



BUCKINGHAM TOWN COUNCIL

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

Think Mask, Think Lateral Flow Test

Wednesday, 09 February 2022

Councillor,

You are summoned to a meeting of the **Planning Committee** of Buckingham Town Council to be held on Monday 14th February 2022 at 7.00pm meeting at the Town Council Chamber, Cornwalls Meadow, Buckingham MK18 1RP

Mr. P. Hodson
Town Clerk

Please note that the meeting will be preceded by a Public Session in accordance with Standing Orders 3.e and 3.f, which will last for a maximum of 15 minutes. Members of the public can attend this session in person.

The Council is trialling the use of video conferencing to enable the public and guests to address Council meetings virtually. If you would like to address the meeting in this way, please email committeeclerk@buckingham-tc.gov.uk or call 01280 816426 for details.

The meeting can be watched live on the Town Council's YouTube channel here:

<https://www.youtube.com/channel/UC89BUTwVpjAOEIdSlfcZC9Q/>

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 24th January 2022 to be put before the Full Council meeting to be held on 28th March 2022.

[Copy previously circulated](#)

Buckingham



Twinned with Mouvaux, France;

Neukirchen-Vluyn, Germany



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 can send you a copy of any minutes, reports or other information. To do this, send a request using the contact details set out above.

4. Buckingham Neighbourhood Plan/Vale of Aylesbury Plan/Buckinghamshire Local Plan

To receive any update.

5. North Bucks Parishes Planning Consortium

To receive and discuss a report from Cllr. Ralph.

[Appendix A](#)

6. Action Reports

To receive action reports as per the attached list.

[Appendix B](#)

7. Planning Applications

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on Wednesdays 9th March 2022 and 6th April at 2.30pm. Strategic Sites Committee meetings are on 24th February and 24th March at 2pm.

Additional information provided by the Clerk

[PL/100/21](#)

To consider a response to planning applications received from Buckinghamshire Council and whether to request a call-in

1. [22/00188/ALB](#) 19 Market Square, MK18 1NP
Listed Building application for replacement external ATM
Lloyds Bank
2. [22/00254/AAD](#) 25 Moreton Road, MK18 1JZ
Display of wall-mounted sign
Dunmail [Aceso Chiropractors Ltd]
3. [22/00256/APP](#) 18 Bodenham Close, MK18 7HR
Householder application for two storey side extension above
existing garage for proposed ancillary annexe
accommodation. Conversion of garage into living annexe
accommodation.
Greenway
4. [22/00275/APP](#) 31 Highlands Road, MK18 1PN
Householder application for conversion of loft space to create
new first floor, single storey rear extension and improvements
to insulation
Sanders

These two applications can be considered together

5. [22/00330/AAD](#) Costcutter, 40-41 Nelson Street, MK18 1DA
6. [22/00328/ALB](#) Display of fascia sign, projected sign and 2 board signs
(hoarding) below bay window (retrospective)
Arora

AMENDED PLANS

7. [21/03030/APP](#) University Of Buckingham Campus Station Road
Installation of a log building to provide a multi-faith prayer
room, together with associated drainage works.
University of Buckingham

Not for consultation (Circulated separately due to response time) All responses were 'No objections'

8. [22/00274/ATC](#) Stowe Avenue [*between the Corinthian Arch and Chackmore*]
 Mixed broadleaf Avenue – 10 year management approval to limb up both lines of avenue trees to 2.5m and remove epicormic growth as required to maintain access along footpaths and present the avenue as a historic setting
Goode [National Trust]

9. [22/00287/ATC](#) West House, 20 West Street, MK18 1HE
 Holly tree – fell as causing damage to building as too close.
 Apple tree – smothered in ivy which needs removing and thin pruning to improve health of the tree
Gunthorpe

10. [22/00315/ATP](#) 6 Villiers Close, MK18 1JH
 T1 Beech tree – Overall crown reduction by 2-3m. Crown lift the lower canopy
 T2 Horse Chestnut – Overall crown reduction by 2-3m. Crown lift the lower canopy
 T3 smaller horse Chestnut – Overall crown reduction by 2-3m. Crown lift the lower canopy
 T4 Oak tree – Overall crown reduction by 2-3m. Crown lift the lower canopy
 All works are to increase light in the garden
Calloway

8. Planning Decisions

To receive for information details of planning decisions made by Buckinghamshire Council.

Approved

Application	Site address	Proposal	BTC response
21/03330/APP	15 Newcombe Crescent	Single storey rear extension	No objections
21/03419/APP	12-13 Market Hill	Part rear extension to provide storage area	Oppose
21/03524/AAD	22 Market Hill	Shop name fascia sign (retrospective)	No objections (subj.HBO)
21/04409/AAD	First floor, 11 Market Hill <i>[over Barclays]</i>	2 fascia signs and 1 hanging sign	No objections
21/04583/APP	48 Western Avenue	2-storey side & part 2/part single storey rear extension	No objections
21/04633/CPE	Corner House, 16A West St.	External stonework repairs	No objections subj.HBO

Refused

Application	Site address	Proposal	BTC response
19/00513/AOP	Gawcott Hill Farm	Outline application for erection of dwelling and garage	Deferred for further information ¹
20/02752/APP	12-13 Market Hill <i>[M & Co]</i>	Alterations to ground floor and ch/use upper storeys to 9 flats	Oppose&Call-in (not activated)

¹ Refused because of insufficient information

Not for consultation

Approved

Application	Site address	Proposal	BTC response
21/04503/ATP	Maids Moreton Avenue	Fell 1 Lime, 1 Beech (both leaning over path) and 1 Horse Chestnut (in decline)	No objections
21/04504/ACL	28 Moorhen Way	Single storey rear extension	No objections
21/04827/HPDE	19 Osprey Walk	S/storey rear extension within permitted measurements	Prior approval not required ²

² Decision made before 24th January meeting

9. Buckinghamshire Council Matters

9.1 To receive news of Buckinghamshire Council new documents and other information from Buckinghamshire Council Members present

9.2 To receive the slides and Q&A from the quarterly Planning Department meeting held on Wednesday 26th January 2022 and verbal report from Cllr. Cole. [Appendix C](#)

9.3 An updated list of undecided **OPPOSE & ATTEND/CALL-IN** applications is attached for information [Appendix D](#)

10 Buckinghamshire Council Committee meetings

10.1 N. Bucks Area Planning Committee (9th February 2022) *Cancelled*

10.2 Strategic Sites Committee (20th January 2022) *Cancelled*.

11. Destination for unused s106 monies

To discuss and agree a use for 'left-over' s106 funding from Lace Hill. [PL/101/21](#)

12. Enforcement

12.1 To report any new breaches

12.2 To receive for information a new case number (Min.607 refers):

NC/22/00034/COU 13 Castle Street Unauthorised change of use and signage (Listed Building)

13. Applications to fell trees [Appendix E](#)

An updated list is attached for information.

14. Matters to report

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

15. Chairman's items for information

16. Date of the next meeting: Monday 7th March 2022 following the Interim Council meeting

To Planning Committee:

Cllr. M. Cole JP	(Chairman)	Cllr. A. Ralph	(Vice Chairman)
Cllr. F. Davies		Cllr. R. Stuchbury	
Cllr. M. Gateley	(Town Mayor)	Cllr. M. Try	
Cllr. J. Harvey			
Cllr. A. Mahi		Mrs. C. Cumming	(co-opted member)
Cllr. L. O'Donoghue			

NBPPC Summary report for BTC meeting 14.02.2022

From the NBPPC meeting dated 26.01.2022

BC governance and related issues: review Llew Monger's recent note

Appendix A

Llew Monger emphasised that the planning personnel at Bucks Council are under great pressure and town/parish councils should bear this in mind. Some long outstanding cases have been reassigned to senior planning officers although they will still need to be regularly chased. In addition it seems that Steve Bambrick is now having regular meetings with Ward Councillors in order to review outstanding cases.

Llew touched on the need for TC's/PC's to highlight s106 requirements at any early stage with funding requests normally falling under the headings of either education, highways and off-site leisure. Roy van de Poll queried why funding for health provision has fallen off the radar at a time when population increases allied to new developments is putting stress on the health sector. Ivo Hearst suggested that s106 should not generally be used for health funding although NHS England should always be consulted in the case of any sizeable planning application.

Earlier in the day, Roy had raised with Steve Bambrick at the Bucks Council Planning Update meeting the issue of the vast majority of s106 agreements for major residential agreements, over many years in Aylesbury Vale, had failed to provide health care funding.

Adopted Vale of Aylesbury Plan: member updates

Uncertainty as to the expected period over which the recently adopted VALP will be delivered was discussed. It seems that the VALP will in fact be replaced by the new Buckinghamshire Council plan in 2025 and will be influenced by the Oxford-Cambridge Arc spatial strategy which should emerge quite soon.

Llew stressed the importance of TC's/PC's making it clear which localities should not be developed and Mike Galloway thought that there should be a proper discussion with MK about cross-border co-ordination.

Major Development Issues

Oxford-Cambridge Arc: Roger Carey of BEAG was due to join tonight's meeting but had to pull out at the last minute. Geoff Culverhouse has suggested to Roger that he attends the next NBPPC meeting in April 2022 as this date falls just before the local elections in May. The potential impact of the Arc is concerning and NBPPC should follow the issue closely.

Southwest Milton Keynes (Salden Chase): Although not formally approved by Bucks Council the decision itself cannot now be challenged although aspects of the approval are still open to negotiation. Essentially Newton Longville PC have accepted it is going ahead.

Shenley Park: The details of this major development are at a very early stage and there is no highway layout or other basic information which can be perused at this stage. The SPD is unlikely to be started until Spring/Summer this year and it is felt it will be a challenge for the developer to meet the requirement for 50 homes to be built and occupied by 2025.

Milton Keynes Issues

Apart from Salden Chase and Shenley Park, some 4,750 homes have yet to be completed in the Western Expansion Area. Therefore 7,000+ new homes within a short distance of each other will undoubtedly impact greatly on the A421 and steps are being taken to establish what is planned by way of road enhancements. Mike Galloway thinks that Salden Chase and Shenley Park might eventually be taken out of Bucks Council territory and transferred into the adjoining local authority area.

Any Other Business

Patrick Hardcastle reported that s106 arrangements in respect of the contentious Maids Moreton development of 170 homes have yet to be established. Following a public meeting, residents voted to continue with the Action Group although Patrick feels they are probably fighting a lost cause.

Date of next meeting

Wednesday 27th April 2022

Llew Monger's comments on the Planning issues requested the NBPPC January 2022

Appendix A

Rather than try to address issues relating to specific applications referred to I will comment on the broad areas of concern that seem to be raised in the correspondence. These comments will be my personal feelings on these matters.

The BC Constitution and its understanding by officers and members.

The constitution is a three hundred page document covering all aspects of how the council operates and to be honest I don't believe that anyone, officer or member, can be expected to know everything that is included. Rather it is a document of reference to guide decision making when issues arise. Certainly, there are some pretty basic elements of council activity covered and these are pointed out to members during their initial training. As with all legal documents its contents can be subject to differences of opinion over 'interpretation'. The correspondence with Nick Graham suggests that there are differences of interpretation of some issues. Only a legal challenge would resolve such differences and one has to consider whether the issues are of such fundamental importance that the cost of such a legal challenge would be viable.

I must say that I was amazed to read the references to the Chair of a planning committee not being aware of his or her right to vote on applications. Of course it's up to each member of a committee, including the chair, to decide on whether to vote or not. Not voting should, however, always be recorded as an abstention. The recording of individual votes is only done when demanded by members in accordance with the constitution which requires 15% of those present request such a vote. I understand that, given the limits of the very poor webcast coverage provided, it would be helpful to those watching if the votes of individual members were recorded, especially at planning meetings.

Members

The Council currently has 147 members, three for each of 49 wards. It's a ridiculously high number being more than Birmingham City Council and more than the Scottish Parliament. For the record the political make-up of the council is, Conservative 113, Lib Dem 15, Labour 4, Green 1, Wycombe Independents 6, Other Independents 8. In my time on AVDC and BC I have to say that there have been, and still are, many members who are only there as voting fodder. I know of one local councillor who never spoke in any debate at full council in eight years but always voted as per the party line. There are, in my experience, frequently cases where members turn up at planning meetings without having read the papers. That is not to say that they are not aware of the issues, and do not ask questions of the officers, but too many just vote as they have been advised to do. Of course there should be no 'party whip' on planning issues with members free to vote as they see fit in response to the officers recommendation. However, it has often been 'surprising' that all members of one party on a committee voted the same way. The worst example I have ever seen of this was in relation to a recent application for development at Stowe School. I will not comment further on that as I believe it

has been the subject of a formal complaint and referred to the Secretary of State for Levelling up, Housing and Communities.

Members are given training when first elected and for planning committees all members must attend training annually. However, all planners are not necessarily good trainers and, in any event, there is a vast amount to be covered. I would say that the training is, at best, superficial. In my own case I would say that most of what I have learned has been down to personal effort and experience. Not everyone has the time and commitment to give to research. With that in mind it is worth noting that elected members of BC receive an allowance of c£13k per annum and for those who take the role seriously that works out at an hourly rate of around £8.00 – half what I pay my cleaner! (Based on a typical thirty-hour week including attendance at meetings of council and committees, case work, research, meeting preparation and attending parish council meeting within the county ward) . Apart from what they do to serve the public in their respective wards local members have little or no influence on the policy and operation of the council. See later under ‘Officer-led or Member-led?’

Officers

Bucks Council has over 3000 employees – it’s a big business – so its not surprising that there is considerable variation in skills levels and general ability. At senior management level some really good new people have come in but it’s also true that some good people left during the re-organisation phase. The issues raised relate primarily to Planning and that is certainly the area which has been most difficult for the senior management team to get a grip on. It’s notable that the Corporate Director for Planning Growth and Sustainability lives in York and commutes to Bucks on a weekly basis. You can draw your own conclusions on that.

There is a national shortage of planners and many of the best are more tempted by offers from major developers than the idea of working for local authorities. Locally we lost a number of highly experienced planners during the latter years of AVDC due to a ‘re-organisation’ which cost in excess of £100k in consultants fees and left the department in a mess. Further reorganisation has taken place since the creation of Bucks Council. When looking at the decisions of planners we have to bear in mind that the National Planning Policy Framework (NPPF) states at paragraph 11 that there must be *‘a presumption in favour of sustainable development’*. Planners have huge caseloads including many large applications which often generate hundreds of documents so, whether we like it or not, it’s easy to see why they often fall back on the *‘presumption in favour’* and perhaps appear not to address some of the issues that members of the public spot. The public only have one application to concern themselves with. If there is a shortage of officers it is not their fault. We have to blame the politicians at national and local level, for it is they who decide the economic priorities and that, at a local level, includes how much is allocated to run each department, including planning. Take the example of Children’s Services in Buckinghamshire. This service has been in Special Measures for several years having been considered ‘inadequate’ in 2014. In one report Ofsted (who carry out the reviews) commented that children’s services did not appear to be a priority for the administration. Throughout all of this time the administration has had the same Leader, Cllr Martin Tett. There’s not quite the same level of review of planning services but it is still the case that it is the political administration which decides on the service levels and that will be driven, to a large extent, by the level of interest of the Leader.

Officer-led or Member- led?

There are frequent references in the correspondence to whether Buckinghamshire is an 'officer-led' or 'member-led' council and that is worth exploring. The basic idea is that the controlling political group provide the policy framework within which the officers should deliver the required services. As with central government this is usually put forward in the form of an election manifesto in which various 'commitments' are made. The Council elects a 'Leader' who selects a 'Cabinet' the members of which have specific areas of responsibility. In the case of Buckinghamshire each portfolio also has a Deputy Cabinet Member. Responsibilities can be found here <https://buckinghamshire.moderngov.co.uk/mgCommitteeDetails.aspx?ID=337>. In practice it seems to me that the Leader of Bucks Council allows very little room for the Cabinet Members to operate independently. Furthermore, individual members of the council beyond the Cabinet have little or no say at all in how the council is led so one might say that BC is 'Leader' led.

In parallel with the Cabinet there is a Corporate Executive team details of which can be found here <https://www.buckinghamshire.gov.uk/your-council/senior-management/>. You will see that the responsibilities of the senior management team and the Cabinet are not directly linked. Unless the controlling group gives clear direction to these officers on specific areas of policy they will act according to their own interpretation of what is required. Having said that, much of 'what is required' is dictated by central government anyway, and planning is a case in point. Government decides on the overall housing requirement and has created a 'standard method' of calculating housing need in any given area. Buckinghamshire, and more to the point North Bucks and the former AVDC area is considered to be a 'housing growth area'. Furthermore, the government is developing a 'Spatial Strategy' for development across the Oxford to Cambridge Arc which, of course, includes North Bucks. https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/962455/Spatial_framework_policy_paper.pdf This will sit alongside the NPPF and dictate the level of housing to be delivered. So, there will be little that Bucks Council can do, policy-wise, other than consider the deluge of planning applications which could follow the launch of the strategy later this year. Add to this the various central government requirements in areas such as education, social services, environmental matters and financial control and one could be forgiven for believing that the council is neither member-led nor officer-led but is actually dragged along by central government.

Concluding remarks

If you're still reading at this point – congratulations! I admire your tenacity and hope that at least some of the above is helpful.

Best regards

Llew.

Regular actions

Minute	File application responses	Minute	News Releases	Date of appearance
602/21	7 direct 1 (HPDE) decided before meeting 1 direct to Trees	604.3/21	Top Angel	

Other actions

Subject	Minute	Form	Rating√ = done	Response received
Buckinghamshire Council				
Streetlighting, Tingewick Road	1165/21	Accelerate installation of lighting between St Rumbolds Fields and Westfields	√	Response at Agenda # 5.2, Appendix C Resent to Cllr Stuchbury for OK 26/1/22, and agreed version to Town Clerk for sending 27/1/22
	85/21	Follow up letter	√	
	253/21	Follow up & copy letter to Cllr Stuchbury (& speed limits)	√	
	298.2/ 21	Cllrs. Harvey, Stuchbury & clerk to formulate letter	√	
Bypass Bridge	1177/20	Cllrs. Stuchbury & Whyte to pursue action.		19 October: Cllr. Whyte is looking into this again
	522.1	WW meeting TFB 30/11		Cllr. Whyte reports that the LAT is looking into the bridge condition – report awaited.
Trees	55.2/21	Invite Mr. Pasmore to meeting	√	Town Clerk to report any progress
West End Farm	401.2/21	Letter & press release as minuted	√	

Neighbourhood Plan	470/21	Town Clerk to set up meeting with new NP Officer		
Repair timescales	522.2/21	Request length of time for 'in progress' etc	√	LAT reports none set
TPO request	524.12/21	Confirm formally the request for TPO on Verney Close yews made on application response	√	
Sale of County-owned land	602/21	Town Clerk to write and ask for policy on sale of land and how much has been sold		
Highways response	603/21 (Refused application 21/00583/APP)	Letter as minuted		
Call-in included in response; awaiting decision				
	524.3/21	21/04886/APP The Workshop	√	Cllr. Whyte has called this in; BTC indicated a wish to speak at Committee on the response sheet.
Enforcement reports and queries				
Walnut Drive s106	398.2/21	Respond to Cabinet Member's reply to July letter	√	Ms. Pryke has again (7/2/22) requested an answer to her previous letters (6/1/22 and earlier)
Oddfellows Hall	90/21	Report unauthorised work (21/00479/APP refers)	√	Awaiting officer's return from leave Update requested 29/7/21 and 7/9/21 and 21/10/21
	478/21	Unauthorised work and pavement hazard	√	
	Public Session 29/11/21	Cllr. Stuchbury to pursue complaints	√	Neighbour reported further breaches and concerns 8/2/22, forwarded to RS for action

13 Castle Street	607/21	Report change of use and new signage	√	See agenda 12
Neighbourhood Plan Review				
Survey Questions	1166.2/20	Town Plan Officer to circulate final version to Cllrs. for comments		
NBPPC	362./21	Town Clerk to write to BC asking for criteria for statutory consultees & list		
Other				
Candleford Court change of use	603/21 (Approved application 21/02085/APP)	Summary of reasons for approval	√	Summary of reasons for approval: https://www.buckingham-tc.gov.uk/wp-content/uploads/2022/02/Appendix-x-agenda-5.2-Candleford-Court-flats.docx
Winslow Neighbourhood Plan	606/21	1. Respond to consultation 2. Town Plan Officer to review Plan for useful ideas	√	Comments acknowledged 8/2/22

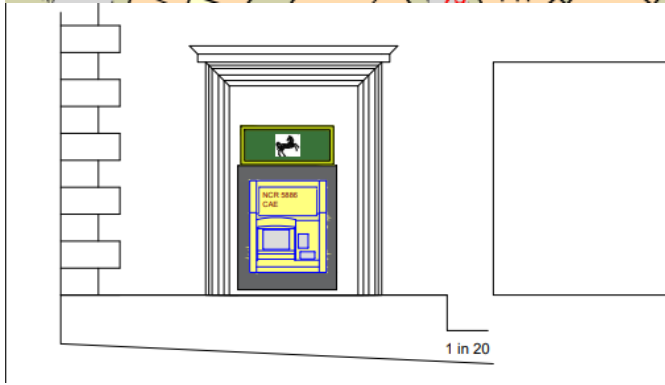
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**BUCKINGHAM TOWN COUNCIL
PLANNING COMMITTEE
MONDAY 14th FEBRUARY 2022**

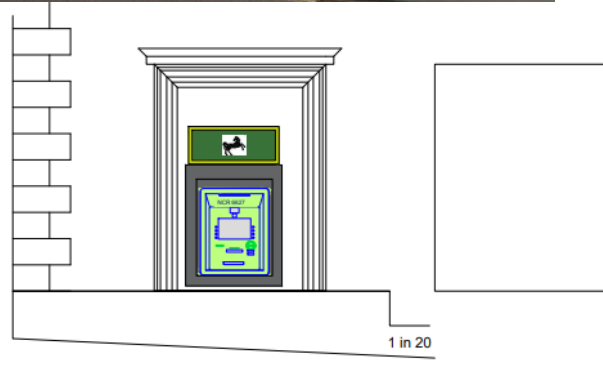
Contact Officer: Mrs. K. McElligott, Planning Clerk

Additional information on Planning Applications

1. **22/00188/ALB** 19 Market Square, MK18 1NP
Listed Building application for replacement external ATM
Lloyds Bank



Existing West Street elevation



Proposed West Street elevation

The site is the West Street side elevation of Lloyds Bank in the town centre. The proposal is to replace the existing cash machine (installed 1981, see below) with a new one like-for-like. No structural alterations will be necessary. The Bank is a Listed Building.

Property History (signage only)

1	81/00876/AV	THROUGH-THE-WALL CASH DISPENSER	APPROV
2	81/00877/AV		
3	04/02392/AAD	Internally illuminated lightbox and double sided projecting sign over existing ATM cash dispenser <i>[it was the projecting sign that was refused as pout of keeping with the Conservation Area]</i>	Split Decision - part ref/app
4	04/02552/ALB		Listed Building Consent

5	10/01644/AAD	Replacement of existing ATM Signage and new window display	Advert Consent
6	13/00055/AAD	Replacement signage comprising three non-illuminated built-up letter fascia signs; two non-illuminated projecting signs; non-illuminated nameplate sign; internally illuminated ATM header; reverse applied vinyl to front window; and non-illuminated letter box signage	Advert Consent
7	13/00056/ALB		Listed Building Consent
8	22/00188/ALB	Listed building application for replacement external ATM	Pending Consideration

2. **22/00254/AAD**

25 Moreton Road, MK18 1JZ
 Display of wall-mounted sign
 Dunmail [Aceso Chiropractors Ltd]



Side view of sign



Front view of sign with dimensions

[width of wall:5m; width of sign: 1.5m; height of sign: 0.9m height from ground:1m]

Photos supplied by applicant emailed by case officer on request as not on website

The site is the small building on the left-hand side of the Moreton Road end of Summerhouse Hill, for many years a car workshop, and permission to use the ground floor as a clinic was granted on 14th December 2020. This sign was reported to Enforcement on 19th April 2021 and awarded case number 21/00218/CONA. There was no sign on this wall previously. The building is not Listed but is fairly old (there is a building on this site on the 1881 OS map). It is within the Conservation Area boundary, which runs up Summerhouse Hill.

For Members' information, the officer writes that existing signage will no longer be registered as 'retrospective' in cases such as this.

Planning history of building:

1	77/00260/AV	RENEWAL OF PERMISSION TO USE EXISTING GARAGE AND WORKSHOP AS CAR ENGINEERING WORKSHOP	APPROV
2	79/00493/AV		APPROV
3	80/00292/AV		APPROV
4	81/00452/AV		APPROV
5	82/00208/AV		APPROV
6	87/00229/APP		APPROV
7	98/01831/APP	FIRST FLOOR EXTENSION TO ENGINEERING WORKSHOP & PROVISION OF PARKING FACILITIES	Approved
8	05/01232/APP	Erection of storage container	Approved
9	20/01719/APP	Retrospective change of use of ground floor to clinic (class D1) and render panel repair to brickwork and insertion of windows on south elevation	Approved
10	22/00254/AAD	Display of wall mounted sign	Pending Consideration

3. **22/00256/APP**

18 Bodenham Close, MK18 7HR

Householder application for two storey side extension above existing garage for proposed ancillary annexe accommodation. Conversion of garage into living annexe accommodation.

Greenway



Location Plan



Front of house (January 2022)



House with neighbours to show context

The site is a 4-bed detached house with attached single-storey garage at the end of Bodenham Close, off Burleigh Piece in Linden Village, the middle of a line of three backing onto the cycleway along the back of Bourton Park. The three houses are not identical, as can be seen above; even its roof pitch is different to that of the houses each side. All three houses have been extended to the rear, but no other changes are on record, though No.16 seems to have converted its garage to residential use already. Nos.16 & 20 both have full width first floors.

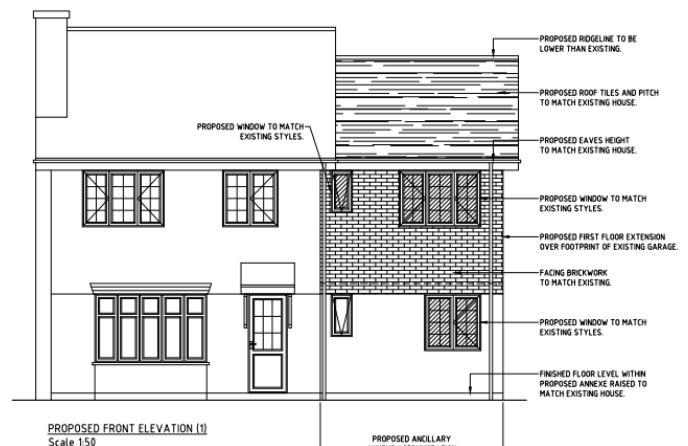
Property History

1	03/02675/APP	Conservatory	Approved
2	22/00256/APP	Householder application for two storey side extension above existing garage for proposed ancillary annexe accommodation. Conversion of garage into living annexe accommodation	Pending Consideration

The proposal is to form an annexe for a family member by converting part of the garage into a kitchen and cloakroom and accommodating a staircase to a new upper floor with living room, bedroom and an en-suite shower room. The unused part of the garage will form an L-shaped lobby between an existing door from the kitchen, and the existing rear door giving access to the garden. The annexe will not have communicating doors with the remainder of the house; it will have a new 'front' door on the side elevation, but no windows, and windows to the rear on both floors. The garage door is to be replaced by a window, and there will be a window above it, to the bedroom, and a small window to the ensuite matching that of the main house cloakroom below. The annexe cloakroom will not have a window. The gable roof will be parallel to the main house roof, and its ridge clearly subsidiary (the existing garage has an asymmetrical roof). The garage footprint is maintained, so the front and back walls of the annexe will be stepped in from those of the main house.



EXISTING FRONT ELEVATION (1)
Scale 1:50



PROPOSED FRONT ELEVATION (1)
Scale 1:50

PROPOSED ANCILLARY ANNEXE ACCOMMODATION

Existing and proposed front elevation

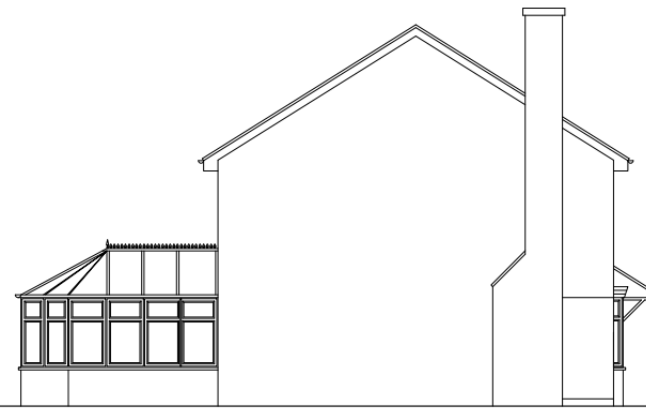


EXISTING REAR ELEVATION (3)
Scale 1:50

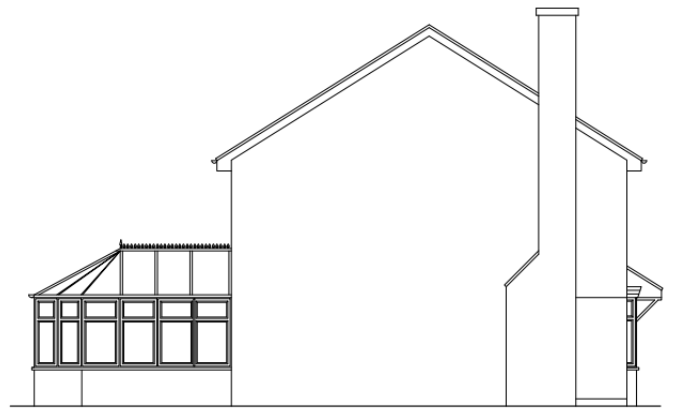


PROPOSED REAR ELEVATION (3)
Scale 1:50

Existing and proposed rear elevation



EXISTING SIDE ELEVATION (2)
Scale 1:50

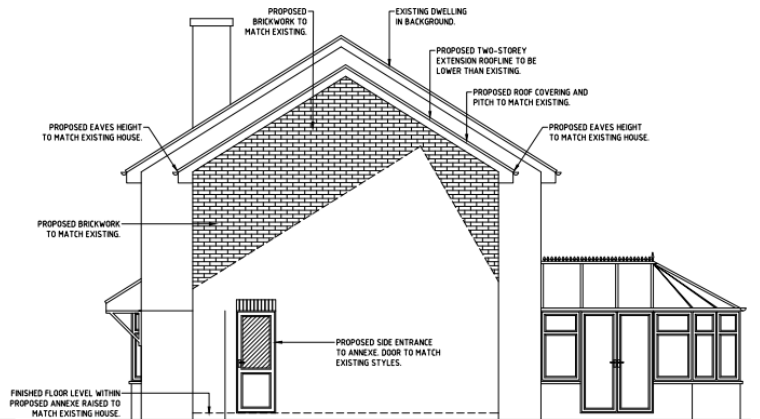


PROPOSED SIDE ELEVATION (2)
Scale 1:50

Existing and Proposed elevation facing No.20

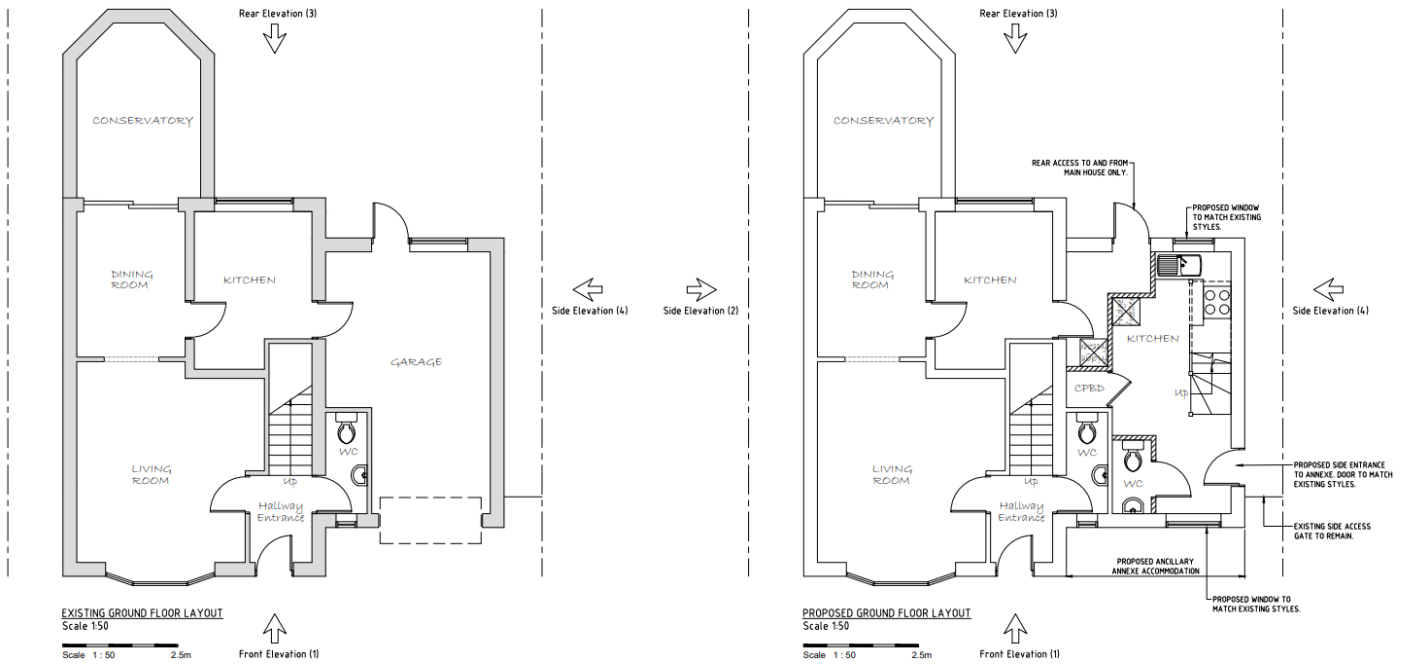


EXISTING SIDE ELEVATION (4)
Scale 1:50

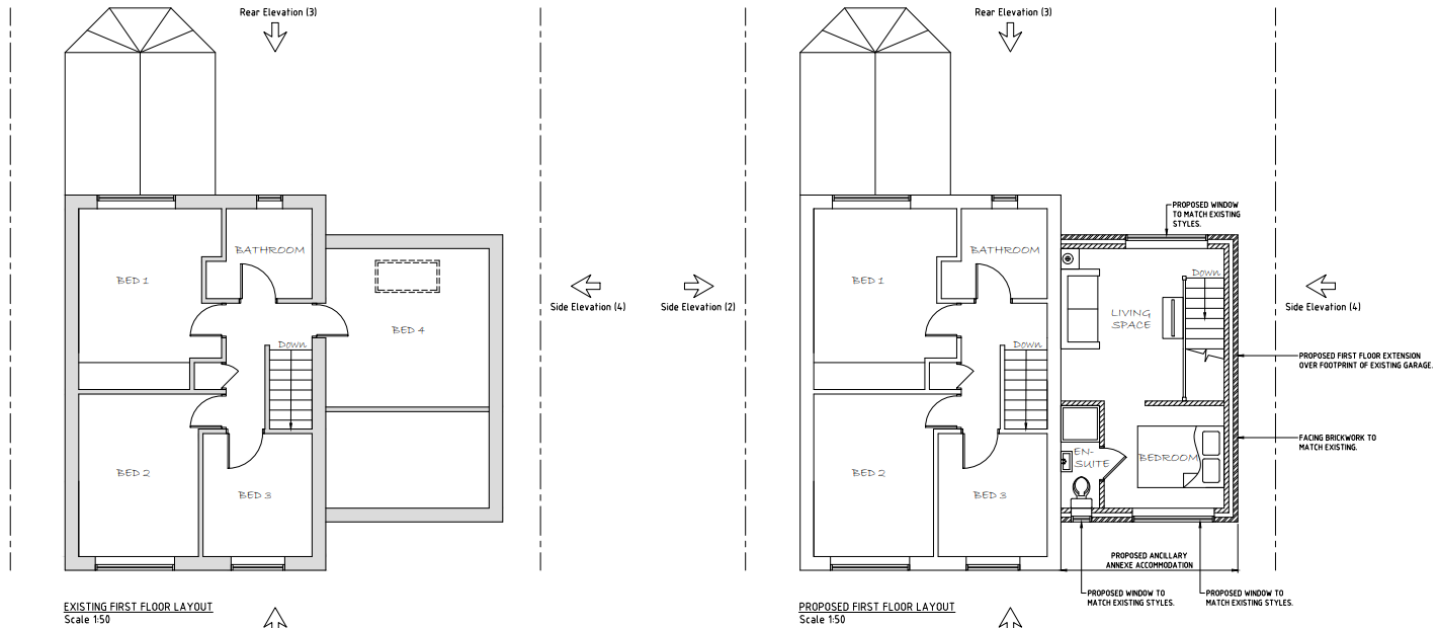


PROPOSED SIDE ELEVATION (4)
Scale 1:50

Existing and Proposed elevation facing No.16



Existing and Proposed ground floor plans



Existing and proposed first floor plans

4. **22/00275/APP**

31 Highlands Road, MK18 1PN

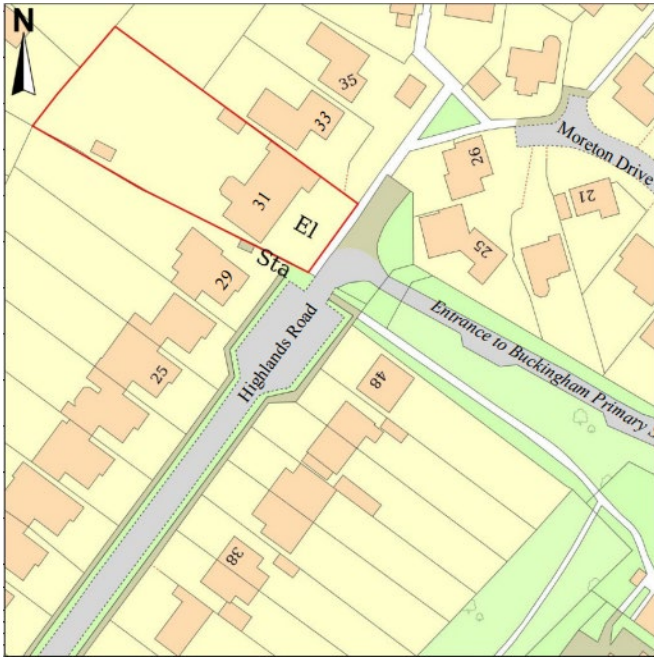
Householder application for conversion of loft space to create new first floor, single storey rear extension and improvements to insulation

Sanders

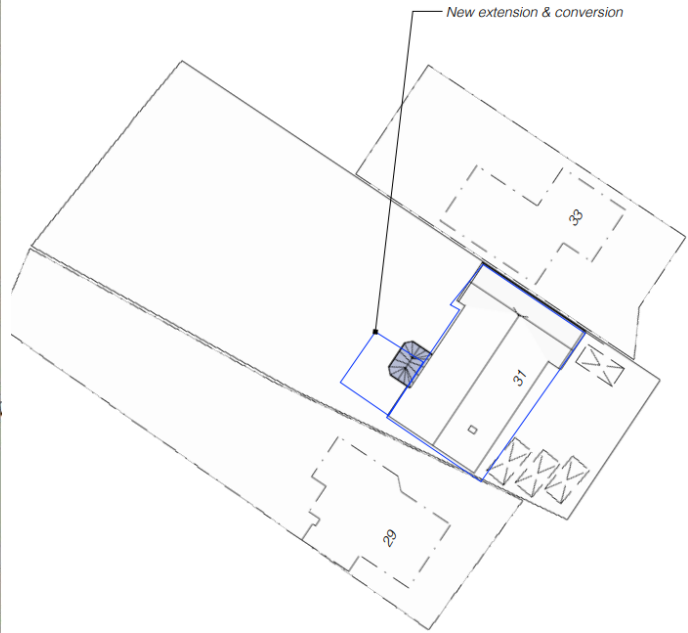
The site is a much-extended 4-bed bungalow at the northern end of Highlands Road opposite the Buckingham Primary School access road, at the end of a line of small identical bungalows with pyramid roofs and low front walls. It is surrounded by a high evergreen hedge which screens the existing building well, and most of the frontage is paved.

Property history

1	83/01696/AV	EXTENSIONS [No detailed description or drawings available]	Approved
2	22/00275/APP	Householder application for conversion of loft space to create new first floor, single storey rear extension and improvements to insulation	Pending Consideration



Location Plan



Block Plan



Front view from entrance -southern end

Front view from entrance -northern end



Photos taken 31/1/22

View along street showing original bungalow style and No 31 hidden behind hedge. White car is parked outside No 29.



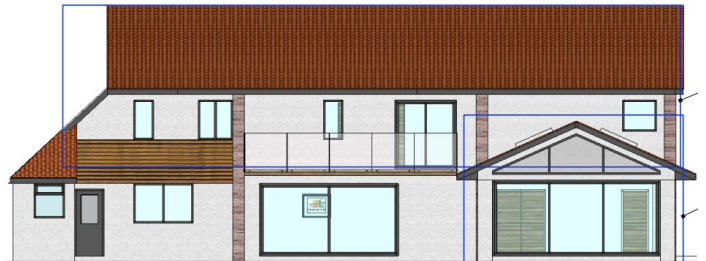
Existing front (SE facing) elevation



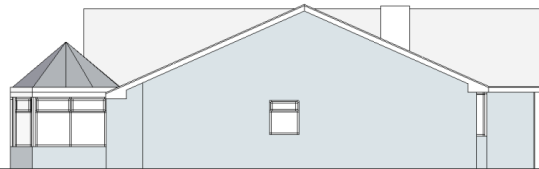
Proposed front elevation



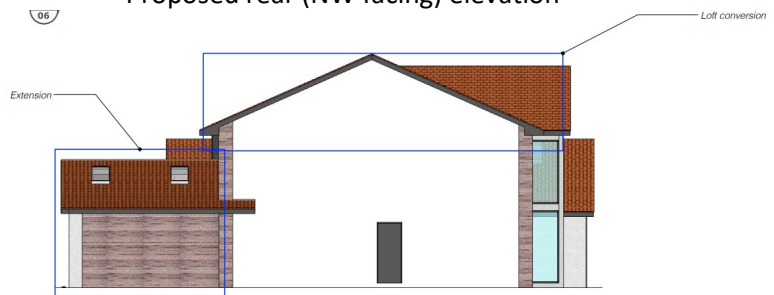
Existing rear (NW facing) elevation



Proposed rear (NW facing) elevation



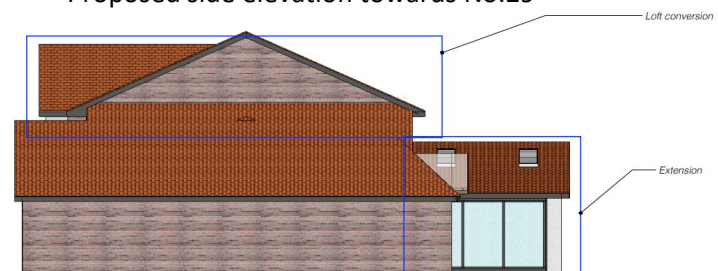
Existing side elevation towards No.29



Proposed side elevation towards No.29



Existing side elevation towards No. 33

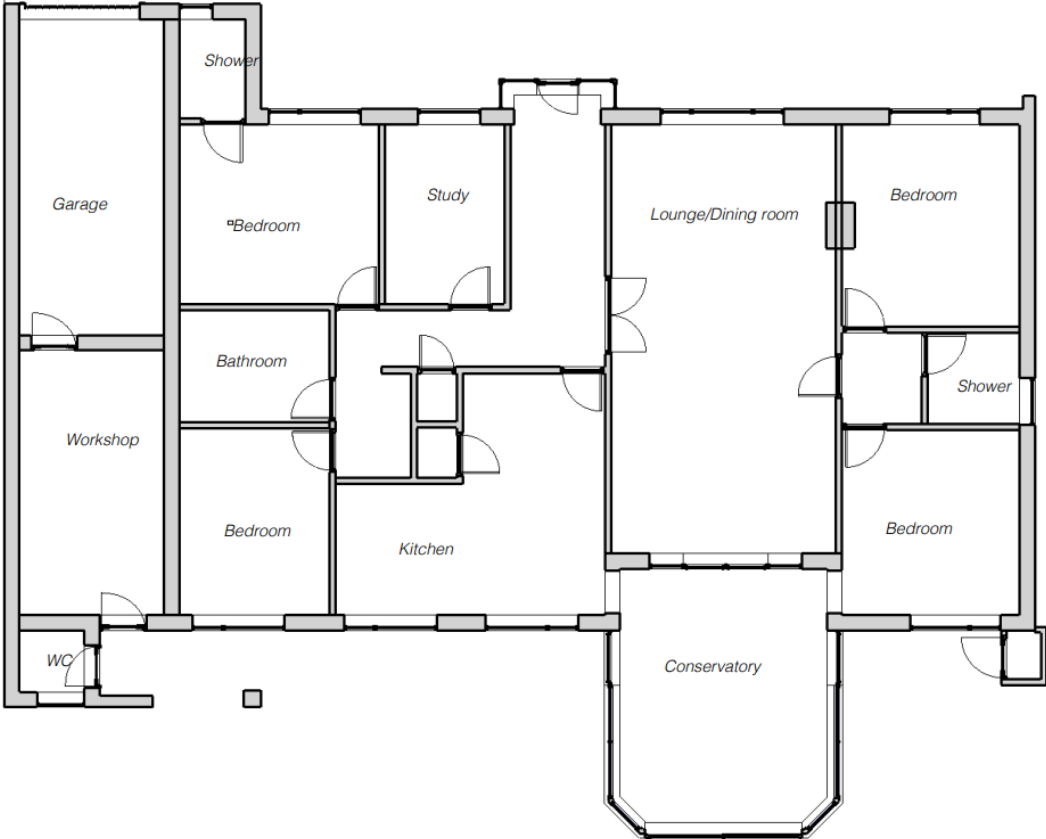


Proposed side elevation towards No. 33

The proposal (working from the left – north - of the floor plan drawings below) is to

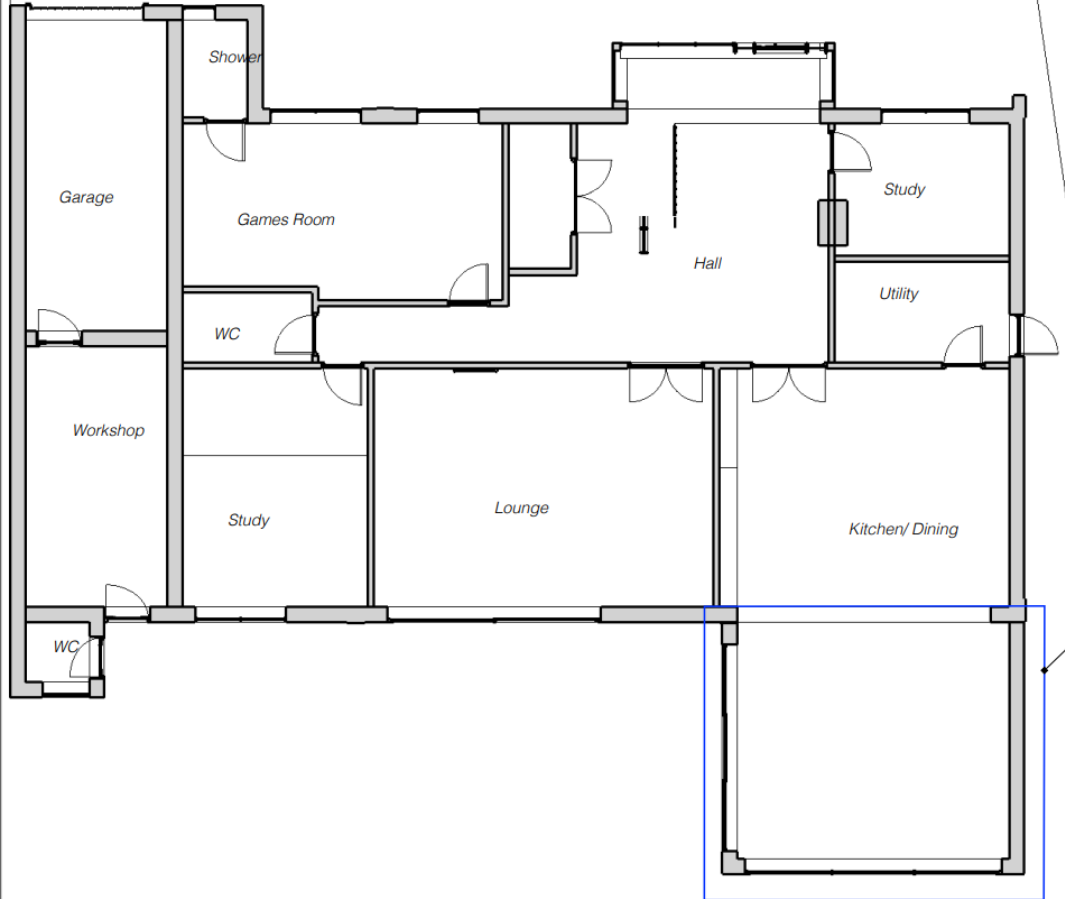
- Retain the garage and workshop and WC behind it, and the shower room off the bedroom
- Combine the front bedroom and study into a games room
- Reduce the bathroom to the width of the corridor and refit as a WC
- Use the remaining bathroom area combined with the rear bedroom and the kitchen to form a study and lounge
- Remodel the front door, porch and hallway, taking the front half of the existing lounge/diner into the hall space, adding a large cupboard in the hall and enlarging the porch both in width and depth. One must assume a staircase as well, though this is not shown.
- Demolish the conservatory and replace it with a rectangular gable-roofed single-storey extension the width of the conservatory and adjacent bedroom, with glass doors to the rear and garden side; adding in the rear part of the lounge/diner and part of the lobby and shower to form a large kitchen/diner. There are two skylights in each slope of the gable roof.
- Turn the front bedroom and the remaining part of the lobby and shower into another study, and a utility room opening off the kitchen.
- Add a first floor with a master bedroom with en-suite bathroom, two bedrooms with ensuite shower rooms, two further bedrooms and a family bathroom. The first floor does not extend over the garage and workshop, so there is a sloping roof at the northern end of the building.

There are no new windows in the side walls of the building on either floor.

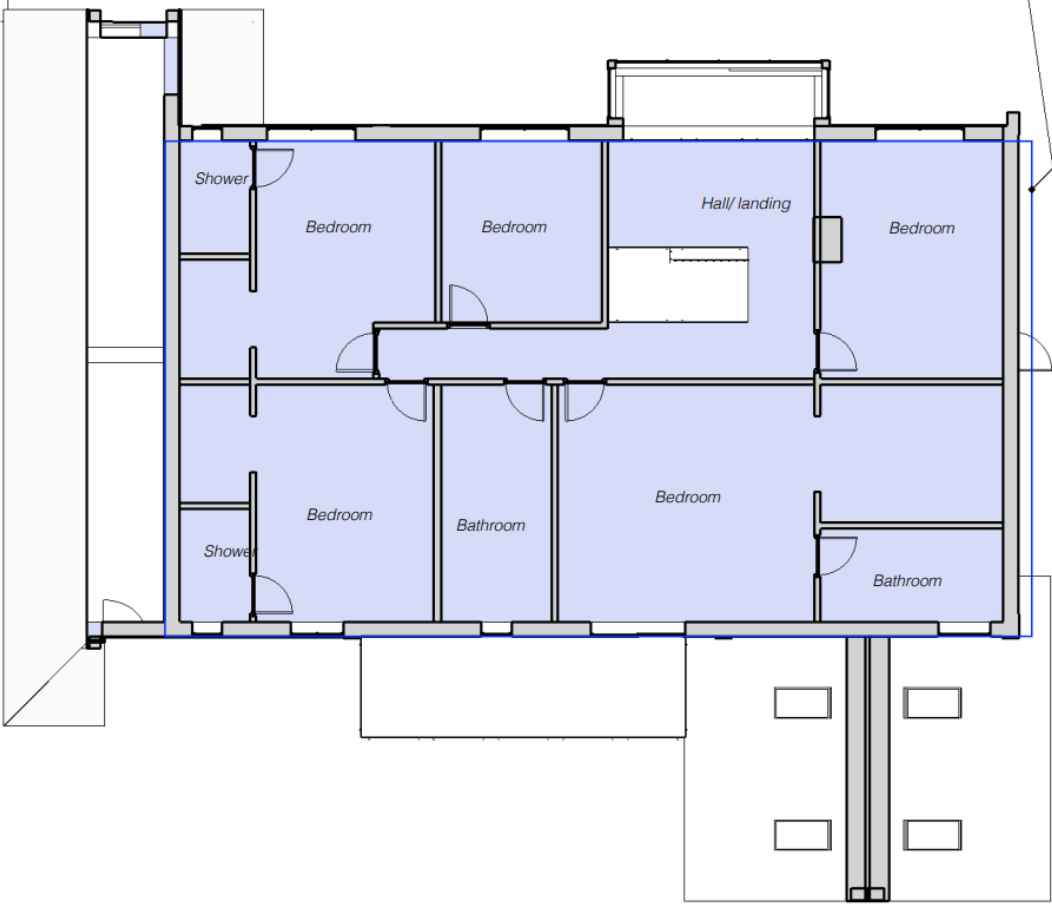


Existing ground floor plan.

Note that the north arrow on the original drawings is incorrect; the front elevation is at the top of the drawing. North arrow corrected for this report.



Proposed ground floor plan



Proposed first floor plan



Existing and proposed hard standing at front of property

- 5. **22/00330/AAD** Costcutter, 40-41 Nelson Street, MK18 1DA
- 6. **22/00328/ALB** Display of fascia sign, projected sign and 2 board signs (hoarding) below bay window (retrospective)
Arora



Location Plan



Google

Previous signage



Front of shop (photo taken 13th August 2021 for Enforcement report)

The site is the convenience store on Nelson Street, opposite the blocks of flats. The new signage (in particular that applied to the front wall below the windows) was reported to Enforcement in August 2021 and case file 21/00436/CONA was opened. The building is Listed and in the Conservation Area.

Property History (signage only)

1	18/01953/APP	New shopfront including new lighting above shop signage <i>[refused because the proposed windows were plate glass single panes]</i>	Refused
2	18/01955/ALB		
3	22/00330/AAD	Display of Facia sign, Projected sign and 2 board signs (Hoarding) below bay window (retrospective)	Pending Consideration



Previous projecting sign (applicant photo)



New version - extract from 2021 photo above



Photos supplied by applicant of hoarding signs attached to building

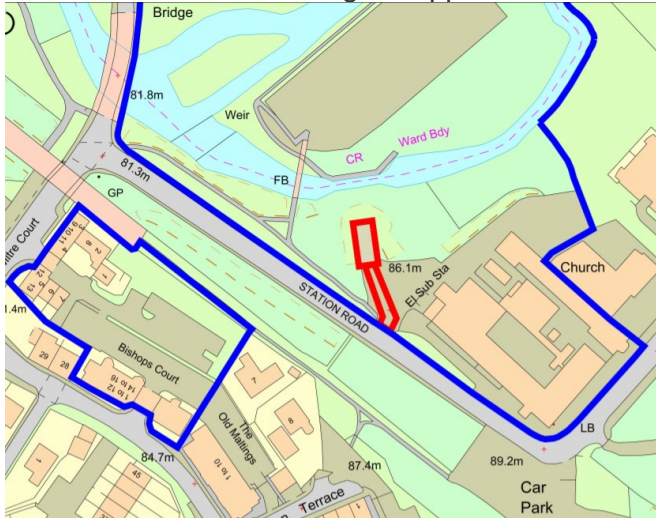
Amended Plans

7. 21/03030/APP

University Of Buckingham Campus Station Road
Installation of a log building to provide a multi-faith prayer room, together with associated drainage works.

University of Buckingham

Members reviewed the original application on 16th August 2021 when the location and block plans were:



Location plan



Block plan

Their response was **DEFERRED FOR FURTHER INFORMATION**

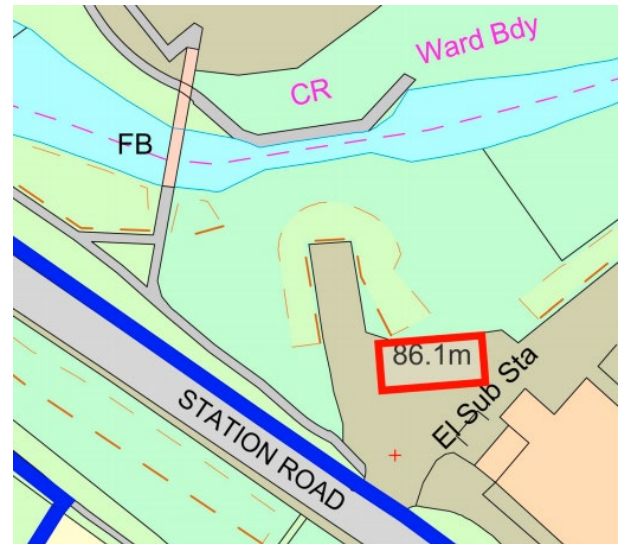
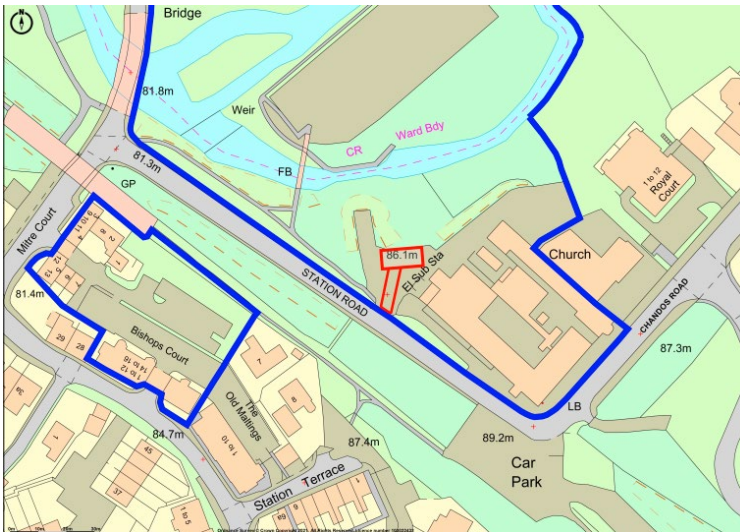
Members noted that the information in the documents differed from that on the drawings, and deferred response until the following was clarified:

1. The proposed site of the building; the covering letter states 'within the existing car park' and 'loss of 5 parking spaces'; the location plan shows the site as being beyond the car park on the wooded railway embankment, and the drainage plan as being across the access to the yard at the rear of the Chandos Road Building. A Block Plan would have been useful.
2. The steep slopes of the railway embankment render the Flood Risk Assessment irrelevant, and its narrow top is not wide enough to allow access to the doors of the building (the embankment carried a single track siding). If the building is to be sited here, it will involve the loss of a considerable number of trees which are probably maintaining the stability of the made land, and as the level is rather lower than the existing drain, render the proposed plumbing connection problematical.
3. If the building is to occupy 5 of the 12 parking bays – presumably the row of 5 to the left of the car park access – that leaves 7, including a bay for the disabled. If the building is to be available for public use, how can the applicants be sure that all the users will walk to it? Particularly those with restricted mobility? Buckingham has no places of worship for faiths other than Christianity so it may well be favoured by members of the public who do not wish to travel to other towns. The 51 spaces at the Station Road car park are available to permit-holders only, and when the University starts building the approved residence block (17/00746/APP) those will become unavailable for the duration. Station Road is not suitable for overflow parking.

These matters had been raised already with the case officer, but no response had been received before the meeting.

Members also regretted that the size of the building's windows did not allow appreciation of the woodland setting above the river.

Amended plans were supplied for the 13th September 2021 meeting:

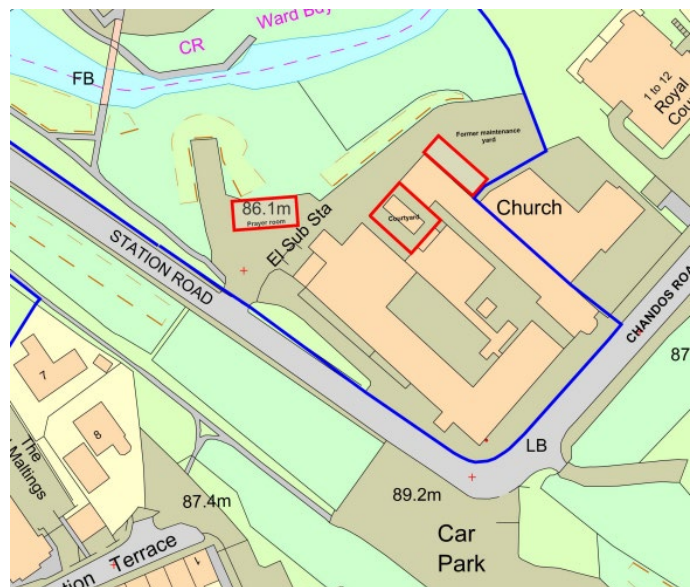
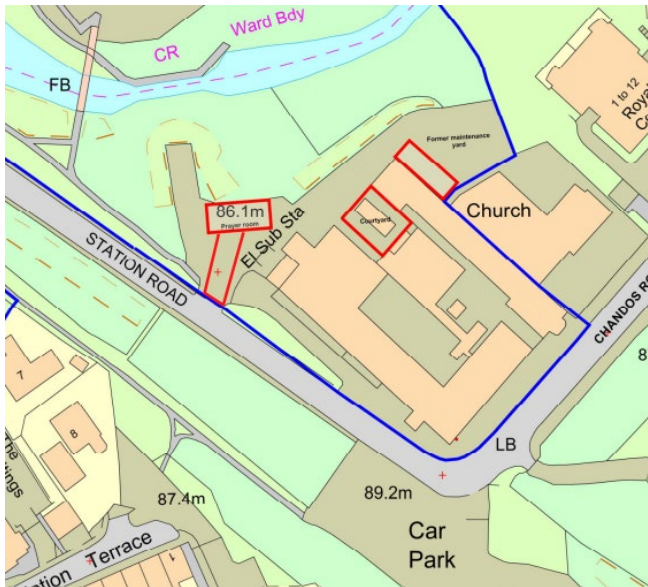


When Members' response was changed to **OPPOSE**:

Members noted that the new site plan still showed the non-existent extension of the car park into the woodland, which gave an inaccurate impression of the space left for parking; furthermore the new siting deleted the disabled parking bay. If the building was to be available to the public, it might be expected that this bay would be required, even if none of the staff or students currently using the car park needed it. As pointed out previously, the Station car park is permit-only, and will not be available once construction starts on the new residence block. The comments from the Highways Officer were felt to be under-informed, and a visit during a school day was advocated to enable a sound judgement of the parking situation on Station Road (which worsens over the school year as more VIth formers pass their driving test).

This is a desirable facility for the town, but removing parking from this area is ill-advised; the University has other sites which would be more suitable for what is, after all, a portable building. Part of the Inov8 site by the access, for example - the building can be moved when development starts; the Ford Meadow site where there is already a car park available; there may even be room at Verney Park - and a convenient foul sewer linked to the temporary residence site.

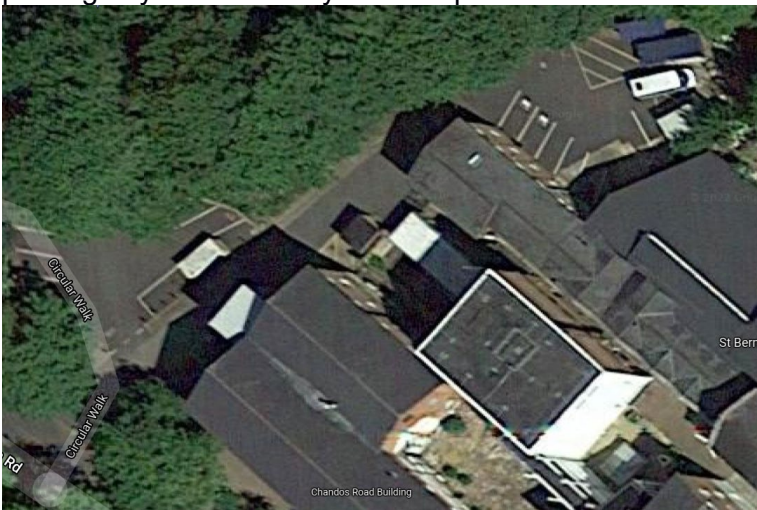
New drawings showing the parking arrangements have been supplied, and the Vice Chancellor has also submitted a letter giving the reasons for the installation:



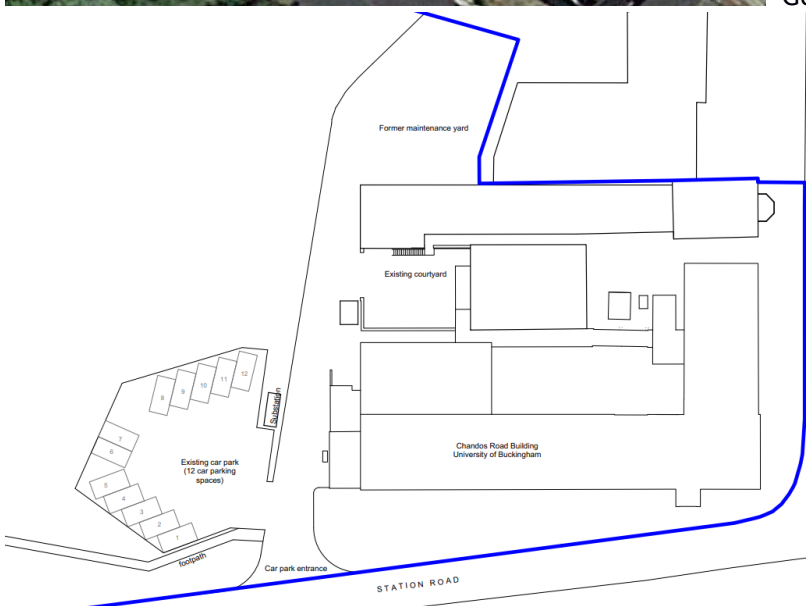
Location Plan and access

Site plan

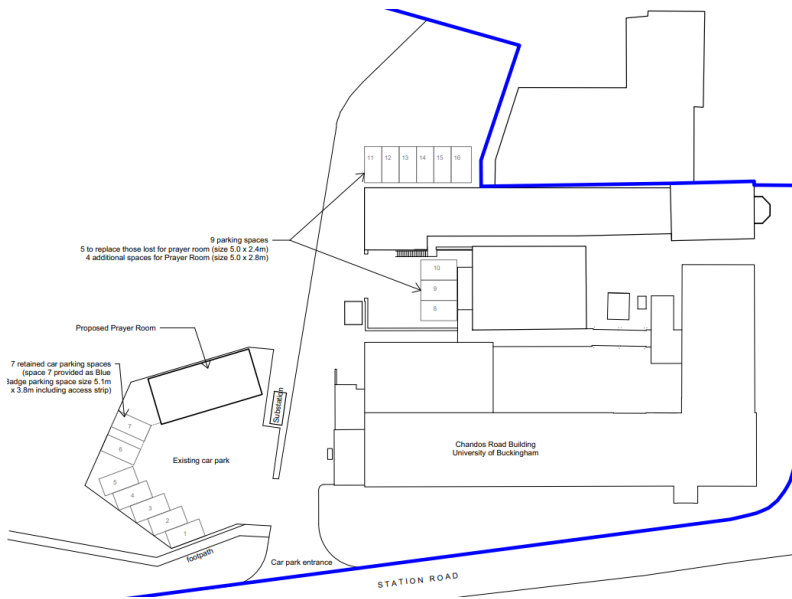
The covering letter indicates that the 5 parking spaces on the northern edge of the car park will be replaced and four additional spaces provided. The disabled bay will be resited at the western end of the existing car park. 6 bays (2.4m wide) will be in the rearmost maintenance yard and 3 (2.8m wide) in the central yard. Note that according to the Google satellite photo below there are currently 3 regular and two disabled parking bays in this rear yard. The portacabin in the central yard is to be removed.



Google October 2021



Existing



Amended Proposed

(Photos taken August 2021 for original application):



White car is in bay#6; the new disabled bay will be in the space to the right of it

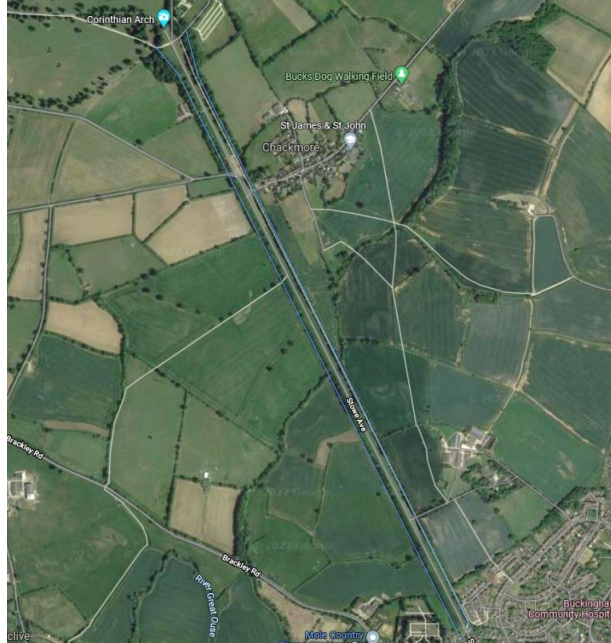


The car park entrance and road to the rear yards. The prayer room will be to the left rear where the cars are. The small brick building behind the row of bollards is the substation; the marked parking bay in front of it is not on the drawings. The debris netting is on the rear section of the main Chandos Road Building building, the central yard is between this and the rear brick building (the smaller white door is the portacabin); the maintenance yard is behind the further brick building where the green skip bin is.

Not for consultation (Circulated separately due to response time)

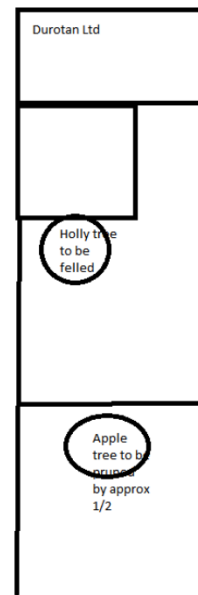
8. 22/00274/ATC

Stowe Avenue [between the Corinthian Arch and Chackmore]
 Mixed broadleaf Avenue – 10 year management approval to limb up both lines of avenue trees to 2.5m and remove epicormic growth as required to maintain access along footpaths and present the avenue as a historic setting
 Goode [National Trust]



9. 22/00287/ATC

West House, 20 West Street, MK18 1HE
 Holly tree – fell as causing damage to building as too close. Apple tree – smothered in ivy which needs removing and thin pruning to improve health of the tree
 Gunthorpe



10. 22/00315/ATP

6 Villiers Close, MK18 1JH

T1 Beech tree – Overall crown reduction by 2-3m. Crown lift the lower canopy

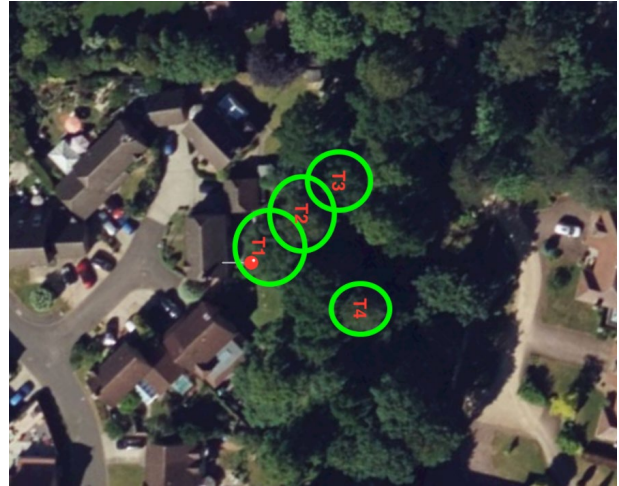
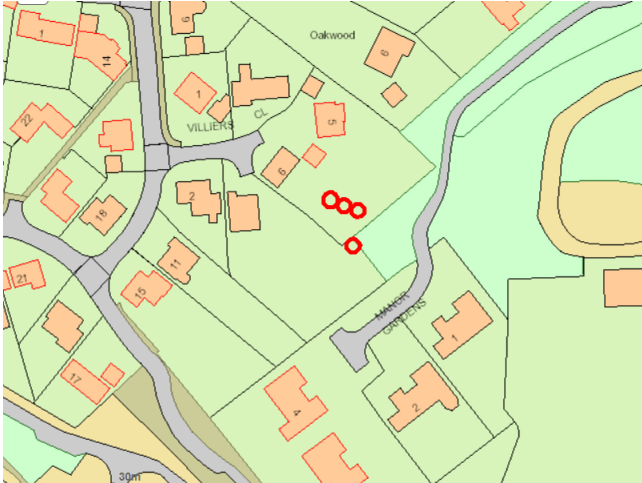
T2 Horse Chestnut – Overall crown reduction by 2-3m. Crown lift the lower canopy

T3 smaller horse Chestnut – Overall crown reduction by 2-3m. Crown lift the lower canopy

T4 Oak tree – Overall crown reduction by 2-3m. Crown lift the lower canopy

All works are to increase light in the garden

Calloway





Planning & Environment Town & Parish Council update

26th October 2021



Agenda

1. Welcome
2. Resource Update (pressures and recruitment)
3. Performance Update
4. Quick Wins
5. RIPA/BOPs update
6. Neighbourhood Plan Officer Intro
7. Enforcement update
8. Training
9. Q&A



Resource Update

Development Management:

Successes:

- Over the last year we March.
- have recruited 14 members of staff at all levels of planning officer into Development Management and promoted 8 members of the team (permanently or on secondments).
- We have an additional 3 Principal Planning Officers joining us in the coming weeks, filling new posts we added into the structure in October.
- We have a Senior Planning Officer joining the team in February.

We still have the following vacant posts:

- Graduate Planner x3
- Team Leader x 1
- Planning Officer x6 (3 of which are new posts)
- Senior Planning Officer x3

We are launching a recruitment campaign on the 14th January, including our new 'Try Before you Apply' sessions for potential candidates. We are hoping to continue our successes from 2021 and **we appreciate your support in promoting these roles across your networks.**

Resource Update – Cont.

Building Control

Successes:

- Over the last year we have recruited 2 new surveyors and appointed 2 Kick Start
- **We still have the following vacant posts:**
- 6 Senior & Principal Posts

We are launching a recruitment campaign in late February, including our new 'Try Before you Apply' sessions and a new reward package for potential candidates.

Planning Business and Improvement Team

We have been actively recruiting

1 x Team Leader

1 x Principal

3x Senior

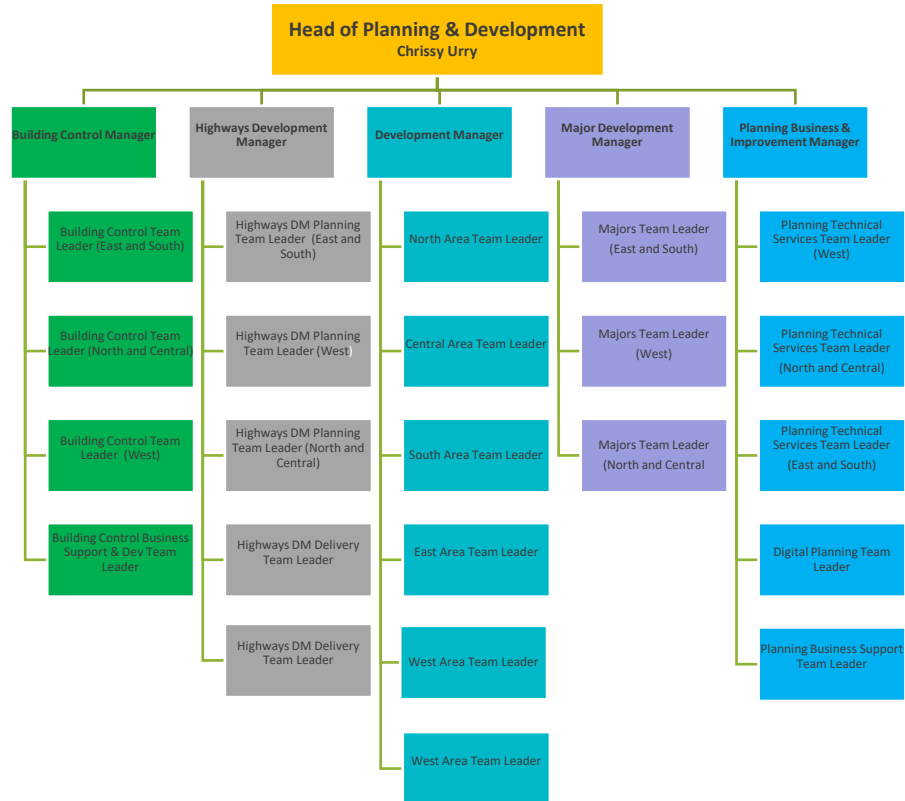
2 x Technician

2x Member Engagement Officers

We will also be recruiting a number of digital planning posts later this month to support the BOPS and RIPA projects.

Once these posts have been filled we will be moving the technical functions of planning back into the service from the Customer Service team. This will enable us to better align the service offered across the areas. Customer Services will continue to manage front line phone calls and Parish Council VIP liaison.

Planning & Development



Resource Update Cont.

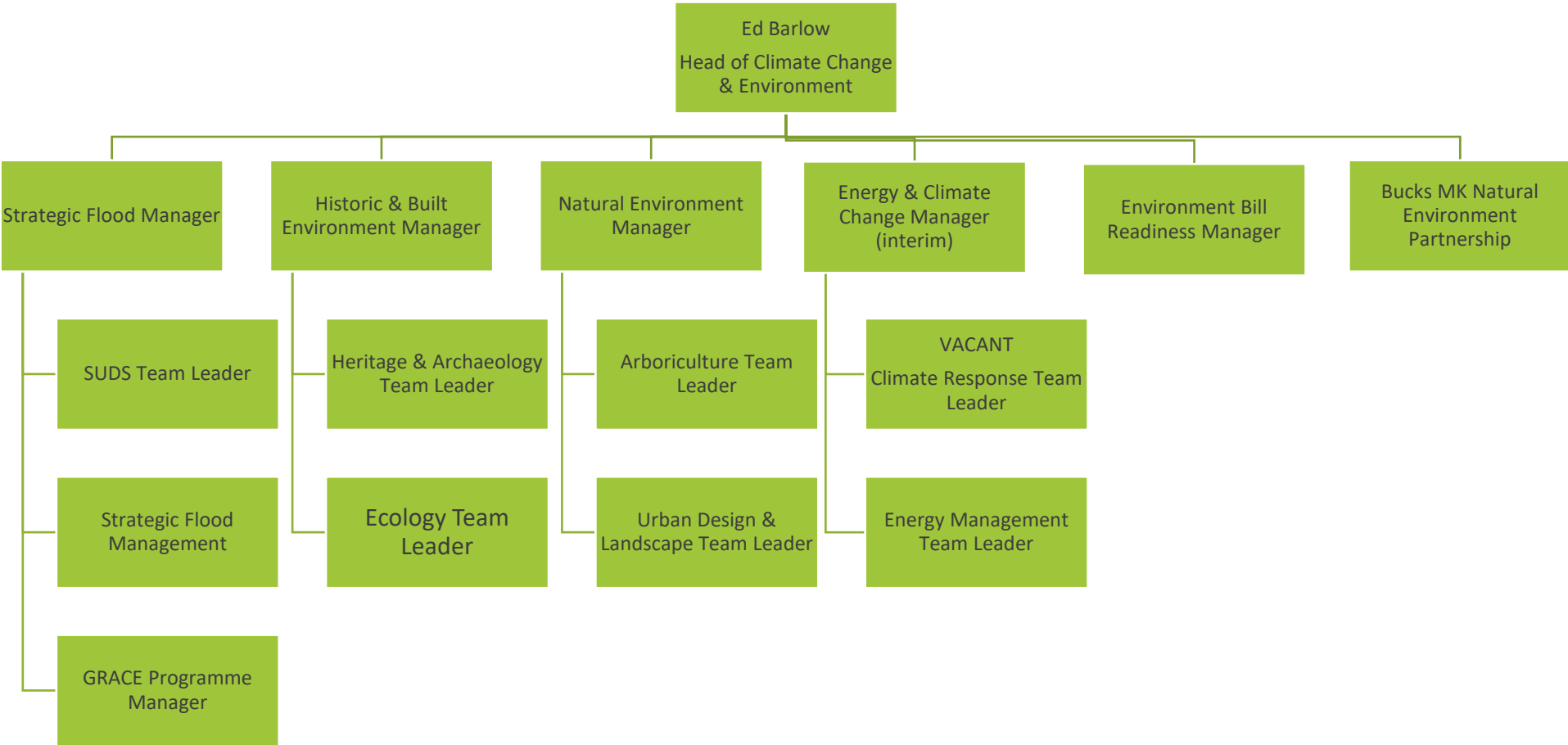
Climate Change & Environment Service

Successes:

- Overall low vacancy rates across Climate Change & Environment service
- Two heritage posts recently out to recruit – one senior heritage officer appointed
- 3 ecology posts appointed to in last 2 months, including 1 focused on biodiversity net-gain
- 1 Arboriculture appointment
- 1 SUDS officer started this week

We still have the following vacant posts:

- 1 Assistant Heritage Officer post - further advert to run
- 2 Ecology posts – vacancies currently being advertised (This is a particularly hard specialism to recruit to with not enough experienced LPA ecologists in the market)
- 1 Arboriculture post - a further recruitment process to follow
- Energy & Climate Change Manager role recruitment process running
- 1 Project Support Officer for GRACE project – currently out to advert



Resource Update Cont.

Planning Policy and Compliance Service


Planning Policy Team

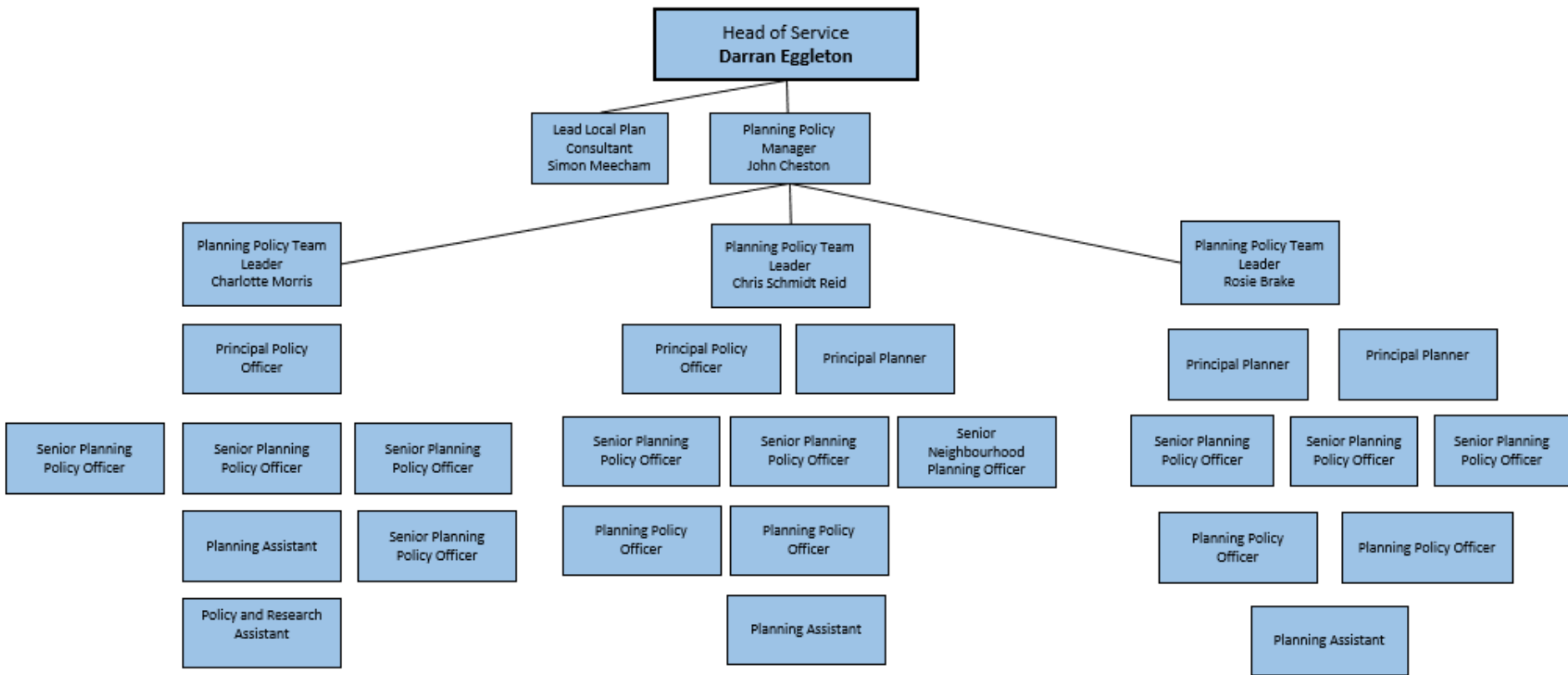
- Team Manager – John Cheston
- 3 Team Leaders – Charlotte Morris, Chris Schmidt-Reid, Rosie Brake.
- 22 officers in total
- Currently - 6 FTE Vacancies remain in the team with recruitment continuing for the vacant roles.

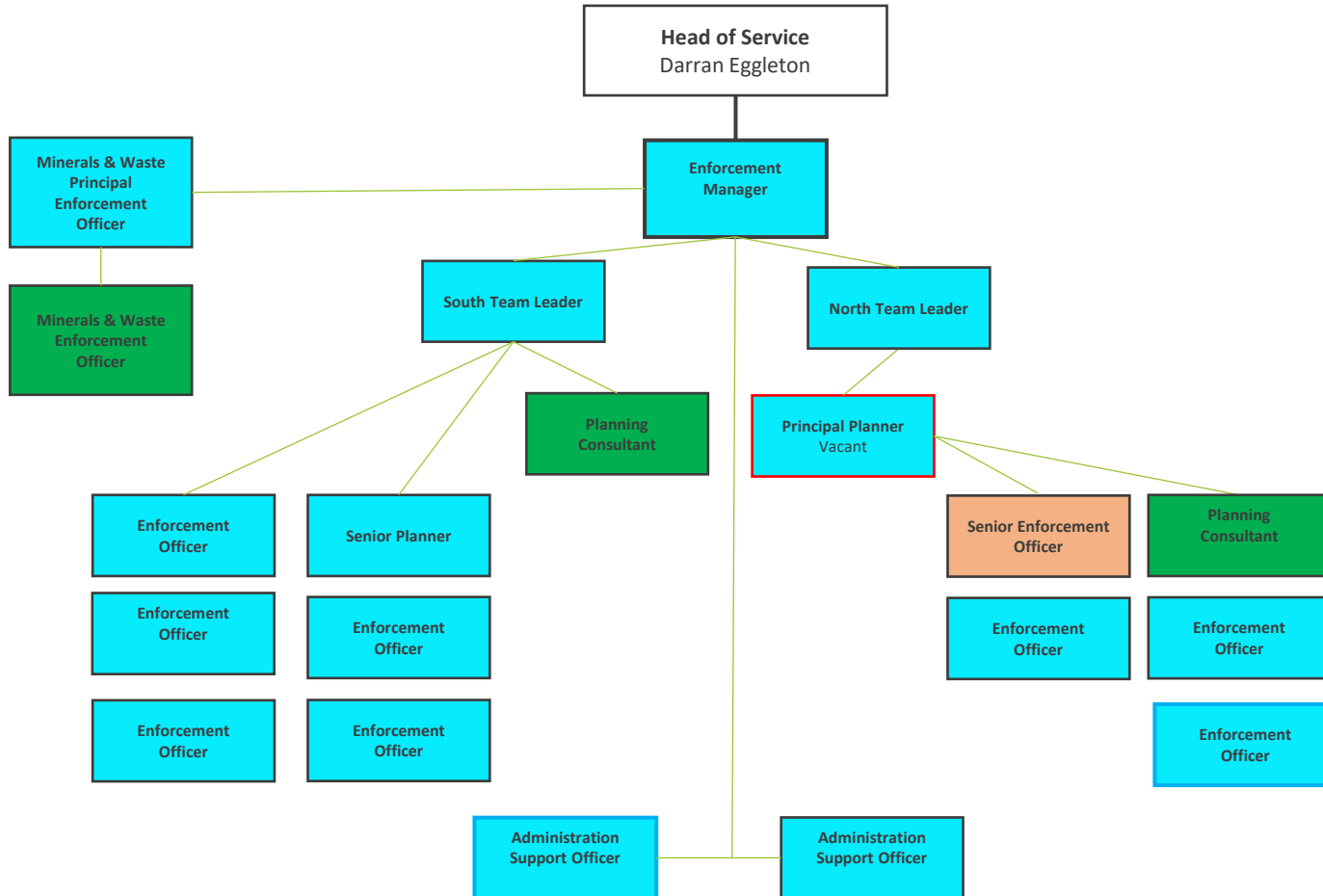
Section 106 & CIL Administration

- 5 Officers covering 6 x FTE
- 1 new consultant started this month to help address workload
- Structure and team alignment remain in process.

Compliance and Enforcement Team

- Team Manager Gemma Davies
 - 2 Team Leaders – Olivia Stapleford and Stephanie Penney
 - 20 Staff
 - 3 current vacancies (2 being covered by temporary consultants)
- 







PIB Dashboard

Friday, 14 January 2022

Draft Updated

14th January 2022

Category

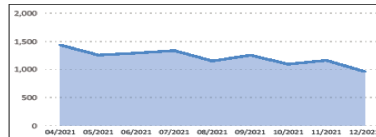
All

Area

All

Number of planning applications & related applications received

Category	04/2021	05/2021	06/2021	07/2021	08/2021	09/2021	10/2021	11/2021	12/2021	Total
a. Major Applications	11	8	10	16	13	21	4	11	15	109
b. Minor Applications	116	132	169	147	137	142	128	173	138	1282
c. Other Applications	640	569	582	579	506	483	454	455	415	4683
d. Non Planning Applications	446	356	348	383	343	393	355	365	287	3276
e. Permitted Development Prior Approvals	58	55	48	70	29	50	27	43	25	425
f. Planning Advice	160	132	131	117	108	161	112	111	69	1121
Total	1431	1252	1288	1332	1146	1250	1090	1158	959	10906



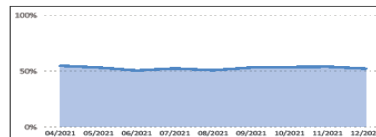
Number of planning applications valid

Category	04/2021	05/2021	06/2021	07/2021	08/2021	09/2021	10/2021	11/2021	12/2021	Total
a. Major Applications	11	8	6	14	6	11	8	10	11	85
b. Minor Applications	119	104	103	133	129	110	108	130	137	1073
c. Other Applications	552	530	532	549	471	437	402	425	370	4268
d. Non Planning Applications	425	318	337	329	319	359	321	338	252	2998
e. Permitted Development Prior Approvals	58	44	47	66	36	47	36	40	28	400
f. Planning Advice	140	109	130	129	99	130	101	107	61	1006
Total	1303	1113	1155	1220	1060	1094	976	1050	859	9830



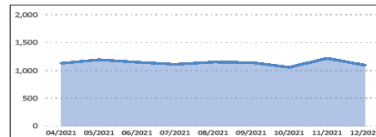
% of applications valid on receipt

Category	04/2021	05/2021	06/2021	07/2021	08/2021	09/2021	10/2021	11/2021	12/2021	Total
a. Major Applications	27.3%	37.5%	40.0%	25.0%	30.8%	28.6%	25.0%	18.2%	46.7%	31.2%
b. Minor Applications	37.9%	28.0%	21.9%	29.0%	27.0%	21.1%	25.8%	30.6%	34.3%	28.2%
c. Other Applications	34.4%	38.8%	34.4%	36.4%	34.2%	37.5%	35.7%	38.5%	41.0%	36.6%
d. Non Planning Applications	76.7%	72.5%	73.9%	71.0%	72.6%	71.5%	74.6%	75.9%	71.4%	73.4%
e. Permitted Development Prior Approvals	48.3%	30.9%	62.5%	51.4%	36.4%	52.0%	59.5%	44.2%	34.3%	51.3%
f. Planning Advice	90.0%	87.9%	91.6%	93.4%	87.0%	85.7%	88.4%	86.5%	62.6%	88.5%
Total	54.6%	53.0%	50.3%	52.2%	50.5%	53.0%	53.4%	53.7%	51.9%	52.5%



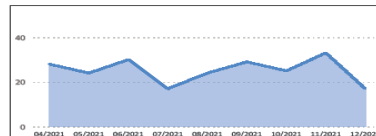
Number of planning applications & related applications determined

Category	04/2021	05/2021	06/2021	07/2021	08/2021	09/2021	10/2021	11/2021	12/2021	Total
a. Major Applications	11	8	6	5	11	11	16	9	10	87
b. Minor Applications	108	101	95	106	114	118	106	137	118	1029
c. Other Applications	451	487	519	523	553	497	433	527	437	4427
d. Non Planning Applications	360	405	377	333	296	349	342	391	371	3224
e. Permitted Development Prior Approvals	62	56	60	45	51	54	35	40	50	453
f. Planning Advice	131	130	86	94	120	109	120	108	83	981
Total	1123	1187	1143	1106	1145	1138	1052	1212	1089	10195



Number of planning appeals received (excluding Enforcement appeals)

Category	04/2021	05/2021	06/2021	07/2021	08/2021	09/2021	10/2021	11/2021	12/2021	Total
a. Major Applications	2	2	1	1	1	1	1	1	9	
b. Minor Applications	8	11	8	9	12	11	11	5	7	82
c. Other Applications	14	10	18	4	11	12	11	18	8	106
d. Non Planning Applications	4	2	1	3	3	2	2	6	1	22
e. Permitted Development Prior Approvals	1	1	1	1	2	2	3	3	1	8
Total	28	24	30	17	24	29	25	33	17	227



Number of cases in hand

Category	No. in Hand
a. Major Applications	142
b. Minor Applications	742
c. Other Applications	1397
d. Non Planning Applications	1388
e. Permitted Development Prior Approvals	75
f. Planning Advice	605
Total	4349

4349

Quick Wins 2021

Phase One – October to January

Simplified Householder Applications and Pre-App

- Standardised and simplified format
- Uniform templates
- Checklist for Agents and Architects
- Householder pre-application rota
- Site Visit Procedure Note

Amended Plans/Information

- Clear and consistent position on when we will accept amended plans/information
- Website Updated for Customers

Delegations

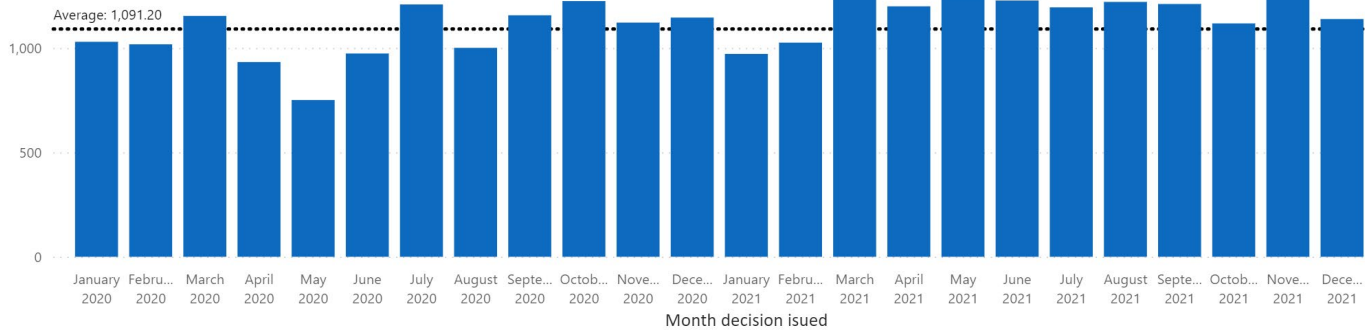
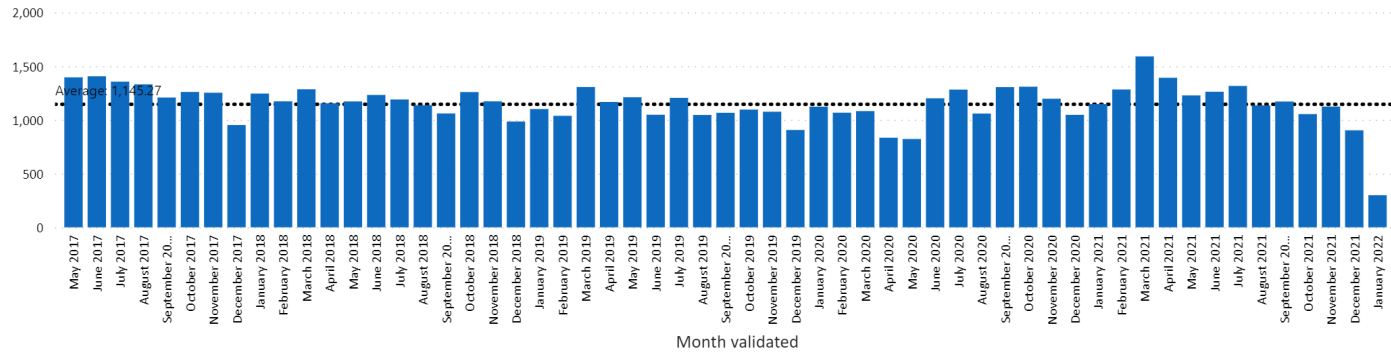
- Improved and consistent case conferencing, with a new buddy system
- Sub-delegations extended consistently across Development Management

Performance and Data

- Data cleanse on the Uniform Systems
- Performance Objectives set through Coaching for Performance based on throughput
- Expectations set on the need and style of communication (training to be provided by Customer Services Team)
- Officer dashboards in Power BI rolled out to assist in managing workloads
- Suspension of 'Do I need' services

Communications

- Implementation of Member Surgeries to provide advice to Local Ward Members on planning matters
- Introduced more active conversations between applicants and case officers



Delivering Efficiencies 2022

Phase 2 – February Onwards

Extension of Time and Amendments

- Standardised approach to Extensions of Time, including customer contact at set points in the process
- Review of the Amended Plan pilot

Consultations/notifications

- Reducing and simplifying internal consultations, including use of surgeries and kick off meetings for strategic sites.
- Implementation of consultee access across the different uniform systems
- Standardisation of consultations and notifications

Standardised and Simplified Officer Reports

- Major Pre-App and PPA letters
- Listed Building Consents
- Discharge of Conditions
- Standardisation of conditions and informative across the service

Technical Services

- Resourcing and transitioning the North and Central technical service functions back into the planning service
- New Legal Instruction procedure notes and simplification of Burnham Beeches UU process
- Uniform efficiencies, including the roll out of Enterprise
- Review of Business Continuity Plans
- Plan X

Training and Development

- Training for Planning Committee Members
- Training on District Licencing
- Training on difficult conversations and negotiations

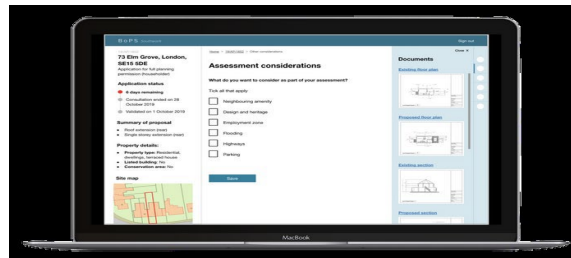
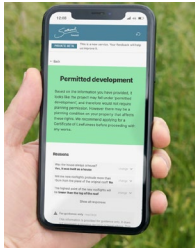
Planning Business & Improvement Team

Back-Office Planning System (BOPS) & Reducing Invalid Planning Applications (RIPA):

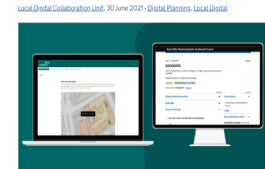
Buckinghamshire Council recognised by DLUHC for our contribution to the Delivery of these national planning software products. Awarded £118,900 from DLUHC to fund this during 2021.

Awarded ongoing management of the BOPS project in 2022-23, bringing with it;

- **£1 million for BOPS product development, and,**
- **£378,000 for staffing costs and £49,000 for non-staffing costs (£427,000 total) for the 2022-23 financial year.**



MHCLG launch two beta products in a first step towards digital planning reform



Planning Business & Improvement Team

Planning & Environment Services web pages reviewed.

Information consolidated and moved from legacy sites to new Buckinghamshire Council web site.

Based around the most frequent customer journeys and user testing.

The screenshot shows the Buckinghamshire Council website header with the logo and a search bar. Below the header is a navigation menu with a 'Home' link. The main content area is titled 'Planning and Building Control' and features three columns of service cards:

- View a planning application**: Search, view and make a comment on a planning application.
- Having a say and reporting issues**: Get involved before, during or after the planning application process, and how to report something that doesn't look right.
- Building or improving your property**: Check if you need permission, get advice and apply for planning permission or building regulations approval.

Below these cards are several links and descriptions:

- Planning policy**: Find out about neighbourhood planning, planning reporting and local development plans.
- Nationally significant infrastructure projects**: Learn about nationally significant infrastructure projects (NSIPs) in and around Buckinghamshire.
- Use our planning and building control services**: Contact us, check fees and book for specialist planning, building control and environmental services.
- Request a search on a property or land**: Which searches do you need to do and how to apply for them.
- Planning services and fees**: Everything we do in planning and how much it costs.
- Building Control services and fees**: The services that we offer and how much they cost.

Neighbourhood Planning News

New Neighbourhood Planning Coordinator now in post:

Rachael Riach

Neighbourhood Planning Co-ordinator

- **Email: rachael.riach@buckinghamshire.gov.uk**
- **Tel: 01494 475701**
- If you are considering starting or reviewing a neighbourhood plan, get in touch via the email below or phone and leave a voicemail.
- If you are already preparing a neighbourhood plan continue liaising with your current contact but copy in the email above.

Neighbourhood Planning News

Ongoing Pre-submission consultations

- Wooburn & Bourne End NP: Ends 31st January.
- North Marston NP: Ends 3rd February
- Winslow NP: Ends 21st February

Ongoing Submission consultations

- Granborough NP: Ends 3rd February
- Quaiton NP (review): Ends 28th February

Other news

- Stewley Neighbourhood Plan was formally made in December 2021.
- Denham Neighbourhood Plan passed its referendum.
- Cuddington NP and Buckland NP(review) have completed their submission consultations and will be independently examined.

Look out for...

Online Town and Parish Training on Planning Policy and Compliance.
It will include information on Neighbourhood Planning.

Date tbc



Enforcement Update



Enforcement Update Cont.



Town and Parish Council Training



Buckinghamshire & Milton Keynes
Association of Local Councils

- We are continuing to provide training for Town and Parish Council Members through BKMALC (<https://bucksalc.gov.uk/trainingandevents/>)
- In addition we will be offering 20 minute bite size sessions at the end of future forums.
- If you have any suggestions for topics please contact Saiqa.khan@buckinghamshire.gov.uk
- Due to limitations on resources we are unable to provide bespoke training sessions for individual parishes/town councils, hence we encourage the use of the training provided through BKMALC. If a parish has specific questions then we can look to arrange officers to attend an item of your meeting or provide written responses.

Questions from Town and Parish Councils - for the 26 January 2022 meeting

No	Questions
From Newton Longville Parish Council	
1.	When will the current staffing resource issues be resolved and routine use of consultants cease?
Answer	<p>Due to the demand for planning officers at the moment there is nationally a higher turnover of staff than we are used to experiencing.</p> <p>We have however been very successful in filling vacant posts during recent rounds of recruitment, and anticipate significantly reducing our reliance on contractors from the end of March.</p> <p>Even without this issue however, planning workload does fluctuate and so many planning authorities use contracted staff to assist in dealing with peaks of workload and have done so for many years.</p>
2.	Why are planning applications being validated when the submitted plans do not meet the validation details?
Answer	<p>It's at the discretion of the Local Planning Authority what they choose to accept as a valid planning application. There are two sets of validation requirements; national and local.</p> <p>The national ones which require things such as using the correct form, red edged plans, necessary plans drawn to scale, north point, and appropriate fee.</p> <p>Then the Council can also specify a local list of information that will assist the efficient processing of the application. The Planning Authority can exercise some discretion on these requirements to ensure that the information being requested is proportional and necessary.</p>
3.	Why are there ongoing delays in uploading documents to the planning portal (at time in excess of six months) and in some instances documents not being uploaded at all?
Answer	<p>When planning applications are received the application and accompanying details are published on our website. This allows representations to be made and the material planning considerations to be identified.</p> <p>During the course of the application, at the discretion of the case officer, further information such as technical reports or amended plans will be published.</p> <p>Once a decision has been reached only the information required to be retained as part of the planning register is left. Any other information is removed. At this point if there are any further documents identified for retention they will be added "as and when" resources allow. It may be these sorts of documents which are being referred to.</p> <p>During the consideration of a planning application the case will result in emails, meetings, etc. At the discretion of the case officer only those of particular</p>

No	Questions
	significance to the decision will be uploaded. As a matter of course general correspondence is not added to the digital planning file.
4.	Before widespread use of the internet all documents relating to planning applications were in physical files. Making documents available online is not a legal requirement, although it is recommended in government guidance. From recent responses to FOIA/EIR requests it appears BC are no longer maintaining physical planning files and instead of filing all correspondence in relation to an application in "the file" (whether electronically or physically) they are being left in email boxes of individual officers or group email boxes, without any attempt to file. What is the legal basis of this change and how does it aid openness and transparency?
Answer	See answer to question 3 above.
5.	Whilst there is no legal requirement to consult parish councils or the public generally on "Discharge of conditions applications" many Local Planning Authorities do consult parish councils. This is particularly important when an LPA does not proactively monitor conditions as seems to currently be the situation with BC. Will BC start notifying parish councils of all discharge of condition applications?
Answer	<p>The purpose of consulting when a planning application is received is to ensure that all possible material planning considerations are identified prior to a decision being made. This ensures that robust decision making takes place.</p> <p>Details are required to be approved by condition to enable development to proceed where it would otherwise have been necessary to refuse planning permission, by mitigating the adverse effects. The requirements of the condition and reason for its imposition must be clearly stated.</p> <p>Statutory consultees can suggest very technical conditions to mitigate potential impacts and make a development acceptable in planning terms. In such case the planning authority will usually consult them on any details submitted. There is no wider need for public consultation as the issues are already clear, which is why no statutory consultation is required.</p> <p>The approval of these details must not delay development and so it is imperative that such decisions are made as quickly and efficiently as possible. Indeed, where an applicant has concerns about the timeliness of the local planning authority in giving notice of its decision, they can serve a deemed discharge notice.</p> <p>The onus is on the applicant to implement their planning permission correctly. The planning system is not designed to require the proactive monitoring of development under construction or to provide any form of check that completion has been satisfactorily achieved.</p> <p>Nationally the most efficient use of planning enforcement resources is seen to be through the investigation of concerns reported to the Authority. Although there are occasions where it is appropriate for pro-active monitoring to take place.</p>

No	Questions
	Any details approved are provided as part of the approved planning development and as therefore available for inspection should anyone which to check the details approved.
6.	Many planning applications include Construction Traffic Management Plans (CTMP), Construction Environmental Management Plans (CEMP) or similar controls on how developments are meant to be managed as they progress. However, it appears that little if any proactive monitoring or control is undertaken by BC (at least in former AVDC area) of such controls. Why not and what is going to be done to rectify this?
Answer	See response to question 5 above.
7.	How many planning applications validated more than two years ago are yet to be determined in each former district of BC and what steps are being taken to rectify this situation.
Answer	<p>The government set some general targets for the determination of 13 weeks for applications for major development, and 8 weeks for most other types of development.</p> <p>Once a planning application has been validated, the local planning authority should make a decision on the proposal as quickly as possible, and in any event within the statutory time limit unless a longer period is agreed in writing with the applicant.</p> <p>The government however recognise that in some instances it may take longer to resolve outstanding issues and reach a decision. So they allow the applicant and the agent to agree longer periods of time, through either a Planning Performance Agreement (PPA) or an Extension of Time (EOT).</p> <p>As a result, there may be planning applications which take a long time to reach decision, but as long this is with the agreement of both parties that is fine.</p> <p>The unitary authority inherited the outstanding planning applications being considered by the legacy authorities and that included a backlog of older applications in some areas. We have been actively working to reduce these and now have a relatively small number still to resolve:</p> <p><u>Planning Applications (Major, Minor and Others) Open (validated pre 1st January 2020)</u> 72 North and Central 51 South and East 7 West Total 130</p>
8.	Why are BC continuing to use the Milton Keynes Citizen to advertise planning applications for Newton Longville and other parishes in the north of the county, even when it has repeatedly been pointed out that the MK Citizen is not generally circulating in the area, nor is any other newspaper. Given this and the lack of any local newspaper, why do BC not routinely write to nearby residents routinely about planning applications as many other Local Planning Authorities do.

No	Questions
Answer	<p>There is a requirement for the planning authority, in certain circumstances and for certain applications, to place an advert in a local paper. As you point out the Milton Keynes Citizen may not fully cover the Parish, but it remains the best option available.</p> <p>In such cases, if a local planning authority is not able to comply with such a specific publicity requirement, the authority is encouraged to take reasonable steps to inform any persons who are likely to have an interest in the application.</p> <p>Planning legislation also requires that immediate neighbours are notified by means of a site notice or a letter. In the legacy AVDC area notices are used, but elsewhere its letters. A project is nearly completion which will harmonise the process of neighbour notification across the Buckinghamshire Council area.</p> <p>The publication of a Site Notice is considered to constitute the best “reasonable alternative” available.</p>
9.	<p>Why not notify parish councils and the public generally on applications to "non material change" planning applications - whilst there is not legal requirement to do so, parish councils are often in the best position to comment on whether or not such applications are or are not material.</p>
Answer	<p>The approval of a non-material minor amendment is a legal basis for accepting insignificant revisions to a planning permission.</p> <p>Following the grant of a planning permission an applicant may wish to introduce small changes to the approved plans, either arising through the process of producing working drawings, or to address issues encountered at the construction stage.</p> <p>To avoid the need for a fresh planning application on each occasion it is possible for planning authorities to accept such small changes as “Non-material changes to a planning permission”.</p> <p>This benefits the applicant who is not required to make a new planning application, with time and financial costs incurred and the local authority which avoids having to deal with an entirely new application.</p> <p>Non-material amendments dealt with in this way also ensure that the authority has “as built” plans and that all conditions on the permission ‘bite’ against the development as constructed.</p> <p>It is not possible to provide a definitive definition on what constitutes such an amendment and officers gain experience in making such judgements through experience in regularly determining these and through case law. When in doubt a precautionary approach is always adopted and a fresh planning application should always be requested.</p> <p>The present approach ensures consistency and speed of decision making. We are not aware that such applications have raised any issues, such that a change in current processes would be of any benefit.</p>

No	Questions
10.	<p>For planning applications within Newton Longville, the Buckingham and River Ouzel Drainage Board is routinely being consulted on applications even though they do not cover any of the area. The area they cover is defined, it is a waste of effort to consult inappropriately, whereas at the same time the MK CCG is not generally consulted even though it is the CCG that covers Newton Longville, worse the Bucks CCG is incorrectly consulted instead. These issues have repeatedly been pointed out but nothing has been done to rectify the situation. Why not and what will now be done to correct this.</p>
	<p>The requirements for statutory consultees are well defined and process are in place to ensure they are all undertaken. Historically however many non-statutory consultations have taken place and these have become custom and practice in different areas.</p> <p>As part of our move to a single back office planning system these will be reviewed and rationalised. The extent of any such informal consultations will be formally agreed with the party concerned. If possible these will be automated using GIS where they have a physical area of coverage.</p> <p>This will address the issue you raise regarding the Milton Keynes Clinical Commissioning Group.</p>
From Cuddington Parish Council	
11.	<p>Amendments : If amended details are being submitted for an application, Bucks should automatically have the applicant describe the precise changes and ideally mark them up on the amended drawings for clarity / transparency</p>
Answer	<p>As you will see on our website the Council has recently introduced changes to our approach to amended plans: https://www.buckinghamshire.gov.uk/planning-and-building-control/planning-services-and-fees/#planning-advice-services</p> <p>We have introduced a stricter approach to when we will accept amended plans. We will accept simple amendments:</p> <ul style="list-style-type: none"> • where a scheme is unacceptable as submitted, but can be made acceptable subject to very minor amendments without the need for further consultation or a limited submission of additional information to overcome technical concerns were the development is otherwise acceptable that do not require further re-consultation and/or publicity <p>We will not be accepting amendments where:</p> <ul style="list-style-type: none"> • the scheme is unacceptable as submitted, and where no initial planning advice has been sought, but can potentially be made acceptable subject to significant additional information and/or details being provided and/or further amendments that may require the need for further consultation • the scheme is unacceptable as submitted (e.g. principle of development cannot be supported or the amount of change required would result in a very different proposal)

No	Questions
	<p>It is helpful if an applicant choice to mark up an amended plan for clarity, but it would be unduly onerous to require this in every case. We will however, as part of our single back office planning system introduction be creating a web form to help us process requests to accept amended plans.</p> <p>This will give us the opportunity to request a written list detailing all the amendments being requested as part of this new process.</p>
12.	<p>Where plans are amended in response to concerns raised during consultation the approved mitigation should be highlighted in the conditions and should be protected by an Article 4 direction or similar to make sure that they are actually implemented.</p>
Answer	<p>If a plans are amended to overcome concerns identified during the consideration of an application, it is these plans which are granted planning permission. Usually a planning condition will be added specifying the planning number for the avoidance of any doubt. Any approved planning permission should therefore be implemented in accordance with these approved plans.</p> <p>A planning permission however only states that planning permission has been granted for the plans approved. This does not mean that this is the only possible acceptable development. An applicant can submit as many variations of their proposed development as they wish. Each would be tested against the relevant policies and would be found to be acceptable or not.</p> <p>It is therefore entirely possible that an applicant could seek and obtain planning permission for several different variations of the same development and they can then choose which they wish to implement.</p> <p>An Article 4 direction would not have any influence over a planning approval. Such a direction simple requires that in certain circumstances development which could be constructed with the benefit of permitted development rights instead requires express planning permission from the Council.</p>
13.	<p>Ridge heights: All applications should include drawings showing the proposed ridge and slab levels against a specified datum ; these information to be included in the list of approved drawings in the decision notice so that they can be subject to enforcement</p>
Answer	<p>The government have specified the minimum requirements for the submission of a valid planning applications (see response to question 2 above).</p> <p>The requirement for full levels details on all applications would be unduly onerous and are not therefore requested. If, however the circumstances of a particular development are such that this is crucial such details can be requested or in certain situations required by planning condition.</p>
<p>From Denham Parish Council</p>	

No	Questions
14.	We would like to have training/Q&A session with officers on local planning issues in the South of the County. This would greatly assist Councillors to make constructive comments to applications, can this please be made available as soon as possible?
Answer	If you can let us know what sort of issues you would like to discuss, then this can be arranged.
From Winslow Town Council	
15.	The Parish Liaison Officer who provided a very good service on planning matters for Parish and Town Councils in the north of the county moved on some months ago. Is a replacement being recruited? Our Clerk advises What I'm missing is the ability to pick up the phone and talk something through with a suitably informed person.
Answer	<p>The Parish Liaison Officer role was not a role within the Planning Service. The role sat within Customer Service Team and only provided support to the former Aylesbury Vale area. The Customer Service Team have now set up the following arrangements to offer support to all Town and Parish Councils:</p> <p>Parish and Town Council VIP line Parish and Town Councils can contact the Customer Service Centre via the current mailboxes: parishsupport@buckinghamshire.gov.uk memberandparishsupport@buckinghamshire.gov.uk</p> <p>and access TfB updates and information via the Parish portal http://parishes.transportforbucks.net/</p> <p>There is also a dedicated Parish VIP phonenumber where you can reach a member of the customer team on 0300 303 5640 9am to 5.30pm Monday to Thursday and 9am to 5pm Friday. This number is prioritised by the customer team.</p>
16.	<p>Is it not time for there to be a service standard laid down by Buckinghamshire Council for pre-application advice for which the applicant pays a fee? In Winslow, the Town Council is waiting for a pre-application advice report paid for and submitted 4 months ago for an important project we wish to progress rapidly.</p> <p>However, compared with a developer involved with delivering a residential site detailed in the Winslow Neighbourhood Plan, the Town Council's experience of delay is minimal. In July 2020, a virtual pre-application (ref 20/02207/COMM) meeting was held and the planning officer indicated he would write his report in 3 to 4 weeks. After 18 months, the developer has not received the report, in spite of regular chase-ups, Bucks Council has not indicated when the report will be produced and the £1,200.00 fee has not been reimbursed.</p>

No	Questions
Answer	<p>We have a Planning Improvement Board project that will be looking at our discretionary services and PPA that is to be progressed in 2022. Alongside this we are working with the Planning Advice Service (PAS) to review capacity within the Development Management team.</p> <p>In relation to Winslow Town Council's pre-application, the case officer has been awaiting heritage comments before being able to finalise a response. This is being prioritised recognising this is a scheme Winslow Town Council wish to progress rapidly and a meeting has been scheduled for next Wednesday.</p> <p>In relation to 20/2207/COMM - Pre-application advice is treated as confidential, as such we cannot comment on this particular case noting that Winslow Town Council is not the applicant. We have however written to the agent to see if they wish to pursue this advice or wish for their fee to be partially returned.</p>
From Edlesborough Parish Council	
17.	Is it essential to carry out a formal review of the NP plan after 5 years to ensure that it continues to carry full weight in the determination of planning applications?
Answer	It is a good idea to consider whether or not a plan needs reviewing every 5 years or if a big change has happened as is the case with your plan, but it is not essential or a requirement to carry out a review of the plan every 5 years as sometimes changes to the plan are not needed.
18.	If a formal review is necessary, how far reaching does the review need to be? Do we have to go through a full consultation process again if we don't modify the current policies.?
Answer	<p>A way to figure out whether to review or not is outlined below: (Additionally pg. 30 of the attached guide provides some useful information on this)</p> <ul style="list-style-type: none"> • Review the policies of the newly adopted AV Local Plan against the existing neighbourhood plan policies. <ul style="list-style-type: none"> ○ Can you see any contradictions? (e.g. the new AVLP policy is completely opposed to the NDP policies.) ○ Are there new AVLP policies that you feel need further local detail added to them? Is there an existing NDP policy that does this or not? ○ Could the evidence base behind some of the NDP policies be updated to improve the policy? • Are there new needs for the parish, such as for housing - the review could seek to allocate a site. You can discover this through some community engagement activities / a survey etc and desktop research.

No	Questions
	<ul style="list-style-type: none"> Another thing to consider is if your NDP policies have produced the intended outcomes with regards to planning applications? You can work this out by looking at any monitoring that has been done with regards to the NDP policies. You could also view planning applications in your Parish since the NDP was made and see in the officer report if and how the NDP policies have been used and interpreted and their effects. <p>If the answer is yes to the above (or no to the last bullet point) some kind of review may be worthwhile.</p> <p>With some exceptions, the formal process of reviewing a plan is the same as preparing the original neighbourhood plan: with a pre-submission consultation organised by the parish council and a submission consultation, examination and referendum organised by Buckinghamshire council.</p>
19.	<p>Presumably the new Buckinghamshire local plan will have to meet the latest central government housing provision requirements.</p> <p>Q3. Will that require additional housing provision over and above that already included in VALP for the Aylesbury Vale area?</p>
Answer	<p>There continues to be considerable uncertainty about the Government's intentions for the reform of the planning system. As things stand, whilst there are no central government housing provision requirements as such, its standard method for calculating local housing need indicates that Buckinghamshire will need to identify locations for significant further housing provision. The Council will need to consider all parts of Buckinghamshire in terms of their potential to contribute to meeting this need, including the former Aylesbury Vale area.</p>
20.	<p>When will we know what, if any, additional local housing provision will need to be included in our NP?</p>
Answer	<p>The Council is not yet at the stage of considering the options for different growth strategies for the area. There is still considerable work to be done to identify different sources of housing supply, including optimising the contribution made by brownfield land and the regeneration of town centres, before considering any undeveloped land. We welcome any information that parishes can supply about potential brownfield sites that may have been overlooked, and encourage these to be submitted through our 'call for sites'. The Council is keen to work alongside parishes wherever possible to facilitate the alignment of strategic growth policies with those of NDPs.</p>
From Buckingham Town Council	
21.	<p>CIL; when will CIL funding become available for Councils in the Aylesbury Vale area? It is not acceptable that Northern councils are still being disadvantaged in this way, particularly with the future growth now being set by the VALP</p>

No	Questions
Answer	<p>CIL in the North.</p> <p>The Governments Planning white paper consultation in August 2020 indicated that as part of the Planning reforms a new Planning Bill could completely revamp the way in which developer contributions are made. This included the potential abolition of CIL and S106. There was suggestion of a National Infrastructure Levy (NIL) and discussion took place about how the Levy could be set across the nation.</p> <p>At present we await the Governments response to the Planning White Paper consultation and await a new Planning Bill, which could radically change the way that the planning system works and may introduce a new way of collecting developer contributions.</p> <p>In December 2021, the Housing Minister Christopher Pincher said the government’s “final response” to the planning white paper and related legislation will “probably” come forward in the “earlier part of next year” ... As a result, it is likely that much any work on a CIL undertaken now has a high risk of needing to be aborted, in lieu of a new planning system. We are therefore holding in abeyance any further decisions in regards implementing CIL in the North and Central Planning areas until such time as the planning reforms are complete.</p>
22.	The matrix being used to calculate and allocate sports and leisure S106 contributions has not been changed since 2004. This is no longer fit for purpose. Can this now be reviewed as a matter of urgency, following the adoption of the VALP?
Answer	We are replacing the Sport and Leisure SPG 2004 and Ready Reckoner 2005 with a new Open Space, Sport Leisure and Cultural Facilities SPD to guide VALP policies 1,2,3. In the interim officers are using the VALP policies and the 2005 Ready Reckoner (to calculate S106 contributions). It is anticipated that the SPD will be ready in draft by the summer.
23.	How can parishes be more consistently consulted on the S106 agreements in their areas, (other than for Sports and Leisure contributions)?
Answer	<p>Local Ward Members and Parish/Town Councils are consulted on planning applications and are able to provide comments on all aspects of the proposal. It is during the application process, prior to determination that Members and Town/Parish Councils have an opportunity to identify and request mitigation proposals. It should be noted that identifying and requesting mitigation if the planning application is to proceed, does not prejudice or undermine your overall position.</p> <p>Any mitigation requests have to be considered by officers in relation to the tests of lawfulness are detailed within the National Planning Policy Framework (NPPF), the associated guidance (PPG) and within the Community Infrastructure Levy (CIL) regulations. Paragraph 002 of the PPG details that planning obligations can assist in mitigating the impact of unacceptable development to make it acceptable in planning terms.</p>

No	Questions
	<p>As set out within the NPPF (para 57) to meet the tests obligations must be:</p> <ul style="list-style-type: none"> • necessary to make the development acceptable in planning terms; • directly related to the development; and • fairly and reasonably related in scale and kind to the development. <p>As set out within the PPG and NPPF (para 56) planning conditions need to meet the following six tests:</p> <ul style="list-style-type: none"> • necessary; • relevant to planning; • relevant to the development to be permitted; • enforceable; • precise; and • reasonable in all other respects. <p>At the stage of drafting and finalising a S106 agreement, we are working to an approved Heads of Terms. The S106 agreement is simply the legal mechanism that secures the obligations as set out in the recommendation to approve (either by the officer or planning committee). We do however publish S106 drafts 10 working days prior to completion albeit this is not a formal consultation.</p> <p>The Council publishes an Infrastructure Funding Statement (Infrastructure funding statement Buckinghamshire Council) in relation to developer contributions secured and spent.</p>

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
1	Call-ins Accepted					Shire Councillors						Notes				
2	Year	Appln	Type	site	Proposal	CC	SC	TM	HM	RS	WW	date of BTC agenda	Later contact if any	Response	Committee Date	Decision
3	2019	00902	ADP	Land adj 73 Moreton Road	Reserved matters - 13 houses	-	x	-	-	√	-	15/4/19 & 18/1/21	amended plans	Reduction to 12 houses - no change; RS call-in		
4	2020	00510	APP	Moreton Road III	130 houses	-	-	-	-	√	-	24/2/20				
5	2020	03840	APP	5 The Villas	extension	-	-	-	-	-	√	30/11/20				
6	2021	00479	APP	Oddfellows Hall	variation - rooflights	-	-	-	-	-	√	22/2/21				
7	2020 2021	04324 00953	ALB APP	Bourton Mill Leisure Club	External fitness area, floodlights and CCTV	-	-	-	-	√	-	19/4/21				
8																
9	Call-ins submitted since Constitution changed July 2021											Notes				
10	Year	Appln	Type	site	Proposal	meeting	date called-in	acknowledged	Accepted?	Later contact if any	Response	Committee Date	Decision			
11				all those previously submitted have been decided without recourse to Committee												
12	2021	04241	APP	60 Moreton Road	2-st front extension & garage	29-Nov	01-Dec	02-Dec								
13		04886	APP	The Workshop, Tingewick Road	New shed & fence (Retrosp)	24-Jan	26-Jan				WW has called in; BTC request to speak at Committee					
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**BUCKINGHAM TOWN COUNCIL
PLANNING COMMITTEE
MONDAY 14th FEBRUARY 2022**

Contact Officer: Mrs. K. McElligott, Planning Clerk

Agenda item 11

Destination for unused s106 monies

The Town Council has received the following email from the s106 Monitoring Officer:

You will recall from the quarterly updates that there remains an unspent Contribution of approximately £18k which was secured from the London Road development [*Lace Hill*] to extend the parking at the Football Club. Work was carried out and overseen by our Parking Services Team which totalled just over £100k.

The balance is nearly a year away from its use-by deadline, with any unspent monies to be returned to the Developers. I have made some tentative enquiries via our Parking Services, Estates Team and AVE contact regarding this money and they could suggest some other uses by the Football Club – extending the perimeter fencing, tidying the adjoining trees. Any change would be subject to agreement by the Developers and potentially reflected in a Deed of Variation.

Could you let me know whether BTC would be supportive of such a change in use of the remaining monies, or similar, to benefit the Football Club?

It was pointed out that the s106 clause read (this from the “Interpretation of Terms” list in the AVDC s106 document)

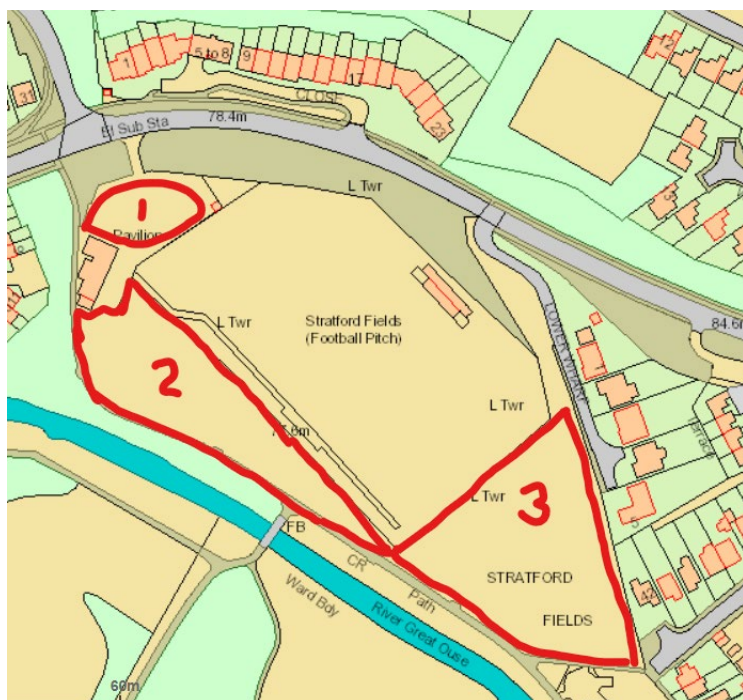
“the Town Centre Parking Contribution”	the sum of ONE HUNDRED AND FIFTEEN THOUSAND POUNDS (£115,000) increased by the amount (if any) equal to the rise in the Index from the date hereof to the date the payment is due which is to be paid by the Owners and the Developer to the Council to fund additional parking facilities at Buckingham Athletic Football Ground as more particularly referred to in the Eighth Schedule
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and referred to the AVDC land at the Football Club, and the augmentation of AVDC-owned public parking provision in the town. By agreement this was for 5½ days a week with the Club benefitting on Saturday afternoons and Sundays.

The entirety of the Eighth Schedule is reproduced below. The Deed was signed on 28th October 2009, and the s106 quarterly reports show a use-by date of 6th February 2023.

Asked what weight suggestions from the Football Club would have, Mr. Rowley sent the following response:

The background you provided in that the Parking requirement was to meet the additional need of Lace Hill residents having somewhere to park in town (ie not benefitting the Football Club directly) is the clearest steer I have. Therefore, if the Town Council come back with a similar associated Parking project, we would discuss this with DM. Whatever is decided, the parties who paid the Contribution would need to agree to the new project otherwise the only option would be to return the money.



1: existing car park (38 vehicles)

2: riverbank

3: triangle below Lower Wharf



The pitch area and part of area 2 from the front of the pavilion



Area 3 from the footpath beside Wittmills Oak play area



The car park notice gives no warning of the restricted times

Would Members please note that the following questions have been asked of Parking Services:

1. Why is this car park not listed on your website? I wanted to check availability times and any charging points installed, and it wasn't listed at all. I had to go over there and check.
2. The notice implies that there is Free Parking every day. There is no mention of the arrangement that the Football Club has sole use on Saturday afternoons and Sundays. Has this arrangement lapsed?
3. The balance to be allocated is £18,000. I have no idea what this will buy – one or two charging points, perhaps? For example - £100,000 of the s106 money has already been spent on this car park – what did it cover? (this is a few years ago now, so it's only a guide).

If this information is available before the meeting, it will be circulated by email.

KM
9/2/22

THE EIGHTH SCHEDULE

Part I

Parking Contribution obligations

The Owners and the Developer hereby covenant with the Council to pay the Town Centre Parking Contribution to the Council prior to the Occupation of the first dwelling on the Land and not to cause permit or suffer the Occupation of the first dwelling on the Land until the Town Centre Parking Contribution has been paid to the Council

Part II

The Council's covenants

The Council hereby covenants with the Owners and the Developer as follows:-

1. To spend the Town Centre Parking Contribution solely on providing an additional 40 car parking spaces at the Buckingham Athletic Football Ground
2. If after ten years from the date that the Town Centre Parking Contribution has been paid to the Council all or any part of the Town Centre Parking Contribution has not been spent on or committed to the purposes referred to in paragraph 1 of this Schedule then the Town Centre Parking Contribution or any part thereof that has not been so spent or committed will be refunded to the party who paid the Town Centre Parking Contribution together with interest at a rate 2% below the Bank of England Base Rate prevailing with annual compounding at 31 March each calendar year from the date of payment to the date of the refund AND FOR THE AVOIDANCE OF DOUBT if this should ever result in a negative rate of interest then no interest shall be payable and FOR THE FURTHER AVOIDANCE OF DOUBT the Town Centre Parking Contribution or any part of it shall for the purpose of this paragraph be deemed to have been committed if any contract has been entered into or any undertaking given (whether enforceable at law or otherwise) the performance or fulfilment of which will require the expenditure of funds in the future in respect of the purposes referred to in paragraph one of this Schedule or any part thereof

Applications to fell trees 2020 onwards
Protected trees (ATP)

Year	Appl. No.	Address	Trees affected	Reason	Decision
2020	00834	2 Bostock Court	Weeping Willow	Dead (DD five day notice)	Approved
	01942	Land adj. 11 Cromwell Court	3 x Norway Maple	Trees in Foscott Way verge. Implication in subsidence issue	Approved
	02356	Maids Moreton Avenue, adj. 3 Carisbrooke Ct	Chestnut	Reported as reason for subsidence	Approved
	03021	1 Bostock Court	4 x Lawson Cypress	Causing excessive shading and have low amenity value	Approved
	03373	Open space, Watchcroft Drive	Sycamore	Dying and diseased, large limbs already dead, possible suffering from Sooty Bark disease. Bordering School so high risk.	Approved
	03375	Maids Moreton Avenue, rear of Stratford Lodge	Not specified	Remove dead trees and regrowth from previous felling.	Approved
2021	01706	Land adj. 11 Cromwell Court	1 x Norway Maple	Omitted from 20/01942/ATP; implication in subsidence issue	Approved
	03259	Buckingham Primary School (<i>mainly Maids Moreton Avenue</i>)	1 x English oak 1 x Common Hawthorn	Bad form, limited potential. Falling distance of playground and sheds. Almost completely ivy with limited live growth visible. Leans over public footpath	Approved
	04300	2 London Road	1 x White Fir	Fell; in decline, potential hazard of falling branches (also 21/04413/ATP to trim back)	Pending Consideration
	04603	Maids Moreton Avenue [<i>rear of Carisbrooke Ct</i>]	T1 Lime T2 Beech T3 Horse Chestnut	T1 Lime – risk of failure T2 Beech - leaning over footpath T3 Horse Chestnut - in decline	Pending Consideration
2022					

Conservation Area trees (ATC)

Year	Appl. No.	Address	Trees affected	Reason	Decision
2020	03689	Hunter St car park	2 x Willow	Suffering from fungus and decay	Approved
	03994	Land adj Tingewick Rd, behind 22 Nelson St.	1 x Scots pine Pt conifer hedgerow	To allow formation of new access per approved application 19/00391/APP	Deemed approval (out of time)

Appendix E

2021	00477	Sandon House, Moreton Road	Plum, Laburnum and Cherry	Plum – stem decay; Laburnum & Cherry dying. No replanting planned at present	Approved
	00492	1 Bone Hill	Elder	The tree works are proposed to stop the influence of the tree(s) on the soil below building foundation level and provide long term stability.	Approved
	00730	Land rear of 2 Market Hill	2 x Wild Cherry; Sycamore; Ash	Fell to allow development (development approved 16/6/21)	Deemed approval (out of time)
	01523	11 Chandos Road	1 x Spruce	Roots damaging lawn	Approved
	02421	Adj. 1 Bone Hill	Ash	The tree works are proposed to stop the influence of the tree(s) on the soil below building foundation level and provide long term stability.	Approved
	02904	5 Moreton Road	1 x conifer	None given	Approved
	03115	7 Chandos Road	1 x larch	None given	Approved
	03123	Island behind 1 School Lane	1 x ash	Leaning over river, roots exposed by floodwaters; threat of collapse into houses	
	03652	1 Church Street	5 x conifers	None given	Approved
2022	00287	20 West Street	1 x holly	Too close to building	Pending

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