a factor. The NPPF states (para.38) *Key facilities such as... shops should be located within walking distance of most properties* – optimum walking distance being later defined as 800m, with 2km the maximum distance for commuting on foot. All the town centre and both secondary schools are well outside the 2km limit. Even though **ACCESSIBILITY BY NON-CAR MODES** (foot/cycle/bus/rail) is detailed in chapter 5, there is little convincing evidence that residents might choose to walk or cycle. The accessible (ie within 2km) amenities listed are, in order of proximity, The Wheatsheaf, St Edmunds, North Buckingham Parish, the Rugby Club, Maids Moreton infants school, Buckingham Primary School, the Athletic Club and the BP filling station with its M&S store.

The 60/X60 bus service is a loop round the village, amounting to 7 per day Monday-Friday, 5 on Saturdays and none on Sundays, at a two-hourly frequency. It does not go to MK – passengers have to change at the bus stand and wait for the hourly Aylesbury to MK service. There are 2 other buses which pass through the village along the A413 only – the 80 which goes to Brackley on schooldays only at 07.34 returning at 16.31, and the 151 Monday-Friday only into Buckingham at 08.59 returning at 12.01. The latter is not listed in the table. Paras. 5.4.4 and 5.4.5, p27, states that these services 'provide up to 2 services per hour' (which they do, in the hours when the other single bus trips occur) and 'provide a choice of how people travel with the bus services operating from 0610 hours in the morning, making travel by public transport a real alternative to travelling by car for commuting trips'. The first bus through the village is at 07.25 and the last arrives at 17.51.

Accessibility by Rail via MK is also included though catching the first bus from the village and changing in the High Street would get you to the station at 8.16, traffic permitting – pushing it

for a train to London to get into an office for 9am. Coming home, you'd have to walk – either from Stratford Road layby or from the bus stand - as you'd have missed the last bus up the hill. If you were determined to use the bus, you could park all day in Stratford Fields, of course.

The split %s of traffic destinations are listed from the larger application 15/00051/AOP and are all distant – local traffic % for Buckingham is not separated. Housing figures from the BNDP are allowed for, including Moreton Road III. There are pages of traffic analysis, using PICARDY & TRICS which give a two-way daily peak hour trip totals of 100 (am) and 77 (pm). Predictions for 2021 with and without development totals are also calculated. "For robustness" it was assumed that all traffic would use the Foscoote Road access.

'With development' conclusions

| junction | 2016 capacity, peak hours | 2021 capacity, peak hours |
|--------------------------------|--|--|
| Site access, Foscoote Road | Within capacity, am & pm | Within capacity, am & pm |
| Main Street/ Towcester Road | Reserve capacity, am & pm | Reserve capacity am & pm |
| Mill Lane/A422 | Above capacity am; reserve capacity pm Various improvement options proposed. | Already above capacity before development am; Reserve capacity pm |
| Avenue Road/A413 | Reserve capacity, am & pm | Reserve capacity, am & pm |
| Stratford Road roundabout | Close to capacity before development; no material impact after development - am Reserve capacity pm | Close to capacity before development; no material impact after development – am & pm |
| Old Gaol roundabout | Above capacity before development; slight increase in queuing after development, minimal impact – am & pm. No mitigation proposed | Above capacity before development; slight increase in queuing after development, minimal impact – am & pm. No mitigation proposed |
| Old Town Hall roundabout | Above capacity before development; slight increase in queuing after development, minimal impact – am & pm. No mitigation proposed | Above capacity before development; slight increase in queuing after development, minimal impact – am & pm. No mitigation proposed |

Conclusions:

Despite what they say, the majority of residents will travel by car due to

1. the distance from the site to most facilities: the BP station has a cashpoint and M&S is OK for top-up shopping only, otherwise they're all in the town centre and further
2. the steepness of the hill – tiring to haul shopping up
3. the infrequent buses – every two hours is too long for quick trips

which puts pressure on town centre parking.

Buckingham schools, doctors and dentists will all be required to accommodate the additional residents.

Reasons 15/00051/AOP was opposed that are relevant to this application

- Buckingham will be supplying most of the residents' local needs. There is no obvious evidence of research into capacity of surgeries or schools to cope.
- Additional pressure on the restricted amount of parking in the town centre as this estate is too far for most residents to consider walking in.

- Lack of even visual links to the existing communities would be a problem leading to the residents feeling segregated, and the single, main road, access would increase travelling by car, not decrease it.
- Contrary to the saved policies RA2 (loss of open gaps and consolidation of settlements) and RA14 (development at the edge of Appendix 4 settlements) from the AVDLP. Maids Moreton is an "Appendix 4 settlement".
- The distance to secondary schools, shopping and the employment areas is not going to discourage car use. There is no bus service for the industrial parks, and an hourly service is not the most convenient if shopping has to be carried (two-hourly for those living at the north of the site and using the Maids Moreton service). *[Feb 2016 Note: a stop on the Stratford Road was proposed for the southern end, X60s to MK are hourly]*
- The 60/X60 service that goes round Maids Moreton every two hours does not go to Milton Keynes, it returns to Aylesbury. Passengers for MK would have to change at the bus stand in the High Street (20 min. wait). The Design and Access Statement says, incorrectly, that this is a half-hourly service. Neither of these services runs on a Sunday.
- A Travel Plan based on the applicant's information as supplied is likely to be ineffective in reducing the number of car journeys.
- The Travel Plan includes the aspirational ambitions common to all such, including the appointment of a Travel Plan Co-ordinator. Members have expressed their concerns on previous occasions on the efficacy of Travel Plans in rural areas, and have seen no evidence from follow-up surveys that any mode change has occurred.

(Full Council 19/1/15)

AVDLP Retained Policies – Rural Areas

RA.2 *Other than for specific proposals and land allocations in the Local Plan, new development in the countryside should avoid reducing open land that contributes to the form and character of rural settlements. In considering applications for building in Rural Areas the Council will have regard to maintaining the individual identity of villages and avoiding extensions to built-up areas that might lead to coalescence between settlements.*

RA.14 *On the edge of the built-up areas of settlements listed in Appendix 4 of the Plan permission may be granted for residential or mixed-use development of up to 5 dwellings on a site not exceeding 0.2 ha where:*

- a) the site is substantially enclosed by existing development*
- b) the proposal would satisfactorily complete the settlement pattern without intruding into the countryside; and*
- c) the proposal does not comprise the partial development of a larger site.*

Proposals should use land efficiently and create a well-defined boundary between the settlement and the countryside. Permission will not be granted for development that impairs the character or identity of the settlement or the adjoining rural area. 184

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 |
| 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" |

| Report Date | AVDC number and officer | Date ackn. | Address | Complaint | Action/Response |
|-------------|-------------------------|------------|-----------------------|---|---------------------------------------|
| 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" |
| 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" |
| 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" |
| 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 | |
| 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) | |
| 17/12/15 | 16/00038 /CON3 PD | 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 PD | 10/2/16 | 4-5 Bridge Street | Alleged unauthorised change of signage in Conservation Area & on Listed Building | |

Not generated by this Committee but reported by AVDC:

| Report Date | AVDC number and officer | Reported by | Address | Complaint | Action/Response |
|-------------|-------------------------|-------------|---------------------------|--|---|
| | 15/00052 /CON3 | Public | Land adj. 73 Moreton Road | Alleged unauthorised clearing of land and work to trees and hedges (TPOs on site) | Closed: No breach of control (22/2/16: application 15/04106/AOP relates) |
| | 15/00075 /CON3 | Public | 6 Orchard Dene | Alleged unauthorised installation of gates (to replace fencing) and extension of garden on to open public space | Closed – No breach of control |
| | 15/00078 /CON3 | Public | 9 Victoria Row | Alleged unauthorised works to trees in a Conservation area | Closed – not expedient to take action |
| | 15/00105 /CON3 | anon | 19 Willow Drive | Alleged unauthorised installation of external chimney/flue to rear extension | Closed – No breach of control |
| | 15/00109 /CON3 | Public | 12 Pitt Green | Alleged unauthorised extension of various garden curtilages encroaching into public alleyway | Closed – No breach of control |
| | 15/00112 /CON3 | anon | 1 Burleigh Piece | Alleged unauthorised breach of approved details – development forward of the building line | Closed – no breach of control |
| | 15/00116 /CON3 | public | (Cotton End, Lace Hill) | Alleged unauthorised breach of approved details – boundary treatment not in accordance (gate and footpath adjacent to 7 Cotton End) | De Minimus – not significant |
| 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) | January 2016 update: "Ongoing" |
| | 15/00459 /CON3 | Public | | Alleged unauthorised felling of trees marked for retention – 09/01205/APP | |

| Report Date | AVDC number and officer | Reported by | Address | Complaint | Action/Response |
|-------------|-------------------------|-------------|--|---|--|
| | 15/00206 /CON3 | Officer | Former Railway Station | Alleged unauthorised failure to comply with conditions on 14/02685/APP | Planning permission granted |
| 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 | <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 |
| | 15/00396 /CON3 | Public | Bryant Court | Alleged unauthorised demolition of a wall not in accordance with 14/03095/APP | |
| | 15/00397 /CON3 | Cllr. | 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 | |
| | 15/00497 /CON3 | Public | Tingewick Road Industrial Estate (Clarence Park) | Alleged unauthorised removal of trees on the site (14/02513/ADP; Taylor Wimpey) | Closed – No breach of control |
| | 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 | |

Includes all Buckingham cases opened and closed 2015-2016 except for those previously listed as closed for Members' information (ie pre-August 2015)

Office@buckingham-tc.gov.uk

From: Cllr Carole Paternoster <CPaternoster@aylesburyvaledc.gov.uk>
Sent: 12 February 2016 12:28
To: officE@buckingham-tc.gov.uk; Cllr Robin Stuchbury; Stuchbury, Robin - (County Councillor); Christine Strain-Clark (chris@strain-clark.fsnet.co.uk)
Subject: Footway Link, Cotton End

Dear All

I have recently received emails from you reporting that no progress has been made with the proposed disabled access on the above site, and indicating that you believe AVDC's planning department is responsible for the delay. Therefore I asked AVDC planning officers for an update on the situation, and this is set out below.

On 2nd October 2015 I attended a meeting in Aylesbury with Cllr Paul Irwin (BCC), Susan Kitchen, Claire Bayley, and Ian Young from Barratts to try to find a solution to the problem of disabled access at Cotton End. A satisfactory solution was agreed, namely to look at putting a disabled access on or near the site of the temporary access, which would be on land owned by BCC and Barratts. It was agreed that plans would be drawn up by Barratts, which could then be costed and funding applied for. The new access would require planning consent, which would be AVDC's contribution to finding a satisfactory solution. The matter was to be moved forward by BCC Highways through Graham Smith, who was to seek a further meeting on site with Barratts. Cllr Paul Irwin offered to visit the local residents near the site to explain the proposal to them.

AVDC have contacted Graham Smith on numerous occasions to find out what progress has been made and to arrange a meeting. Messages and emails have been left but so far no progress has been made. A message for Graham Smith was left with Del Tester at BCC that this needs to be progressed as quickly as possible, but nothing has happened.

Both Susan Kitchen, Service Manager, and Claire Bayley, case officer, have been trying to get further information and arrange a meeting directly with Barratts as they were concerned at the lack of progress through Graham Smith at BCC. They have tried several different contacts at Barratts and their agents and have not had any response to date.

Graham Smith is currently arranging a meeting with the objector. Cllr Paul Irwin is also still awaiting a reply from this resident. AVDC does not know the purpose of this meeting as we are not aware that Barratts have come up with a solution.

In terms of the Equalities Act, AVDC planning officers have advised Cllr Stuchbury on this matter, and Buckingham Town Council are incorrect in their assertions that this is our responsibility as a planning authority. However, AVDC does recognise that if we can help broker a solution then we will do this and I can assure you that AVDC is putting a lot of time and effort into trying to move this along, even if we do not have any power to require the works to be done. We are equally frustrated at the lack of progress, but can assure you all that it is not for want of trying at our end.

Any help Buckingham Town Council can give with achieving plans from Barratts of the proposed new access would be greatly appreciated by all.

Regards.

Carole Paternoster
Cabinet Member for Growth Strategy

