



# 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

Wednesday, 19 February 2020

PLANNING  
COMMITTEE

Councillor,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on **Monday 24<sup>th</sup> February 2020 following the Interim Council meeting** in the Small Committee Room, Lace Hill Sports and Community Centre, Catchpin Street, Buckingham MK18 7RR

*Paul Hodson*

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 3rd February 2020 to be put before the Full Council meeting to be held on Monday 16<sup>th</sup> March 2020.

[Copy previously circulated](#)

### 4. Buckingham Neighbourhood Plan/Vale of Aylesbury Plan

To receive any update.

### 5. Action Reports

5.1 To receive action reports as per the attached list.

[Appendix A](#)

5.2 To receive the requested information on cancelled AVDC Committees [Appendix B](#)

Buckingham



*Twinned with Mouvaux, France*

Members are reminded when making decisions that the Public Sector Equality Duty 2010 requires Members to have due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct that is prohibited by the Act, advance equality of opportunity between people who share a characteristic and those who don't, and to foster good relations between people who share a characteristic and those who don't. All Committee documents can be found on the Buckingham Town Council's website. Alternatively, the Clerk send you a copy of any minutes, reports or other information. To do this, send a request using the contact details set out above.

## 6. Planning Applications

For Member's information the next scheduled Development Management Committee meetings are on Friday 13<sup>th</sup> March and Thursday 26<sup>th</sup> March, and the SDMC meetings are on Wednesday 11<sup>th</sup> March and Wednesday 25<sup>th</sup> March 2020.

To consider planning applications received from AVDC and other applications

1. [20/00302/APP](#) 3 Burleigh Piece, MK18 7BA  
Single storey front extension and replacing flat roof element, garage conversion and two storey rear extension.  
*Gambling*
2. [20/00306/APP](#) 2 Manor Gardens, Maids Moreton MK18 1RJ  
Single storey rear extension  
*Green*
3. [20/00337/APP](#) 33 Bourton Road, MK18 1BG  
Change of use of land to residential curtilage and the retention and completion of boundary wall (part retrospective)  
*Reynolds*
4. [20/00398/APP](#) 24 Twickenham Road, MK18 1ED  
Single storey rear extension and alterations  
*Johnson*
5. [20/00483/APP](#) Land to the rear of 2 Market Hill [*Coffee#1*], MK18 1JS  
Proposed new detached building comprising 7 apartment dwellings, and associated external works, bi/cycle store and alterations to access  
*Morrison*

A summary report is attached

[PL/173/19](#)

4. [20/00506/APP](#) Blue Shutters, 12A Stowe Avenue, MK18 1HZ  
Two storey front extension and single storey rear extensions  
*Brown*
5. [20/00590/APP](#) 11 Woodlands Crescent, MK18 1PJ  
Two storey rear extension and pitched roof over existing flat roof  
*Cafe*

### AMENDED PLANS

6. [19/02627/AAD](#) The Old Town Hall, Market Square, MK18 1NJ
7. [19/03624/ALB](#) Installation of fascia signage 1№ Non illuminated sign above reception door, 1№ Non illuminated sign above shop window and 1№ Non illuminated sign on brick pillar of Old Town Hall (retrospective)  
*Weightman [Spratt Endicott Solicitors]*

*Amendments: Design & Access Statement has been resubmitted unchanged from last July, still referring to 'the main "shop window" Brewery House', and noting the Timpsons shop is empty. Dimensions listed as 'overall length' appear to be the width of the lettering area, not the external sign dimension.*

*The drawings are not numbered, so for convenience I have numbered them as follows*

1. *General layout of the shopfront*
2. *Over-door signs*

3. *Over-window sign*
4. *Sign on Town Hall wall*

*Drawings are amended as follows:*

1. *Dimensions have been added, and it looks as if the large sign now has a border. The measurements do not match those in the D&A statement, or the detail drawings, see below.*
2. *Sheet has been labelled as SIGNS ABOVE RECEPTION DOOR and the incomplete sign not actually part of the application deleted. The lettering height of the large sign is given as 360mm, whereas it is 381mm on drawing 1.*
3. *Sheet has been labelled as SIGN ABOVE WINDOW. The dimensions have been changed, and though the related length is not labelled, scaling off gives the 760mm as the dimension of the inner side border of the lettering area (previous drawing 600mm; D&A total height 529mm does not appear to apply to anything) and the inner border width dimension is given as 2170mm (previously 2030mm as D&A statement), the outer, whole-sign, width as 2430mm (the same as before, but drawing 1 gives 2413mm).*
4. *Identical to the previous version – the 980mm is the external frame width; the D&A statement gives the frame dimension 950mm x 702mm, the 702 is correct, the 950 should be 980, and the D&A total height for the four rows of text (not dimensioned on the drawing) is 376mm which is approximately correct.*

*Members responded OPPOSE & ATTEND (to both applications; the earlier one had been deferred for further information) at the 28<sup>th</sup> October 2019 meeting:*

*“Members noted and concurred with the Heritage Officer’s comments, and that the Design & Access Statement still made reference to Brewery House, their previous premises in Castle Street.”*

#### **NOT IN THIS PARISH (THORNBOROUGH)**

8. [19/04387/APP](#) Land south of Bourton Road  
Change of use from redundant farm shelter to holiday studio  
*Bullman*

*Members have expressed concern about electricity generation and sewage disposal, and deferred comment. On 20<sup>th</sup> January (unchanged on 3<sup>rd</sup> February) their response ended ‘If satisfied on the above points, Members would be minded to respond “No Objections subject to the recommendation of the BCC Archaeologist’.*

*Amendments & additions (highlighted):*

*a) Planning Statement:*

*Internal facilities will be basic. Heating will be by wood burning stove supplemented by heat generated by bottled gas. Bottled gas will also fuel the lighting and hot water. Water is already available close by from an existing animal trough. Drainage will be via an onsite septic tank which will be to building regulation and environment agency standards to ensure no contamination. There will be no television, radio or telephone connections. There will be no external lighting.*

*Although one car parking space will be available close to Cloverick Moor, guests will be encouraged to arrive on foot. Any other need for parking will be at Cloverick Moor, the farmer’s house.*

*In addition, the sentence*

*It is expected that the studio will be available up to 40 weeks of the year  
Has been deleted.*

*b) Design and Access Statement*

*It is proposed to make the building as self-contained as possible with good insulation, a wood-burning stove and a septic tank for foul drainage.*

*Internally the existing concrete floor will have a high level of thermal insulation added and a new timber floor finish.*

BCC SuDS & Highways have also added their comments to the file.

**OFFICER REQUEST TO AMEND RESPONSE**

9. [19/04046/APP](#) 11 Brackley Road, MK18 1JD  
 Change of use of ancillary garden building to office for book keeping business (retrospective)  
*Austen*  
*Officer's email is attached*

[Appendix C](#)

**NOT FOR CONSULTATION**

10. 20/00380/ACL 17 Western Avenue, MK18 1LJ  
 Conversion of garage into shower wet room with safe room. Internal alterations and provision of window and door [to the] front elevation and window to rear elevation of existing garage  
*Powell*
11. 20/00339/ATC Chandos Park, Chandos Road MK18 1AJ  
 Works to trees:  
 CHS0245 Lime Reduce crown(s) by 40% Major crown reduction  
 CHS0246 Lime Reduce crown(s) by 40% Major crown reduction  
 CHS0247 Lime Reduce crown(s) by 40% Major crown reduction  
 CHS0248 Lime Reduce crown(s) by 40% Major crown reduction  
 CHS0249 Lime Reduce crown(s) by 40% Major crown reduction  
 CHS0250 Lime Reduce crown(s) by 40% Major crown reduction  
 CHS0251 Lime Reduce crown(s) by 40% Major crown reduction  
 CHS0252 White Poplar Fell remaining stem to ground level  
 CHS0253 Weeping Willow Remove Minor dead wood  
 CHS0254 Prunus sp. Remove Minor dead wood  
 CHS0271 Sycamore Prune from buildings/structure/tree by 3.0m  
 Remove Minor dead wood Prune back all limbs overhanging property back to main stem  
 CHS0272 Sycamore Prune from buildings/structure/tree by 3.0m  
 Remove Minor dead wood Prune back all limbs overhanging property back to main stem.

*Buckingham Town Council*

The following **Additional information** has been received, for information only:

12. 19/03398/APP Oddfellows Hall, 48 Well Street, MK18 1EP  
 Conversion of former meeting place (Class D1) to form 9N<sup>o</sup> student apartments (Class C3) with associated communal facilities  
*Smith*

*Minor amendments: detailed survey of surface water drainage requested by BCC SuDS officer. Members will note that this application was scheduled for 20<sup>th</sup> February DMC agenda (see 8.2 below)*

**7. Planning Decisions**

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

<b>Approved</b>		<b>BTC response</b>	<b>Officer recomm<sup>n</sup>.</b>
18/02959/APP	} Land Adj. } Tesco Store	} Drive-thru restaurant,move Click&Collect } Installation 7 N <sup>o</sup> building fascia signs } Installation of directional signage } Various other signage	} Oppose } & Attend
18/02970/AAD			
18/02972/AAD			
18/04235/AAD			

www.buckingham-tc.gov.uk

Email: office@buckingham-tc.gov.uk

19/01326/APP	} The Old Latin House Alterations to windows etc	} No objections	
19/01327/ALB			
19/03973/APP	23 Hilltop Avenue	S/st side & rear extension	No objections
19/03981/APP	Ring Road garage	Var.cond 2	18/03101/APP (bungalow) No objections
19/04239/APP	Superchips, Homestall	S/st. garage/workshop extension	No objections
19/04384/APP	1 Waglands Garden	Front porch & lobby extension	No objections
19/04450/APP	2 Wren Close	S/st.rear&porch extensions,side link	No objections
20/00064/APP	5 Twickenham Road	S/st. rear extension	No objections

**8. Development Management Committee**

8.1 Strategic Development Management (19<sup>th</sup> February 2020) *No Buckingham applications*

8.2 Development Management (20<sup>th</sup> February 2020)

19/03398/APP Oddfellows Hall, Well Street - Conversion of meeting hall to 9 student apartments

To receive a report from Cllr. Cole.

**9. Enforcement**

To report any new breaches

**10. Matters to report**

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

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

**12. Date of the next meeting:** Monday 23<sup>rd</sup> March 2020 at 7pm.

To Planning Committee:

Cllr. M. Cole (Town Mayor)

Cllr. J. Harvey

Cllr. P. Hirons (Vice Chair)

Cllr. A. Mahi

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

Cllr. A. Ralph

Cllr. R. Stuchbury

Cllr. M. Try

Mrs. C. Cumming (co-opted member)



Min. 727/19	4 via Parish Channel 1 via Parish Support	Min. 696/19	News release Climate Emergency Action plan (delayed until all Committees have reviewed)	Date of appearance
-------------	--	-------------	--	--------------------

Subject	Minute	Form	Rating √ = done	Response received
<b>AVDC</b>				
CIL/s106	326/19	Town Clerk to write to AVDC & BCC as minuted	√	
VALP				
Streetnaming Nursery	644/19	Respond with Members' decision	√	
Bungalow site	697/19	Respond with new choice	√	
Cancelled DMC/SDMC meetings	729/19	Provide list of cancelled meetings since May	√	<b>See Agenda 5.2</b>
Cornwalls Meadow decking	732/19	Report rotten planking for repair	√	
Street nameplate	732/19	Report Toombs Yard sign repair required	√	
<b>BCC:</b>				
Car @ Bletchley Road roundabout	314.2.3  695.3	Parked on verge, used as advertisement  Report new vehicle	√  √	<del>Reported to TFB; who have declined to take action, suggesting it be reported to AVDC.</del> Vehicle has been moved to Stratford Road layby (Jan 2020) <del>New vehicle replaced at roundabout Jan20</del> Response from Cllr. Shaw, Cabinet Member for Transportation (24/1/20): I had a similar situation in Chesham for two months last year. There is little that can be done, have you involved the police? If the vehicle is taxed there is little action that can be taken unless there are double yellow lines which then extend through the highways extent. I will pass it on to the local depot.
	726/19	Respond quoting Act		
CIL/s106	326/19	Town Clerk to write to AVDC & BCC as minuted	√	(NB: as above under AVDC)

## ACTION LIST

## Appendix A

<b>Shadow Authority:</b>				
New planning areas	695.1/19	Request details per minute	√	
CIL/s106	725/19	<b>Town Clerk</b> to write to Shadow Executive		
<b>Enforcement reports and queries</b>				
West End Farm Care Home	731.2	Write to AVDC, BCC & HE as minuted		
House at corner of Manor St. and Hunter St.	731.2	Check listing; report uPVC windows if appropriate		
Esso Garage	727/19	Report on-going work before planning approval	√	Response from Enforcement Officer 6/2/20: Following your complaint I have contacted the relevant parties and have the following information to feed back to you. The construction manager is aware that work can not begin until the planning application is determined as this has been reiterated by myself and the project manager for planning and transport of Euro Garages Ltd, Natalie Ternent. The activity that was identified on site was confirmed to be a cleaning programme of their signage and not construction. The site will continue to be monitored and the current enforcement case will remain open under reference number 19/00560/CON3 until further notice.
<b>Other:</b>				
Cycleway complaint	404/19	Respond as minuted	√	
Cars parked permanently on Burleigh Piece	405.1/19	<b>Cllrs. O'Donoghue/Mahi/Hirons</b> to report registration, make and whereabouts of vehicles		
S106	645.1/19	Write to MP re use of s106 funds for business enterprise	√	
Precept budget	648/19	<b>Town Clerk</b> to amend budget as minuted	√	
Redaction of	691.2/19	<b>Town Clerk</b> to confirm policy		

ACTION LIST

Appendix A

personal names				
Climate Emergency Action Plan	696/19	<b>Town Clerk &amp; Committee Clerk</b> - Develop checklist for applications		
Business Plan	730/19	<b>Town Clerk to act on recommendation</b>		



## Minute 729/19

## AVDC Committee meetings 2019-2020

Meetings on shaded dates were cancelled

I have added the number of applications on each agenda; some were parallel applications (eg ALB/APP) so these are noted as well.

<b>SDMC</b>		<b>Nº</b>		<b>DMC</b>		<b>Nº</b>
<b>Thursday</b>	16 <sup>th</sup> May	2		<b>Wednesday</b>	15 <sup>th</sup> May	5 <sup>a</sup>
Wednesday	12 <sup>th</sup> June	1		Thursday	13 <sup>th</sup> June	8 <sup>b</sup>
Wednesday	3 <sup>rd</sup> July	1		Thursday	4 <sup>th</sup> July	5
Wednesday	24 <sup>th</sup> July	2		<b>Friday</b>	26 <sup>th</sup> July	
Wednesday	14 <sup>th</sup> August	1		Thursday	15 <sup>th</sup> August	1
Wednesday	4 <sup>th</sup> September	1		Thursday	5 <sup>th</sup> September	4
Wednesday	25 <sup>th</sup> September			Thursday	26 <sup>th</sup> September	3
Wednesday	16 <sup>th</sup> October			Thursday	17 <sup>th</sup> October	
Wednesday	6 <sup>th</sup> November			Thursday	7 <sup>th</sup> November	1
Wednesday	27 <sup>th</sup> November	1		<b>Friday</b>	29 <sup>th</sup> November	2
Wednesday	18 <sup>th</sup> December	3		Thursday	19 <sup>th</sup> December	7 <sup>c</sup>
<b>2020</b>						
Wednesday	8 <sup>th</sup> January	1		Thursday	9 <sup>th</sup> January	7 <sup>d</sup>
Wednesday	29 <sup>th</sup> January			Thursday	30 <sup>th</sup> January	
Wednesday	19 <sup>th</sup> February	1		Thursday	20 <sup>th</sup> February	1
Wednesday	11 <sup>th</sup> March			<b>Friday</b>	13 <sup>th</sup> March	
Additional meetings announced 30 <sup>th</sup> January 2020:						
Wednesday	25 <sup>th</sup> March			Thursday	26 <sup>th</sup> March	

<sup>a</sup> 4 sites

<sup>b</sup> 7 sites

<sup>c</sup> 5 sites

<sup>d</sup> 6 sites



**BUCKINGHAM TOWN COUNCIL**  
**PLANNING COMMITTEE**  
**MONDAY 24<sup>th</sup> February 2020**

Contact Officer: Mrs. K. McElligott, Planning Clerk

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

*Morrison*

### Background

The site is in the Conservation Area and between Listed Buildings (10 Market Square and The White House) with others in the vicinity and is the former rear garden/burage plot of the NatWest Bank building. A previous application, 19/00511/APP, for “Proposed new detached building comprising 10 apartment dwellings, and associated external works, bin/cycle store and alterations to access” was withdrawn in July 2019. Members had responded (25<sup>th</sup> February 2019 Interim meeting):

Members were concerned at the scale of the building and the detrimental effect on the proposed basement flat in 2 Market Hill (18/03140/APP, no decision at date of meeting) and the 4 dwellings approved behind 10 Market Square (17/04725/APP; variation application 18/02722/APP undecided as yet). Contrary to BNP Policy DHE6 (“New developments will provide good quality private outdoor space, which will provide an area where people can spend quality time and enjoy their surroundings”) the development provides a small communal area between the building and the bin store, and will dominate the amenity spaces of these other two developments. The almost blank end wall of the block is only 5m from the flats at 2 Market Hill. There is a 1m wide footway between its courtyard fence and the wall of the flats. *[Clerk’s note 11/2/20: both these now approved].*

It was noted that while the documents indicate the possibility of making the ground floor flats accessible for the disabled, no parking was provided for these residents, who were presumably intended to park in the public car park at Cornwalls Meadow. It was pointed out that – though the car park is free of charge overnight at present – not all residents would necessarily have normal work hours, and in any case those who do may have days off; this is a rural area and residents who do not work in the immediate area need a car.

It was pointed out that trees grow and there would be a permanent maintenance requirement to keep branches away from the building, for which approval would have to be sought as they are in the Conservation Area. While The White House and 10 Market Square were the nearest Listed Buildings, the Almshouses on the other side of the entrance to Verney Close were also Listed and little attention seemed to have been paid to this. Members opposed on the grounds of overdevelopment of the site and non-compliance with the Neighbourhood Plan.

The building proposed was four storeys high, had three one-bedroom flats on each of the lower floors, with a two-bedroom flat on the top floor and a flat roof at the same height as that of the flats in the Bank building; there was no lift, and no parking.



Previous application, Verney Close elevation



Previous ground floor plan

## Current application



Verney Close elevation, with trees and adjacent buildings. The red outline shows the roof profile of the Buckingham Centre for height comparison. There is no comparable perspective view with this submission.



Ground floor and site plan, rotated to match the elevation drawing.

There are two one-bedroom flats on each of the ground, first and second floors of the main block, and a car port on the ground floor of the smaller block, with a three-bedroom duplex flat over. The remaining single storey building is a covered cycle and bin store with a flat roof forming a terrace for the large flat. Each small flat has a terrace/balcony facing south-west (towards Markham Court), as does the upper floor of the duplex, accessed by an almost full-width glass door. There will be a wall between adjacent terraces for privacy and the outer face will be obscure-glazed to 1.7m.

Members will note that the proposed building is smaller, with pitched roofs on the main block echoing those on the Buckingham Centre and the Candleford Court houses. The roofs are asymmetric gables with vertical faces towards the Bank building, matching tiled

vertical faces each end and two skylights in the long side facing towards the Church Centre, and step down with the slope of the land. There are vertical tiled walls on the front and back upper storey of the large flat, and a flat roof on top with two skylights. These walls have no windows and all the light for the bedrooms comes from the glazed door onto the balcony overlooking its terrace. One bedroom has an ensuite with bath, the other with shower. The third is on the floor below, with a separate shower room/cloakroom which also can serve the living room/dining room/kitchen. The rear access is gated at the dry-cleaners end but not otherwise, which could give rise to security concerns for the glass doors to the ground floor terraces.

The building is no longer as close to the back wall of the plot as formerly (the nearest part of the wall has moved from 1.6m to 4m away), and this will hopefully allow the new flats and bungalows behind 10 Market Square rather more daylight. No shadow-cast diagrams have been supplied with this application. The distance from the front wall (the rear wall of the Verney Close parking bays) is the same, and the separation at the west end between the building and the drycleaners' shed and the new basement flat's courtyard fence remains at 1 metre, but the lower building height means more light for the flats over the Bank, if not the one in the basement.

The ground-floor flats are suitable for residents with mobility problems (with wet-room showers and a slightly different internal layout) and the adjacent carport parking is linked to these flats. Other residents and visitors will be expected to park in the existing car parks (or, presumably, negotiate with BCC for use of a Verney Close bay).

The main building has an entrance facing Verney Close which gives on to a communal lobby, with the ground floor flats off it, and a stairwell which gives access to the upper storeys. The larger flat has a separate entrance and stairwell (no lift) between the main block and the carport; access to the bin and cycle store is east of the carport, and between this and the end of the plot is a small 'amenity courtyard'. The bin and cycle store is not gated and no details are given of the type of racks to be installed, or whether each flat will have its own bins or use a communal skip.

There are detailed drawings of each floor and the roof, and elevations and sections; a topographical survey of the site as existing with tree outlines; and a refuse tracking diagram showing that the walking distance from the bin store to Verney Close is 25 metres and the front door of the communal lobby/staircase to the bin store is 28.5 metres. These fit with AVDC guidelines.

Supporting documents:

- Design & Access Statement
- Impact Assessment
- Arboricultural Impact Assessment

The first two documents demonstrate the value of proof-reading before submission – for example the North-East Elevation and the South-West Elevation cannot both face Verney Close (D&A, third page) and the railway definitely lasted longer than 1850-1864 (Impact Assessment p12).

The Impact Assessment covers the NPPF policies and definitions, supported by case law references, and the setting and history of the site. This part is well-researched and illustrated with maps and photographs – the aerial shots taken in the 1950s showing the 2½ storey wing behind The White House, now demolished, are particularly interesting.

Members may, however, not fully agree with their assessments of surrounding buildings on pages 27-29.

The three yew trees growing in the BCC land outside the site boundary are to be retained, but reduction work is proposed to keep the crown away from the building – the gap to be 50cm. Yews are slow-growing but this not seem enough. Trees actually within the building footprint are 2 x Wild Cherry, Ash, and Sycamore and these would, of course, have to be removed. A test pit has shown that the foundations of the wall to the east of the existing access are so deep that the root run of the yews is not found on the site side of it. The arboricultural report gives the full details of all 7 trees current condition and proposed works. None have been well-maintained and most are smothered in ivy.

KM  
14/2/20

Request received from Case Officer 4/2/20 via Parish Support

### **19/04046/APP 11 Brackley Road; Change of use of garden building to office for book-keeping business (retrospective)**

FAO Buckingham Town Clerk

*I am writing in relation to the above planning application in response to the comments received 29<sup>th</sup> November 2019 in objection to the proposal.*

*I acknowledge that the Town Council do not have any objections to the principle of a change of use from a domestic summer house to B1 office use (retrospective), however a number of other points were raised which I have subsequently addressed below;*

#### **Lack of Available Parking**

*A concern has been expressed about the lack of parking available at the site and in the surrounding area. While it is acknowledged that the site cannot accommodate any parking within its curtilage, the applicant has acquired a parking space at Mole Country Stores within walking distance of the site. Considering that the outbuilding has approximately 20sqm of floor space (measured from the external walls), in accordance with the AVDLP Parking Standards one parking space is required per 33sqm of floor space, whilst the emerging VALP parking standards states one parking space is required per 25sqm of floor space. The Parking Standards document does not specify where parking spaces should be sited in relation to the site that they serve, and as such considering that the parking space is located within walking distance of the site the parking provision is considered to be satisfactory to serve a development of this type and size.*

*Furthermore, the applicant has provided a photographic parking survey (available to view on the public access portal) with evidence collected over a three-week period illustrating sufficient visitor parking in close proximity to the site as and when required. Evidence has also been provided in the form of a working statement (see attached), showing how employees travel to work, how many employees are in the office at any given time and how often clients visit the office – which gives some indication as to how many private motor vehicles would require parking for each working day. Whilst it is acknowledged that this would be subject to change each working week, it is considered that at this moment in time the reliance on private motor vehicles is limited.*

*In addition, Bucks County Council Highways department have no objection to the proposed parking arrangements subject to AVDC's satisfaction as Local Parking Authority.*

*For the reasons given above the proposal would comply with AVDC's current and emerging parking standards.*

#### **Lack of Toilet Provision and Accessibility of Garden Building**

*It is considered that the points raised in regard to lack of toilet provision and absence of disabled access to the outbuilding are not material planning considerations, and it is at the discretion of the business owner to provide this provision as and when it is necessary to do so. However, nevertheless it is considered that the toilet facilities located at ground floor level of the dwelling are practicable and accessible for all employees. Moreover, given that no more than three employees will be working from the site at any one time it is considered that no additional toilet facilities would reasonably be required. Likewise, if disabled access is required to the site temporary ramps are available and the outbuilding has been constructed at a level threshold to ground level with no noticeable gradient.*

#### **Other Matters**

*In regard to the definition of a 'working from home' scenario, I would agree with members comments' that this application could not be considered against this policy based on a number of employees not living at the dwellinghouse associated with the site. However, relevant policies such as achieving economic sustainable development as set out within the NPPF has been given merit and weight in the officer's assessment of the proposal.*

*Considering the above points, it is deemed that satisfactory evidence and policy has been provided to overcome the comments of objection made by the Town Council members received on 29<sup>th</sup> November, and as such they are respectfully asked to withdraw their original comments.*