



# BUCKINGHAM TOWN COUNCIL

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

Telephone/Fax: (01280) 816 426

Email: [Townclerk@buckingham-tc.gov.uk](mailto:Townclerk@buckingham-tc.gov.uk)  
[www.buckingham-tc.gov.uk](http://www.buckingham-tc.gov.uk)

Town Clerk: Mr. P. Hodson

Tuesday, 15 January 2019

Councillor,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on **Monday 21<sup>st</sup> January 2018 at 7pm** in the Council Chamber, Cornwalls Meadow, Buckingham.

Mr. P. Hodson  
Town Clerk

Please note that the meeting will be preceded by a Public Session in accordance with Standing Order 3.f, which will last for a maximum of 15 minutes, and time for examination of the plans by Members.

## AGENDA

1. **Apologies for Absence**  
Members are asked to receive apologies from Members.
2. **Declarations of Interest**  
To receive declarations of any personal or prejudicial interest under consideration on this agenda in accordance with the Localism Act 2011 Sections 26-34 & Schedule 4.
3. **Minutes**  
To receive the minutes of the Planning Committee Meeting held on Monday 17<sup>th</sup> December 2018 to be put before the Full Council meeting to be held on 28<sup>th</sup> January 2019.  
**Copy previously circulated**
4. **Invited Guest – Mr. P. Strachan, AVDC Cabinet Member for Planning & Enforcement**
  - 4.1 To welcome Mr. Strachan to Buckingham and discuss matters of interest and concern per the attached list. **Appendix A**
  - 4.2 Response from Henry Allmand on behalf of Cllr. Strachan re Verdun streetnaming **Appendix B**
5. **Buckingham Neighbourhood Plan/Vale of Aylesbury Plan**  
To receive any update.

Buckingham



Twinned with Mouvaux, France



Members are reminded to declare any prejudicial interest as soon as it becomes apparent.  
All Committee documents can be found on the Buckingham Town Council's website. Alternatively, the Clerk send you a copy of any minutes, reports or other information. To do this, send a request using the contact details set out above.

**6. Action Reports**

- 6.1 To receive action reports as per the attached list.
- 6.2 To receive correspondence re the Grand Junction

**Appendix C**  
**Appendix D**

**7. Planning Applications**

For Member's information the next scheduled Development Management Committee meetings are 31<sup>st</sup> January and 21<sup>st</sup> February 2019, with SDMC meetings on 30<sup>th</sup> January and 20<sup>th</sup> February 2018.

To consider planning applications received from AVDC and other applications

- 1. 18/04010/APP 6 Robin Close, MK18 7HD  
Garage conversion and bi-fold door on rear elevation  
*Kavanagh*
- 2. 18/04112/APP 10 Hilltop Avenue, MK18 1TZ  
Erection of 6ft fence on side boundary (retrospective)  
*Davies*
- 3. 18/04223/APP 11 Swallow Close, MK18 7ER  
Additional parking space (retrospective)  
*Robbins*
- 4. 18/04419/APP 18 Squirrels Way, MK18 7ED  
Part in-filling existing front storm canopy, rear single storey mono pitch lean-to extension and second storey side extension over existing duo pitched sile storey  
*Fox*
- 5. 18/04440/APP 2 Kingfisher Road, MK18 7EY  
Two storey rear and first floor side extension  
*Pearce*
- 6. 18/04485/AAD 8 Swan Business Centre, [actually 18 Osier Way], MK18 1TB  
Installation of one illuminated fascia sign and 1 x post mounted banner frame to be situated on Aldi building  
*Surgey [Pure Gym]*
- 7. 18/04566/APP Former Buckingham Town FC, Ford Meadow, MK18 1AG  
Change of use to provide a car park at the former Buckingham Town Football Club clubhouse and car park for staff of the University of Buckingham and installation of 4no. floodlights (Retrospective)  
*University of Buckingham*
- 8. 18/04572/APP 120 Moreton Road, MK18 1PW  
Part rear ground floor extension with link to garage; rear two storey extension; conversion of garage to garden room  
*Teckoe*
- 9. 18/04595/APP Land to the rear of Wharf Hill Terrace, MK18 7AT  
Erection of a dwelling  
*Tarocco & Turco*

10. 18/04607/APP 6 Wharf View, MK18 1XF  
Two storey front extension  
*Tether & King*

*Members are reminded that the previous application (18/02828/APP) was refused by AVDC, though the Town Council had changed its original OPPOSE & ATTEND response to NO OBJECTIONS (8/10/18) on receipt of proof that there was adequate on-site parking.*

11. 18/04626/APP Garage Site 456999g Overn Crescent  
Erection of 4no. dwellings and associated parking  
*Monroe (VAHT)*

The following Minor Amendments have been received, for information only:

12. 18/01670/ADP University Site, Tingewick Road [*Hartridges*]  
Approval of Reserved Matters pursuant to outline permission  
Phase I Teaching Accommodation with car parking and  
landscaping  
*University of Buckingham*

*Additional documents:*

- *Proposed Site Plan Rev 2, incorporating revised footpath and retained hedge, amended pedestrian gate location nr Bath Lane vehicle gate*
- *Landscape Proposals*
- *Landscape Officer Information Request*
- *Drainage Layout and database calculations*

The following additional information has been supplied, in answer to Members' comments made at the Interim Council on 17<sup>th</sup> December 2018

13. 18/04290/APP West End Farm, Brackley Road, MK18 1JA  
Variation of Condition 2 of planning permission 16/00847/APP  
to vary wording descriptions and plan numbers  
*Brio Retirement Living Holdings*

*Additional information:*

*Plan showing clearly the link path at the south east corner*

*Site plan annotated with numbers of parking bays in each area (totalling 72; some had been obscured by labelling, now removed)*

**Not for consultation, for information only** [*these appeared in my monthly list for no reason, and are included for Members' information in case they notice the work being carried out; the ADJ 'application' is a courtesy notification from BCC to the Planning Authority*]

14. 18/04240/ADJ Land to rear of 28 Hare Close, MK18 7EW  
Carrying out cycleway works in the Aylesbury Vale Area  
*TfB*

15. 18/04241/ADJ Land adj. to 15 London Road, MK18 1AR [*actually in front of the Swan Pool, from the map*]  
Carrying out cycleway works in the Aylesbury Vale Area  
*TfB*

## 8. Planning Decisions

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

### Approved

	BTC response	Officer recomm <sup>n</sup> .
16/00940/APP West End Bowls Club Removal Club/erection 1 dwelling	Support	
18/01866/APP 61 Badgers Way 2-st side & s/st. front & rear extns.	Opp. & attend	Approve
18/02730/APP 4 Sandhurst Drive Side & rear extensions	No objections	
18/02744/APP 35 Woodlands Cresc. Loft conv., side extn & garage	Oppose & attend	
18/03947/APP 18 Hubbard Close Timber garden shed	No objections	
18/04021/APP New House, Bath La. Single storey front extension	No objections	

### Refused

18/02932/ALB 30 High Street	Replace 2 damaged rear windows	No objections subj HBO
-----------------------------	--------------------------------	------------------------

### Withdrawn

18/01883/APP land adj. 51-53 Badgers Way 2 № 1 bed flats		Oppose & Attend
18/02733/APP Station Ho. Tingewick Rd. Erection of 8 2-bed flats		Oppose & Attend
18/02935/APP 38 Bourton Rd. Front side & rear extensions.		Oppose & Attend

## 8.2 Planning Inspectorate.

8.2.1 An appeal was lodged on 7<sup>th</sup> December 2018 against refusal of

**18/00938/AOP** 11 Lenborough Close

Outline application for subdivision of the existing plot for the erection of a dwelling

Members had **Opposed** the application (April 9<sup>th</sup>, 2018):

*Doubt was expressed that the proposed carport would accommodate a modern vehicle, leading to on-street parking in an already difficult area used by students from the University and schools.*

*The drainage in Lenborough Road is already inadequate and needs to be addressed.*

*The principal objection was that it was an overdevelopment of the plot.*

As the appeal is against AVDC's decision it was unnecessary for this Council to submit further comment, and the closing date has now passed; if Members wish to view the appellant's Statement of Case it and the other documents are on the AVDC website under 18/00938/APP→Related Cases.

8.2.2 An appeal was lodged on 4<sup>th</sup> January 2019 against non-determination of

**18/02726/APP** 17 Gifford Place

Two storey front extension and a garage conversion into habitable room

Members had responded **Oppose & attend** to the application (August 20<sup>th</sup>, 2018):

*Members felt that the extension was very large and the gable out of character with the neighbouring properties, and opposed on the grounds of overdevelopment of the site, and the proposal being detrimental to the street scene*

Two of the appellant's are attached as **Appendix C**; the other documents are on the AVDC website under 18/02726/APP→Related Cases. If Members wish to add any comments, the closing date is 8<sup>th</sup> February 2019.

**Appendix E**

8.2.3 The appeal against non-determination of

**17/02112/AOP** Lace Hill Medical Centre

has been allowed.

The Inspector decided not to award costs to AVDC.

8.2.4 The appeal against refusal of

**18/00928/APP** Land adj. Little Oaks, Brackley Rd; Conversion of garage to residential

has been dismissed.

**9. Development Management Committee**

- 9.1 Strategic Development Management (9<sup>th</sup> January 2019) *No Buckingham applications*  
9.2 Development Management (10<sup>th</sup> January 2019): 18/01866/APP 61 Badgers Way  
To receive a report from the Chairman **Appendix F**

**10. Enforcement**

- 10.1 To receive the update for September, October, November, December 2019 if available **to be circulated separately**  
10.2 To report any new breaches

**11. Buckinghamshire Minerals & Waste Modification Consultation (closing date 4<sup>th</sup> February 2019)**

To formulate a response to this consultation (available at [www.buckscc.gov.uk/RMWLP](http://www.buckscc.gov.uk/RMWLP))  
The Chairman's comments are attached. **Appendix G**

**12. Matters to report**

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

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

**14. Date of the next meeting: Monday 4<sup>th</sup> February 2018 at 7pm.**

To Planning Committee:

Cllr. M. Cole	(Chairman)	Cllr. A. Ralph	
Cllr. J. Harvey	Town Mayor	Cllr. R. Stuchbury	
Cllr. P. Hiron	(Vice Chairman)	Cllr. M. Try	
Cllr. D. Isham			
Cllr. A. Mahi		Mrs. C. Cumming	(co-opted member)
Cllr. Mrs. L. O'Donoghue			

Cllr. Cole (Chairman of the Committee):

1. Disrespect of Buckingham Neighbourhood Plan, currently the most recently made
2. Disregard of Buckingham Town Councillors' local knowledge  
*Especially where there is no evidence of the Case Officer having visited the site*
3. Disregard of BTC's Section 106 wishes  
*And refusal to consult on draft agreements, or even to allow local proof-reading to obviate errors*
4. Late posting of statutory notices  
*And – in some cases – no posting at all, or posting in an inappropriate location*
5. Street naming, Town Council being overruled by officer  
*And no consultation on naming blocks of flats*
6. Enforcement delays, some of them months if not years (eg No 13 High Street) after reporting
7. Tree applications and TPOs  
*And little or no action following breaches of the order*

Other matters raised by several Councillors or at meetings:

8. Size of Enforcement case load – number of 'unresolved' cases; is AVDC meeting its statutory obligations? What proportion of cases fall within the Conservation Area?
9. Requests for further information, whether in advance of the meeting (made via Parish Support in the absence of a named Officer) or related to a deferred response, are not actioned, or not supplied in time for the meeting
10. A recent increase in requests received via email or by phone, from the Case Officer or via Parish Support, to revise responses made in Committee without enough notice to take it to the next Committee, or amended plans/additional information to base a change of view on
11. The (often very many) extensions of time agreed before decisions are made.  
*The lack of the true figure for decisions made within the statutory period in the quarterly reports is of concern; surely the government statistics should be calculated on the actual time taken between validation and decision, not adapted by ignoring extensions to produce an optimum figure.*

Cllr. Harvey (Town Mayor):

12. One of the issues raised with us concerns the management charges that many new home owners have to pay in addition to their council tax. Such arrangements did not apply to the other past housing schemes in the town. So we have residents living on (say) Page Hill who pay their council tax and get their communal grass cutting included. Whereas newer members of our community in Lace Hill, pay the same council tax but have to pay extra on top for grass cutting, care of their communal areas etc. This seems unfair and tantamount to double taxation. Would you be willing to take this matter forward to the new county wide single tier authority and put in place something more fair to all our residents - here in Buckingham and beyond?

# AYLESBURY VALE DISTRICT COUNCIL

## Built Environment Services

Please ask for: Henry Allmand  
 Direct Line: 01296 585320  
 Switchboard: 01296 585858  
 Text Relay: prefix telephone number with 18001  
 Email: hallmand@aylesburyvaledc.gov.uk  
 Our Ref: Street Naming  
 Your Ref: Street Naming



12 December 2018

by email

Dear Mr Hodson,

Thank you for your letter regarding street naming in Buckingham, dated 14 November 2018, addressed to Cllr Strachan. I have been asked to respond on Cllr Strachan's behalf.

I am aware of the issue that you are referring to regarding the 'Templeman/Verdun' suitability discussions for the street naming of a small development in Buckingham. As the officer with the delegated responsibility for authorising street names in the district, I also made the decision to choose the name 'Templeman', following a full assessment of all the information provided.

In this instance, I was convinced by the information provided by the developer, that the name had strong local significance to the town of Buckingham, and that it was a fitting tribute to a well respected local man, who had sadly passed away in recent years. I do of course appreciate that this decision was not supported by the Town Council, however I do not think that the suggestion 'Templeman', nor the reasons provided by the developer, fall into the category of 'pretentious, chosen for marketing appeal, or downright confusing'.

I can also confirm that AVDC are the statutory body for making street naming decisions, and the decision sits with AVDC, rather than the developer. As you note, it is normal practice for the statutory body to support the recommendation made by the town or parish council. I am pleased to report that this is in fact the only instance in which this has occurred in recent memory, which I believe demonstrates the willingness of AVDC to work cooperatively with local councils to find appropriate street names. In the rare instance that might be disagreement, I hope we can agree that this is simply a difference of opinion about two suitable suggestions, rather than an attempt to promote a developer with no justification.

The naming of blocks of flats on streets that do not require a new name has always fallen to the developer to provide a suggested name, and provided that it is not a duplicate, then this is typically accepted by the statutory body for street naming. It is not intended to review this arrangement currently.

I can confirm that it is absolutely the intention of myself, and the wider team at AVDC, to continue constructive working arrangements in regard of street naming and other matters in which we interact.

Yours sincerely,

**Henry Allmand**  
**Group Manager – Built Environment Services**

The Gateway Gatehouse Road Aylesbury Bucks HP19 8FF  
 DX 4130 Aylesbury 1  
[www.aylesburyvaledc.gov.uk](http://www.aylesburyvaledc.gov.uk)



**ACTION LIST**

Mins. 584/18 596/18	Sent 19/12/18 (Interim Council) 1 (Planning) 11 3 by comment tab (all trees, not for consultation)	via Parish Support as Parish Channel unavailable	Min.	News release None agreed	Date of appearance
<b>Subject</b> <b>AVDC</b> Ford Meadow parking & lighting	<b>Minute</b> 432.2/17  524/18	<b>Form</b> Write to University  Chase via Parish Liaison  Request for update 20/6/18 And 10/8/18 And 2/10/18 Details to Cllr. Stuchbury for action	<b>Rating</b> ✓ = done  ✓  ✓ ✓ ✓	<b>Response received</b>  Parish Liaison 13/10/17: I have caught up with the case officer and they have provided me with more information in regards to this application. They have some concerns with the points you have raised and is going to raise the issue with the University for clarity. The case officer has also made enforcement aware of the situation and will keep them updated on how things unfold. As soon as I have more information I will contact you directly. The university has opened additional car parking spaces at Ford Meadow, (60 spaces), which will help ease the demand on parking space around the campus. Access is via the Ueard, so only open to staff and students. 27/10/17 Enforcement should report shortly Parish Liaison 4/4/18: I am pleased to tell you that I have some information regarding Ford Meadow. I know it's taken a very long time but it has finally got some traction. The query has moved onto planning enforcement to intervene and the reference number is 18/00116/CON3. Nazia Begum is the officer. This has happened today so there won't be much to say but I'll ensure that the officer passes on any relevant information to the TG. Officer on leave for two weeks, Parish Support will seek response on return  Response 5/12/18: Parish Support: I am able to provide an update for you today with regards to Ford Meadow car park. Having completed the site visit the next step the enforcement officer took was contacting the site owner and in this case it was the University. The officer has had discussions with the member of staff who is responsible for the site and has instructed a change of use application be submitted. Our officer is still working on this and I will provide further updates when possible. <b>See Application 18/04566/APP</b>	



Access to website	42/18	Cllr. O'Donoghue to supply details for report	To do	
Design Award	235.1/18	Send nominations as minuted	✓	
Streetnaming	295/18	Write to Cllr. Strachan as minuted	✓	See agenda 4.2
Cllr. Strachan	470.1/18	<b>All Members</b> to consider discussion points for next meeting and send to Planning Clerk	✓	See agenda 4.1
2 Bourtonville	598.2.2	Contact BCC with concerns		
Streetnaming Hamilton	600/18	Send suggestions as minuted	✓	<b>Additional discussions are on-going with the Housing Association about naming each block of flats for one of the Dunkley brothers (as there are three of each).</b>
Precision site	601/18	Request information on lines marked 'not yet known' (all AVDC monies)	✓	
S106 quarterly update	602/18	Send response	✓	
Paper plans				
<b>BCC:</b>				
Tingewick Road	357/18	Invite Steve Essam to meeting	✓	SE unable to attend any dates before Christmas.
Road		Prompt sent 17/10/18		C.Cllr Clare reported to Full Council 19/11/18
<b>Other:</b>				
Station Road	524/18	Review May letter from C Stoker to clarify extent of offer		6 <sup>th</sup> June 2018, letter from University included It is our understanding the Buckingham Town Council would like this path to be a formal public right of way. It is our view that it is not appropriate to secure a formal public right of way through this application as this requires a separate legal process. There are a number of parties involved in the ownership of the public right of way and trying to deal with this through a condition on this application is outside of the University's control which is why we have agreed to a permissive route that is within the University's control. It would be unreasonable to have a condition imposed on this application saying no development can occur until a Public Right of Way is constructed as this is not in the sole control of the University and should be dealt with via a separate legal process.
Car Park				

The email from Delta Planning which went to 10/9/18 meeting included:  
As you are aware we would like Buckingham Town Council to be re-consulted on our proposed wording for the condition and the attached plan relating to the footpath I hereby attach the e-mail thread with myself and Sue along with a further copy of the plan and the proposed condition wording below:  
'Prior to the first occupation, a public footpath dedication shall be made under Section 25 of the Highway Act 1980, along a route to be agreed in advance with the highway authority and shown in principle on drawing ref 446-P-05C Proposed Site Plan, on land within control of the applicant.'



Subject	Minute	Form	Rating √ = done	Response received
<b>Enforcement reports and queries</b>				
13 High Street	795.3/15 664.2	New signage & lighting Chase response (done regularly)	√	P Dales: 12/5/17. 13 High Street, Buckingham: we had in the past met with the owner to secure the removal of the signs. Whilst this had not materialised we had been aware that its ownership may change and had hoped that the new owner may be have their own plans and/or may be receptive. However, this has not materialised and so I have asked our consultant enforcement officer Will Holloway to take on the case and we will keep you informed of progress.
	148/17	Prompt sent 14/9/17 Chase via Parish Liaison	√	26/10/17 I have written to the operator of the premises asking them to confirm a timetable for the removal of the signage. If a timetable is not agreed then the Council will have to consider formal action. I will update you further when I have received a response from the operator.
		Chased 13/4/18		J Wilmot Planning Enforcement Consultant 25/4/18: Thank you for your email. The update is that we have been in applying pressure to the owner to either remove the signage or sell the property. We noted that the property had been put back on the market a few weeks ago and appears to be under offer. We are continuing to maintain pressure in order to resolve the issue.
	957/17	Advise no longer advertised; Listed Bldg status omitted from description	√	Jim Wilmot
		Update requested	√	Acknowledged
	8/10/18	Broken window, water leak and damaged front door reported	√	Acknowledged and given case number 18/00478/CON3
	528/18	Details to Cllr. Stuchbury for action	√	Response 5/12/18: I've now had the chance to have a look at the attached and to review progress to date. Apologies that those concerned feel that they haven't been kept in the loop. In short it has historically been very difficult to get any engagement with the building owner, who is very evasive. Certainly we had hoped that progress with this case would be made once the property was sold, but this has since stalled. Given the above - I have asked that we take a fresh look at this and an officer is going out to visit this week. We'll also check land registry to see if the building has changed hands in the meantime. I should add that any building disrepair is not a planning enforcement issue, rather whether this is an at risk historic building. We'll make the necessary referrals if this is the case. I'll update you again once a case officer has visited. Peter Brown > Interim Group Manager - Regulatory Services Customer Fulfilment
Reasons for case closure	743.1	Cllr. Stuchbury to investigate further		<b>See agenda 6.2</b>
16 Hilltop	743.2	Fence encroachment into	√	18/00027/CON3

Subject	Minute	Form	Rating √ = done	Response received
Avenue	850.2/17	AVDC land Investigate Bulletin report Prompt sent  New bin shed added to open space land – reported 9/11/18	√ √  √	Referred to AVDC Property & Estates for action Property & Estates have passed to Open Spaces 6/11/18: A letter has been drafted and will be sent out to the below address requesting that the land is returned to its previous condition: Christopher Ashton Parks Project Officer  <b>9/1/19: Cllr. Cole confirmed fence has been moved back to original line and bin shed removed. Officer thanked.</b>
Missing AVDC September update	469/18 5/12/18	Chase with DCllrs.  Reminder sent	√ √	Cllr. Mills says September + October will be amalgamated into bumper issue, no publication date as yet <b>Now missing November &amp; December updates as well</b>
Dominos alley – rubbish etc	469.2/18	Report to Env. Health in addition to Enforcement	√	<del>16/1/18: After investigation into the alleged breach at the address in mention it was found that no breach had occurred. Therefore I shall be closing down case 18/00528/CON3 with no further action. Myles Millward, Planning Enforcement Officer</del> No response from Environmental Health yet, except that they will investigate. <b>&amp; added to list of concerns for 21/1/19 meeting</b>
'Unresolved' case load New fence, Tingewick Road	528/18 528/18	Write to Cabinet Member as minuted Photo and report	√ √	<b>9/1/19 BCC have acknowledged report and (10/1/19) referred it to the EA to see if they have granted a permit.</b>

# AYLESBURY VALE DISTRICT COUNCIL

## Planning

Please ask for: Bill Tilley  
 Direct Line: (01296) 585118  
 Switchboard: (01296) 585858  
 Text Relay: prefix telephone number with 18001  
 Email: BTilley@aylesburyvaledc.gov.uk  
 Our Ref: 15/00085/CON3  
 Your Ref:



28th December 2018

Christopher Wayman MILCM

Town Clerk

Buckingham Town Council

Buckingham

Dear Mr Wayman

The Grand Junction PH, 13 High Street, Buckingham, Bucks.

I am writing to advise that this case which was brought to our attention by your council has been reviewed as part of a wider assessment of older cases. I have read back though the issue at the property, namely 'Alleged unauthorised siting of large illuminated number '13' advertising signage (GII LB in a Con Area)'. I have also read the follow on investigation notes and the email exchanges between yourself and Mr Dales (my Team Leader).

As you know the property currently stands empty and it has been up for sale for some time. There has not been, to my knowledge a buyer for the premises and the current owner's whereabouts are unknown. It is evident that the resolution of the case has been hampered by the elusive nature of the owner who sought to evade and protract proceedings pending their disposal of the property, which whilst considered imminent at times never transpired..

In the circumstances and in the absence of information of the current owner's contact address, it has, and would not be possible to make meaningful progress with the investigation or take any formal action. However, it is considered that when the property is ultimately sold this will offer the best available opportunity to secure the removal of the sign, particularly as any purchaser will inevitably have their own proposals for how the property is used and signed and is likely to be very receptive to the removal of the current sign.

It is my intention to close this current case (15/00085/CON3) on the basis that it could be a number of months, if not a year, or longer, until a new owner is found. Once a new owner is in possession of the property and we are notified of this then a new case can be raised for the same issue that you have raised and it can be progressed with the new owner to get resolution that suits both your Town Council and AVDC.

I am sure that you understand the need to review cases and I think the above is the best way to deal with the issue as it currently stands.

## Planning

The Gateway Gatehouse Road Aylesbury Bucks HP19 8FF  
 DX 4130 Aylesbury 1  
[www.aylesburyvaledc.gov.uk](http://www.aylesburyvaledc.gov.uk)



Yours sincerely

Bill Tilley

Senior Planning Enforcement Consultant  
AVDC

**FILE COPY: 15/00085/CON3**



# BUCKINGHAM TOWN COUNCIL

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

Telephone: (01280) 816 426

Email: [Townclerk@buckingham-tc.gov.uk](mailto:Townclerk@buckingham-tc.gov.uk)  
[www.buckingham-tc.gov.uk](http://www.buckingham-tc.gov.uk)

Town Clerk: Mr. P. Hodson



Mr. Bill Tilley  
AVDC Enforcement  
The Gateway  
Gatehouse Road  
Aylesbury  
HP19 8FF

by email

3<sup>rd</sup> January 2019

Your ref: 15/00085/CON3

Dear Mr. Tilley.

## REF: THE GRAND JUNCTION PH, 13 HIGH STREET, BUCKINGHAM MK18 1NT

Thank you for your letter of 28<sup>th</sup> December 2018. I would appreciate it if you could amend your files with my details as above.

So far as we are aware 13 High Street has been vacated by the tenant and the property owners remain as they were when the s106 for the land behind the public house (its car park and garden) was signed on 24<sup>th</sup> August 2018 (application 16/03302/APP).

These were (according to the recital on p1):

- (4) **STAR PUBS & BARS (PROPERTY) LIMITED** (Company registration number 00236608) whose registered office is at Elsley Court, 20-22 Great Titchfield Street, London W1W 8BE ("the Second Owner")

... although the address given on the signature page (25) is different (see next page).

An as yet unverified rumour says that the owners of the Betsey Wynne in Swanbourne are looking to take over the Grand Junction, which is hopeful for the long overdue maintenance of the fabric, but we have no concrete evidence on this yet.

I hope this information is helpful. If you require anything further, please contact myself or the Planning Clerk, Mrs. McElligott, on [planning@buckingham-tc.gov.uk](mailto:planning@buckingham-tc.gov.uk).

Yours sincerely

Paul Hodson  
Town Clerk.





# BUCKINGHAM TOWN COUNCIL

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

Telephone: (01280) 816 426

Email: [Townclerk@buckingham-tc.gov.uk](mailto:Townclerk@buckingham-tc.gov.uk)  
[www.buckingham-tc.gov.uk](http://www.buckingham-tc.gov.uk)

Town Clerk: Mr. P. Hodson



EXECUTED as a DEED by  
as Duly Authorised Attorney )  
for and on behalf of )  
STAR PUBS & BARS )  
(PROPERTY) LIMITED )

*Troule*

Under a Power of Attorney in the  
presence of:

Signature:

*AJ*

Print Name:

*ALEXANDRA JEWISON*

Address :

Star Pubs and Bars  
~~3-4 Broadway Park~~  
South Gyle Broadway  
Edinburgh  
EH12 9JZ

Occupation:

*ADMINISTRATOR*







**KK Architects**  
*Measuring a better future*

**18/02726/APP - 17 Gifford Place MK18 1XA**

## **Full Statement of Case**

### **Introduction**

This statement of case is prepared by KK Architects Ltd on behalf of Mrs Anna Haigh in response to Aylesbury Vale District Council (AVDC)'s failure to issue a decision notice within the Agreed deadline.

The application was validated on 1st August 2018 with the relevant supporting documents. The 8 weeks Determination Deadline is 26<sup>th</sup> September 2018, and the latest agreed expiry deadline is 26<sup>th</sup> October 2018

Whilst the appellant is entitled to lodge appeal with the Planning Inspectorate after the agreed expiry deadline, it was considered to be their last resort following three times Extension of Time (EOT) requested by AVDC.

### **Extension Of Time**

On 21<sup>st</sup> September prior to the Determination deadline, we (KK Architects) contacted the case officer Ms Faye Mesgian for an update regarding AVDC's Planning position. Ms Mesgian confirmed that she was not in a position to comment on the application because site visit was still to take place. Instead, we received their request for the first EOT until 12<sup>th</sup> October 2018.

***'The case officer considers an extension of time of October 12th to be appropriate to allow her to complete her report on this application as she is currently experiencing a high level of cases and feels this would be a more realistic time frame.'***

The appellant agreed to the above EOT based on the assumption that a decision will be made by 12<sup>th</sup> October 2018. Unfortunately, AVDC requested a further Extension of Time on 4<sup>th</sup> October 2018 based on the same reason.

***'Due to our current workloads, the case officer is requesting an extension of time. As a result, I propose moving the determination date to 19<sup>th</sup> October 2018. The Council will review the position at the end of this extended period.'***

The appellant has reluctantly agreed to another EOT until 19<sup>th</sup> October in order to avoid taking the appeal route, but it became apparent that AVDC can request EOT for unlimited times.



In the meantime, the appellant and ourselves had been contacting the case officer and left several messages with her colleagues in an attempt to establish AVDC's position on the application prior to the agreed deadline. Unfortunately, there were no replies from Ms Mesgian until 18<sup>th</sup> October following the appellant's refusal to agree a further EOT. (refer to enclosed email dated 16<sup>th</sup> October)

Coincidentally, just one day before the agreed expiry deadline (19<sup>th</sup> October), the case officer then advised that the proposed extension will be considered unacceptable due to its size but could agree to an Extension of Time for the appellant to revise their plans.

On 19<sup>th</sup> October, we have responded to the concerns raised by Ms Mesgian with supporting evidence and agreed to a further EOT until 26<sup>th</sup> October allowing time for AVDC to re-assess the evidence and prepare the planning report. Unfortunately, there is no further correspondence from the case officer even after the agreed expiry date. (refer to enclosed email dated 19<sup>th</sup> October).

## **Conclusion**

We believe the above application has not been treated fairly by AVDC due to their failure to issue a decision by the agreed deadline, but most importantly the lack of communication by the case officer.

As demonstrated by the supporting evidence P0021, application **18/02726/APP** complies with the relevant planning policies especially the 45 degree rule for Right of Light. It lies along a street where houses have various degree of extension. The proposed extension also shares the same appearance as neighbouring property no.21, hence unlikely to have detrimental impact to the street scene. On that basis, we strongly believe that planning permission of the above application should be granted.

**61 BADGERS WAY, BUCKINGHAM 18/01866**

I attended the AVDC Development Management Committee at Aylesbury on January 10th to speak against this application for front, side and rear extensions. My statement is below. The immediate neighbour, Mrs Cherry Lucas at No 59, also spoke against it.

Mrs Lucas spoke of the loss of natural light to her house and garden, and the detrimental effect which the extension would have on her quality of life, citing planning policies. PO Megan Wright said that Mrs Lucas's concerns about loss of natural light did not contravene guidelines, as it was only her upstairs hallway window which would be affected, and it was a non-inhabited space.

Committee members highlighted the 1-metre gap between the extension and the boundary between No 61 and No 59. Some felt that it was too small, but were not concerned enough to object. Cllr Peter Cooper (Wingrave) said that all measurements were clearly shown on the plans, and that it was up to the builder to strictly follow them, and if he didn't then Building Control would step in.

There was discussion about the parking space – Mrs Lucas told the committee that the applicant had a large blue commercial van which would be too long for the reduced driveway, and would have to be parked on the busy road.

Cllr Raj Khan (Elmhurst) asked if it could be made a condition of approval that there should be no parking on the road, but Senior PO Claire Bayley said that AVDC could only follow its parking space guideline of 2.4 m x 4.8m, and as there was no bedroom being added, it met that guideline.

Whilst acknowledging our concerns about the street scene, Planning Officer Megan Wright said that just because there had been no previous front applications in Badgers Way, it did not mean that it would not be appropriate for this estate. Her superior, Ms Bayley, endorsed that.

Cllr Carole Paternoster (Aston Clinton & Stoke Mandeville) said that she believed that the front extension did not come forward of the building line, so could not spoil the street scene.

Cllr Llew Monger (Winslow) disagreed, saying that the extension would be detrimental to the street scene, and he was surprised that AVDC Planning had not recommended refusal on that ground, "as Cllr Cole had so clearly highlighted." He proposed a site visit to check the street scene and confirm measurements, but he was not seconded.

Proposing approval as per the officer's recommendations, Cllr Peter Cooper (Wingrave) said that he was amazed that after 40 years there were still gaps between houses, and expected that those would now quickly be filled.

After more than 30 minutes of discussion, the DMC voted to approve it by seven votes, with one abstention (Cllr Monger), with the three conditions outlined in the officer's report, the third being that it should be carried out only in accordance with the amended plans.

***SPEECH TO DMC***

*May I start by saying that Buckingham Town Council is extremely concerned that no Statutory Notice was been displayed for the amended application, clearly contrary to good planning practice.*

*The three objectors became aware of the application only by word of mouth; there may be other neighbours who are still not aware of it.*

*As you have heard from your officer, Buckingham Town Council has been opposed to this application on three grounds:*

***It would be detrimental to the uniformity of the street scene***

***It would be overdevelopment***

### ***The lack of off-street parking***

*When we original considered this application, there was no parking provided other than in the side driveway; we note that the front garden has now been gravelled over, and whilst we regret its loss to the residential street scene, we note that there is now adequate parking for two cars.*

*Badgers is an estate built in the 1970s with a mix of housing styles, andBadgers Way has retained its originality. Despite what your officer has told you, there have not been quote “a number of dwellings extended along Badgers Way.”*

*There have been just two applications in this long curving street in the 40 years since it was built: one at No 73 for a side extension in 1989, and one at No 57 for a rear single-storey extension in 2016. There have been no frontal extensions, such as this application proposes.*

*Yes, the two sides of Badgers Way are different in housing style – mock Tudor on the south side, red brick on the north - but the north side has retained its stepped frontage with projecting porches throughout its length, as you can see from the photographs we have provided to the DMC. This application proposes to make the porch of No 61 flush with the adjoining house's stepped wall, spoiling the street scene contrary to AVDC's own planning guidelines.*

*We also believe that the proposed two-storey side extension is overdevelopment, as it will fill much of No 61's driveway almost to the edge of its curtilage, and by 'packing it in' spoil the balance of the street. We acknowledge that with this amendment the applicant has altered the ridge height to make the extension clearly subservient to the original property, but the changes are so minimal as to make little difference to the overbearing size of the proposal.*

*Nonetheless, taking into consideration the comments made by those neighbours who have been given the opportunity to support or object, BTC's position continues to be that this extension will spoil the uniformity of the Badgers Way street scene, and constitute overdevelopment of this pleasant residential road.*

**Cllr Mark Cole JP**  
**Buckingham Town Council**  
**January 19<sup>th</sup> 2019**



## Buckinghamshire County Council

### New local plan - proposed modifications

The Minerals and Waste Local Plan was submitted on 1 June 2018 for examination. Public hearing sessions then took place on 24 and 25 September 2018.

### Proposed modifications

As a result of the examination process, a number of modifications have been proposed to the submitted plan.

Consultation on the proposed modifications is taking place over an eight week period which starts on Monday 10 December and ends at 5.00pm on Monday 4 February 2019.

The documents relating to the proposed modifications are:

- Schedule of Proposed Modifications
- Sustainability Appraisal (SA) Addendum Report
- SA Report amended to reflect the Proposed Modifications (amendments are shown as track changes)

Representations can be made on the Proposed Modifications, the SA Addendum Report and the amendments to the SA Report. They cannot be made on other parts of the plan or its accompanying material.

All representations must be made by 5pm on Monday 4 February 2019. Those received after this time will not be valid and will not be forwarded on to the inspector.

### Cllr. Cole's summary and comments

#### WASTE STRATEGY

In the Schedule of proposed Modification (Page 8) the proposed changes acknowledge the growth of Buckingham and its future waste management needs. It mentions Buckingham Industrial Park and Radclive Road, but has deleted the Tingewick Road Industrial Estate – although it is has been reduced in size by residential development, there are still a number of industries and factories still operating from there; hopefully BCC is aware of that.

#### MINERAL STRATEGY

In the Sustainability Appraisal Report (Page 31 SO2), attention is drawn to sand and gravel resources within the Thames and Colne Valley as well as in the north of the county (*ie the Great Ouse Valley, where there was gravel extraction in the 1890s and the early part of the 20<sup>th</sup> century. Further extraction along the river between Buckingham and Beachampton was successfully resisted by residents in the 1990s, although there is ongoing extraction at Passenham*). The strategy does, however, suggest that secondary and recycled aggregates be used together with improved use or extension of exiting sites in Buckinghamshire before considering new sites.

So our response might be that whilst we note and have nothing to add to the modifications, we do have ongoing concern about traffic of materials.