



BUCKINGHAM TOWN COUNCIL

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

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Town Clerk: Mr. C. P. Wayman

Tuesday, 14 August 2018

Councillor,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on **Monday 20th August 2018 at 7pm** in the Council Chamber, Cornwalls Meadow, Buckingham.


N. Villa
Interim Town Clerk

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

AGENDA

1. Apologies for Absence

Members are asked to receive apologies from Members.

2. Declarations of Interest

To receive declarations of any personal or prejudicial interest under consideration on this agenda in accordance with the Localism Act 2011 Sections 26-34 & Schedule 4.

3. Minutes

To receive the minutes of the Planning Committee Meeting held on Monday 23rd July 2018 ratified at the Full Council meeting held on 13th August 2018.

Copy previously circulated

4. Application 18/01744/APP 4 dwellings at Wharf Yard

The agents have indicated that they will attend the meeting, and have sent a letter addressing Members' comments. **Appendix A**

In addition, Land Registry documents have been added to the website showing the boundary of the yard, and the exchange of comments with the SuDS officer is attached for information and discussion. **Appendix B**

5. Buckingham Neighbourhood Plan/Vale of Aylesbury Plan

To receive any update.

6. Action Reports

To receive action reports as per the attached list. **Appendix C**

Buckingham



Twinned with Mouvaux, France

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

7. **Planning Applications**

For Member's information the next scheduled Development Management Committee meetings are 23rd August and 13th September 2018, with SDMC meetings on 22nd August and 12th September 2018.

To consider planning applications received from AVDC and other applications

1. 18/02474/APP 4 Manor Gardens, MK18 1RU
Replacement Balcony
Desai
2. 18/02517/APP 4 Moreton Drive, MK18 1JQ
Part single storey side extension
Whittmore
3. 18/02554/ACL 1-2 Market Hill, MK18 1JS
Application for certificate of lawful [sic] for existing use
Wilson

The following two applications may be considered together:

4. 18/02666/APP White Hart Hotel, 2 Market Square, MK18 1NL
5. 18/02667/ALB Replace existing spiral fire escape staircase and remove existing structurally unsound metal fire escape to the rear
Grech (Greene King)
6. 18/02698/ALB S^t Peter & S^t Paul's Church, MK18 1BS
Replace and relocation of noticeboard
Buckingham Parish Church
7. 18/02726/APP 17 Gifford Place, MK18 1XA
Two storey front extension and a garage conversion into a habitable room
Haigh
8. 18/02730/APP 4 Sandhurst Drive, MK18 1DT
Two storey side with part single storey side and two storey rear with part single storey rear extensions
Williams
9. 18/02744/APP 35 Woodlands Crescent, MK18 1PJ
Loft conversion with first floor. Single storey rear extension and side garage
Beacon
10. 18/02764/APP 6 Tyrell Close, MK18 1EJ
Single storey side extension
Sturtivant
11. 18/02828/APP 6 Wharf View, MK18 1XF
Two storey front extension
Tether & King

AMENDED PLANS

12. 18/001098/APP 23, 23A and 23B Moreton Road, MK18 1LA
Erection of 6N^e self-contained apartments and boundary wall – retrospective (Amendment to 14/03095/APP)
Cepacs Homes Ltd.

Amendment: boundary wall not constructed to HBO's satisfaction; alternative proposal

13. 18/1864/APP 19 Lenborough Road, MK18 1DH
Two storey and single storey rear extension
Newman

The Case Officer has supplied the following:

"Following the receipt of an objection from the Town Council against the proposed development, the applicant has submitted revised plans (drg no. AB3099-03 Rev A) which illustrates that the proposal would not result in an increase in the number of bedrooms and would continue to remain as a 3 bedroom dwelling.

The original plans illustrated that bedroom 3 would be converted into a study, nevertheless understandably this could be reverted back to a bedroom in the near future resulting in a four bedroom dwelling. The current revised plans however illustrate that the study would be reduced in size to a maximum of 4.5 sq m. The Technical Housing Standards states the minimum GIA of a single bedroom must be a minimum of 7.5 sq m, and subsequently at 4.5 sq m would fall significantly below the minimum standard. It is therefore considered although the property would enlarge the size of the bedrooms, it would not create any further bedrooms to continue to remain as a 3 bedroom dwelling, thus no additional increase in demand for off and on street parking."

*Members responded (2nd July) **OPPOSE & ATTEND** - Members noted that there was no parking within the curtilage for one vehicle, let alone two, per guidelines. Parking space on the verge opposite was restricted, and any additional vehicles could obstruct passage for other residents and emergency vehicles (the collapsible bollards at the southern end of Lenborough Road were intended to allow access for fire engines to the eastern part of Mount Pleasant).*

The following Minor Amendment has been received, for information only:

14. 18/01842/APP 21 Woodlands Crescent, MK18 1PJ
Installation of 2Nø dormers to existing front roof slope

*Amended plan; parking plot added. Members responded (2nd July): **OPPOSE & ATTEND** - Members opposed on the grounds of overdevelopment of the plot, inadequate parking within the curtilage for a 5-bedroom dwelling, and overlooking of the neighbour's garden.*

NOT FOR CONSULTATION

15. 18/02459/ATP Waglands Garden (new site)
T1 Yew - deadwood (consent not required).
T20 Yew (original shown as Portuguese Laurel) - fell. The tree is largely dead and unsightly. Replace with 1 standard sized ash leaved maple (Acer).
Limetrees (T14, T16 & T19) Crownlift to a height of 4m. Remove ivy from stems.
Limetrees (T23, T25, T36 & T40) Crown lift to a height of 4m and to prune this outer apron and the crown on the south side (over the footpath and adjacent gardens) to a height of 5m. Reason for the above - to tidy the tree, reduce nuisance to neighbours and footpath under and to allow light under the canopies.
[Clerk's note probably T35 not T25; T25 was a yew and no longer appears on the plan]
T41 - Beech - prune back branches growing towards the building to provide a 3m clearance from the roof, gutters and walls, pruning back to suitable growth points.
Gaddesden (W E Black)

16. 18/02524/ATC The Old Latin House, Market Hill, MK18 1JX
Remove 1 Nø Leyland Cypress (X Cuprocyparis leylandii) tree
Scrase

No responses were received to this consultation. Members will note that the decision has been made (below)

8. Planning Decisions

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

Approved

18/00149/APP 16 Meadow Gardens Fencing to private garden (Retrospective)
**This was the parallel application lodged while the appeal against the previous refusal was in progress. As the Inspector allowed the appeal, AVDC had no case for anything but approval.*

		BTC response	Officer recomm ⁿ
18/01833/APP 24 Market Hill	Ch/use 1 st floor shop → residential	No objections	
18/02042/APP 24 Moreton Drive	Single storey front extension	No objections	
18/02242/ACL 23 Moreton Drive	Proposed loft conversion	No objections	

Refused

18/00847/APP 9 Portfield Way	Front side & rear extensions	Oppose & Attend
18/00938/AOP 11 Lenborough Cl.	Outline appln for the subdivision of existing plot for erection of 1 dwelling	Oppose

Not Consulted on:

Approved

18/00771/ATC 10 Chandos Road	Lawson Cypress – fell to ground	Oppose
18/02524/ATC Old Latin House	Leyland Cypress – Remove	No comments made

9. Development Management Committee

9.1 Strategic Development Management (1st August 2018) *Cancelled*
(22nd August 2018) *No Buckingham applications*
9.2 Development Management (2nd August 2018) *No Buckingham applications*

10. Enforcement

10.1 *July update not received at time of printing; will be circulated on arrival.*
10.2 To report any new breaches

11. AVDC Design Awards

To suggest entries for the Award. Criteria attached

Appendix D

12. Street naming – land adjacent to Verdun

12.1 To note the order for the naming (Templeman Place) has been made **Appendix E**
12.2 To discuss the decision, which was contrary to this Council's wishes.

13. (Full Council 274/18): Councillor Training

To consider what training and development Members of this Committee feel is necessary.

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 10th September 2018 following the Interim Council meeting.

To Planning Committee:

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

Response to Bucks Town Council's Objections

HINTON COOK
Architects

18/01744/APP - The Coach House, Wharf House,

Stratford Road Buckingham, MK18 1TD

The site has been in family ownership for 60 years and they are not aware of the site ever flooding. We are working closely with the SuDS officer and specialist engineers to address this concern; however their concern is not from river flooding, but from run-off from the town centre direction due to the upper areas of the town. The question of where liability rests is pertinent; the precedence of Rylands v Fletcher established the principal of liability where a dangerous element on their land escapes and damages a neighbour. We, as well as the planner are in dialogue with SuDS and have also retained the services of consultant engineers to look at amelioration.

The wish to promote ground-floor retail use is laudable; however the economics of retail locally make this financially unviable for the developer and undesirable at present for the town. The purpose of the development plan is to aid and enhance future development, not to ignore economic considerations or opportunities and force retail units into the town. This is neither in the interests of those who voted for the plan nor the nearby residents.

Whilst a future retail development may be desired for the wider site of the builder's yard, forcing an isolated retail unit between The Wharf and the BP petrol station is unlikely to contribute positively to the town's retail provision. Retail footfall to this part of town is poor as it is a largely residential street, and the site is well away from the heart of the town centre. Also there is no public parking in the vicinity.

Policy DHE6 supports good quality private outdoor space and requires amenity to be considered. It has been considered, and the view was taken that a garden adjacent to the A422, between the petrol station and a builder's yard would not constitute good quality outdoor space. It requires appropriate solutions and a garden is not appropriate on this tight site. This policy however was written to support the new large residential development zones to the West of the town, not to impose unreasonable restrictions on small urban windfall sites. Expansive urban amenity is already provided nearby South of the River Great Ouse.

Extracts from the BNDP in support of this development

The BNDP is broadly supportive of this development when read as a whole. In relation specifically to the Wharf Yard, it says "Proposals will be supported for new mixed used developments..." there is no indication that other types of development would not be supported or should be opposed.

Paragraphs 1.5-7 of the BNDP supports new housing "Buckingham will accept a fair and needs-targeted amount of new residential growth. " and "The BNDP provides for 617 dwellings and in addition, for 400 student units"

Objective 6 "Provide a diverse housing stock to meet the needs of existing and future local people"

HP7 – "Guidelines for Windfall sites Development for small sites, of 10 dwellings or less, within the settlement boundary, including previously developed land will be supported"

"6.8 Windfall sites are those sites which have not been allocated but which are within the Neighbourhood Plan Boundary Area on brownfield or infill sites i.e. land that has been previously developed."

"6.9 The density of development should create a character that is appropriate to the site's context."

"9.4 During public consultation it was highlighted that local people felt that B8 storage or distribution would not be suitable in Buckingham due to its low ratio of jobs and likely increase in volume of traffic. [The building is presently used as storage and supporting change of use from B8 would be in line with paragraph 9.4]"

"9.8 Key to ensuring that Buckingham has a vibrant town centre is ensuring that there is a mixture of uses and that people are encouraged to come into the town. This is explored further in the Evidence Base 9.9 By allowing not just retail but other uses in the town centre area it is hoped to attract residents and visitors to use the town centre and ensure that it thrives."

DHE6 – "Provision of good quality private outdoor space. New developments will provide good quality private outdoor space, which will provide an area where people can spend quality time and enjoy their surroundings. In order to achieve a good living standard for future users of proposed development and its neighbours, it should be demonstrated that amenity has been considered and appropriate solutions have been incorporated into schemes."

Use

Paragraph 9.8-9.9 of the BNDP supports mixed uses and permitting residential use here will make The Wharf and Wharf Court mixed use.

Security

It should be stressed that the locking arrangements for the site at night are not a planning concern and cannot be taken as being pertinent to this application. It would be a simple matter to provide residents with key to the gate. The applicant will be formulating a management plan to deal with this issue and maintain good relations with neighbours.

Ownership

The red and blue lines shown on the planning application are indicative and approximate and no legal implication of ownership is implied. The exact position of this line is no impediment to planning; however copies of land registry documents are appended.

NPPF

Paragraph 86: "Local planning authorities should apply a sequential test to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan. Main town centre uses should be located in town centres, then in edge of centre locations."

This is clearly an edge of centre location and as such, retail would be a low preference for this site.

Paragraph 85(f) "recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites."

Transport • Economy • Environment

Buckinghamshire County CouncilMartin Dickman
Director Environment ServicesCounty Hall, Walton Street
Aylesbury, Buckinghamshire HP20 1UATelephone 0845 3708090
www.buckscc.gov.ukDate: 11th June 2018
Ref: 18/01744/APP

Dear Mr C. Mckee,

**Subject: The Coach House, Wharf House, Stratford Road, Buckingham,
Buckinghamshire, MK18 1TD****Change of use and conversion and extension to form 4 dwelling including and
associated bin store.**

Buckinghamshire County Council as Lead Local Flood Authority has reviewed the information provided in the Flood Risk Assessment (*Hinton Cook Architects*). The LLFA **objects** to the proposed development **due to concerns of surface water and groundwater flooding.**

The Flood Risk Assessment has not assessed the risk of flooding to the proposed development from all sources, this is a requirement and we request a more thorough assessment. The proposed development is at risk of flooding from groundwater, surface water and fluvial sources; this also suggests a risk of combined flooding events. We request the applicant consults the Environment Agency standing advice for flood risk assessments and provides a more detailed assessment of flood risk to the proposed dwellings.

The proposed development is at high risk of surface water flooding. According to the Environment Agency updated Map for Surface Water Flooding, for a 3.3% Annual Exceedance Probability (AEP) event, depths of up to 0.6m of flood water are anticipated, this has a hazard rating of 'Moderate: Dangerous for Some'. For a 1% AEP event this has a hazard rating of 'significant: dangerous for most'. According to the groundwater mapping data provided by Jeremy Benn Associates for a 1% AEP event, groundwater is anticipated to be either at or within 0.025m of the ground surface.

The access point to the proposed dwellings is also at risk of surface water flooding for the 1% AEP event and any larger storm events; this raises concerns regarding safe access and egress. The applicant should demonstrate a safe access and egress route with a 'very low' hazard rating; in accordance with the 'Framework and Guidance for Assessing and Managing Flood Risk for New Development' (FD2320/TR2) and the National Planning Policy Framework, can be provided from the development to an area wholly outside of the 1% annual exceedance probability (AEP) plus an appropriate allowance for climate change flood extent. A route can only be completely safe in flood risk terms if it is dry at all times. By placing the future occupants of the development, including potential vulnerable people into this area of existing flood risk and safe access



and egress issues this will create an increased burden on the local authority, the emergency services, and other associated parties during a time of a flood. The LPA should consider safe access and egress in partnership with your emergency planners.

In regards to the surface water drainage strategy proposed, more detail is required. In particular we require confirmation from Anglian Water that the existing connection to the surface water network can be maintained post-development. The applicant must also provide an indicative drainage layout and calculations to show the system can contain the 1 in 30 event without flooding, any flooding for the 1 in 100 year event plus climate change must be safely contained on site.

According to the flood risk vulnerability classification outlined by the National Planning Policy Framework, the proposed change of use is a change from 'less vulnerable' to 'more vulnerable'. The LLFA have particular concerns as ground-floor sleeping accommodation has been proposed and we are of the opinion that resistance and resilience measures will be able to fully mitigate the risk of floodwater ingress into the proposed dwellings.

We require the following information from the applicant:

- Detailed flood risk assessment including:
 - Assessment of flood risk from all sources
 - Details of flood resilience and resistance plans, this should include details of finished floor levels in relation to the anticipated flood depths
 - Consideration of the flood risk to ground-floor dwellers
- Further detail in regards to surface water drainage, the applicant should review our [minor suds checklist](#) online where our requirements are set out.

Yours sincerely

Alethea Walker

SuDS Officer

Email: suds@buckscc.gov.uk



Althea Walker
SuDS Officer
B.C.C.
Walton Street
Aylesbury HP20 1UA

31/07/18

c.c. C.Mckee - AVDC
Alex Alway - Client
R. Jones - D.S.A

Dear Ms Walker

RE – PLANNING APPLICATION 18/01744/APP – THE COACH HOUSE - THE WHARF
BUCKINGHAM MK18 1TD – CHANGE OF USE AND EXTENSION OF EXISTING BUILDING TO
4 DWELLINGS

I am responding to your observations / objections to the above application with particular regard to flooding from surface water run-off.

I am aware that our consultant engineer Richard Jones of DSA is in dialogue with you regarding the issues raised and it is the surcharge of the site from neighbouring urban areas which is your main concern.

Having endeavoured to locate records of flooding from adjoining areas and failing to do so, I would request the data that you have that corroborates your statement.

My client has been in ownership of the site for over 60 years and has no record of flooding up to the level of 0.6 to which you refer.

If you are suggesting the site is in danger of flooding from adjoining areas, it raises the question of the liability of landowners / stakeholders causing the ingress of water run-off.

If the rule of Rylands v Fletcher is applied then liability would rest with local property owners, highways authority, Town Council and AVDC.

This is obviously a most difficult situation both in terms of actual damage to my client's property but the collective liability of those creating the tort.

Whilst it may be possible to make adjustment to site levels and drainage on The Wharf site this will no doubt incur considerable cost to my client who if unable to secure the application for the re-development of their property will see them at an unfair loss.

If as it would appear from your thesis, the cause for flooding is not being created by the development per se but by forces off site, then surely your department should be looking to the source of the problem and those responsible. It would not be unreasonable for my client

HINTON COOK
Architects

to expect contributions from those creating the problem rather than being requested to solve what is an offsite issue.

I would welcome your comments and a possible meeting on site if you felt this to be useful.

Yours sincerely



Gavin Hinton Cook

ACTION LIST

Mins.	Sent	Min.	News release	Date of appearance
236/18	4 via Parish channel 2 via Parish Support 4 to Trees	277/18		
Subject	Minute	Form	Response received	
AVDC				
Ford Meadow parking & lighting	432.2/17	Write to University Chase via Parish Liaison	<p>Parish Liaison 13/10/17:- I have caught up with the case officer and they have provided me with more information in regards to this application. They have some concerns with the points you have raised and is going to raise the issue with the University for clarity. The case officer has also made enforcement aware of the situation and will keep them updated on how things unfold. As soon as I have more information I will contact you directly.</p> <p>The university has opened additional car parking spaces at Ford Meadow, (60 spaces), which will help ease the demand on parking space around the campus. Access is via the Ueard, so only open to staff and students.</p> <p>27/10/17 Enforcement should report shortly</p> <p>Parish Liaison 4/4/18: I am pleased to tell you that I have some information regarding Ford Meadow! I know it's taken a very long time but it has finally got some traction.</p> <p>The query has moved onto planning enforcement to intervene and the reference number is 18/00116/CON3, Nazia Begum is the officer. This has happened today so there won't be much to say but I'll ensure that the officer passes on any relevant information to the TC.</p> <p>Officer on leave for two weeks, Parish Support will seek response on return</p>	√
Cornwalls Meadow new path	611.2	Request for update 20/6/18 And 10/8/18		√ √
And Care Home	845.3/17 (177.1) 235.2	Check consultation/source of money Query pre-determination (Letter to Secretary of State re call-in) Action: Interim Town Clerk Seek Junior Counsel advice on JR	<p>22/1/18: I am only in the office 2 days this week so will try and get a response to you before we meet on 1st February.</p> <p>Susan Kitchen, Corporate Planner, Customer Fulfillment</p> <p>See Agenda 5-3</p>	Prompt sent 4/3/18 √ √ In hand

Subject	Minute	Form	Rating √ = done	Response received
Contrary decisions	843/17	Write to S Kitchen as minuted	√	
Validation of applications	964/17	Write as minuted	√	
Access to website	42/18 235.1/18	Cllr. O'Donoghue to supply details for report	To do	
Verdun houses – naming	114/18	Send street naming officer agreed suggestion	√	Clerk's note: a check with census records reveals all three Dunkleys were brothers Developer has rejected suggestion; see agenda 10.1 (2/7/18)
Tingwick Triangle street naming	179/18	Send agreed list to AVDC	√	Acknowledged 6/7/18 4 additional names requested
New Cabinet Member	240/18 234/18	Send 4 names chosen Invite to meeting	√ √	
BCC:				
Bourton Meadow containers	743.1	Check 2015 application conditions	√	Containers pre-date 2015 application (on Google streetview August 2015, application received at AVDC in November) and augment a single structure in place since at least 2009. There are no amendments/ variations/ discharge of conditions associated with the application. Photos attached. (agenda 5.2)
	845.2/17	Write to County Member as minuted	√	Forwarded internally to BCC officer by WW, who recommended BTC send out 'obstruction of highway letter' as per Devolved Services Agreement. See Agenda 5.2 (2/7/18) for response from school
Footpath between Clarence Park and Railway	174.2 47/18	Reply to school as minuted Investigate and report blockage	To do To do	
Cycleway Phase II consultation	180/18	Respond as minuted	√	
Neighbourhood Plan Review				
Ideas for Working Group	962/17	Inc Maids Moreton in boundary?		Meeting arranged
Other:				

Subject	Minute	Form	Rating √ = done	Response received
Anglian Water	116.2/18 174.4	Respond as minuted Book room	√	Dates suggested Lace Hill not available; regular evening bookings to end of year (provisional) Community Centre 26 th October – awaiting confirmation from AW

Subject	Minute	Form	Rating √ = done	Response received
Enforcement reports and queries				
13 High Street	795.3/15 664.2	New signage & lighting Chase response (done regularly)	√	P Dales: 12/5/17. 13 High Street, Buckingham: we had in the past met with the owner to secure the removal of the signs. Whilst this had not materialised we had been aware that its ownership may change and had hoped that the new owner may have their own plans and/or may be receptive. However, this has not materialised and so I have asked our consultant enforcement officer Will Holloway to take on the case and we will keep you informed of progress. 26/10/17 I have written to the operator of the premises asking them to confirm a timetable for the removal of the signage. If a timetable is not agreed then the Council will have to consider formal action. I will update you further when I have received a response from the operator. J Wilmot Planning Enforcement Consultant 25/4/18: Thank you for your email. The update is that we have been in applying pressure to the owner to either remove the signage or sell the property. We noted that the property had been put back on the market a few weeks ago and appears to be under offer. We are continuing to maintain pressure in order to resolve the issue. Jim Wilmot
	148/17	Prompt sent 14/9/17 Chase via Parish Liaison	√	
		Chased 13/4/18		
	957/17	Advise no longer advertised; Listed Bldg status omitted from description	√	Acknowledged
		Update requested	√	
Reasons for case closure	743.1	Cllr. Stuchbury to investigate further		
16 Hilltop Avenue	743.2	Fence encroachment into AVDC land	√	18/00027/CON3 Referred to AVDC Property & Estates for action
	850.2	Investigate Bulletin report Prompt sent	√ √	Property & Estates have passed to Open Spaces

Katharine McElligott

From: Parish Support <parishsupport@aylesburyvaledc.gov.uk>
Sent: 20 July 2018 16:42
Subject: Building design in Aylesbury Vale

Good afternoon,

I hope you are well.

Please see the information below with regards to, Celebrating outstanding building design in Aylesbury Vale.

We're looking for high-quality buildings and public spaces across the Vale which help maintain the special qualities and distinctiveness of our area.

If you've been involved in, or admired a project - this could be a residential, commercial or community scheme or a special public space such as a new playpark - you can get this recognised at the 25th AVDC Design Awards.

Nominations and entries are welcomed until 31 August, when the shortlist will be decided. Each of the shortlisted projects will then be judged by an expert panel against six key criteria:

- Quality of design/construction
- Fitness for purpose
- Sustainability
- Accessibility
- Attractiveness
- Innovation

This year, we'll also be inviting the public to vote for the People's Choice Award (details of how to vote will be available once the shortlist has been finalised).

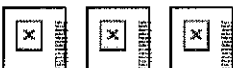
Further information, including previous Design Award winners and how to enter or nominate a project for the awards can be found on our website: www.aylesburyvaledc.gov.uk/designawards.

If you have any questions, please contact DesignAwards@aylesburyvaledc.gov.uk.

We look forward to hearing from you.

Kind Regards

Hazrat Hussain
Parish Liaison Officer
Aylesbury Vale District Council
01296 585047
[Parish & Members Support page](#)





AYLESBURY VALE DISTRICT COUNCIL

Customer Fulfilment

Please Contact: Street Naming Team

Email: streetnaming@aylesburyvaledc.gov.uk

Our Ref: 18/00070/NEWDEV



PUBLIC HEALTH ACT 1925, SECTION 18 NAMING OF STREETS

NOTICE IS HEREBY GIVEN that the Aylesbury Vale District Council as the Authority for the purposes of Section 18 of the Public Health Act 1925 intend to make an order thereunder with reference to the street described in the Schedule hereto assigning the name **TEMPLEMAN PLACE** to the said addresses.

The said order will be made on or after the 9 day of September 2018. If you are aggrieved by the intended order, you may appeal to the Magistrates Court within 21 days of the date given below.

Dated the 9 day of August 2018.

SCHEDULE

All that streets shown coloured on the plan annexed hereto in the Town of Buckingham.

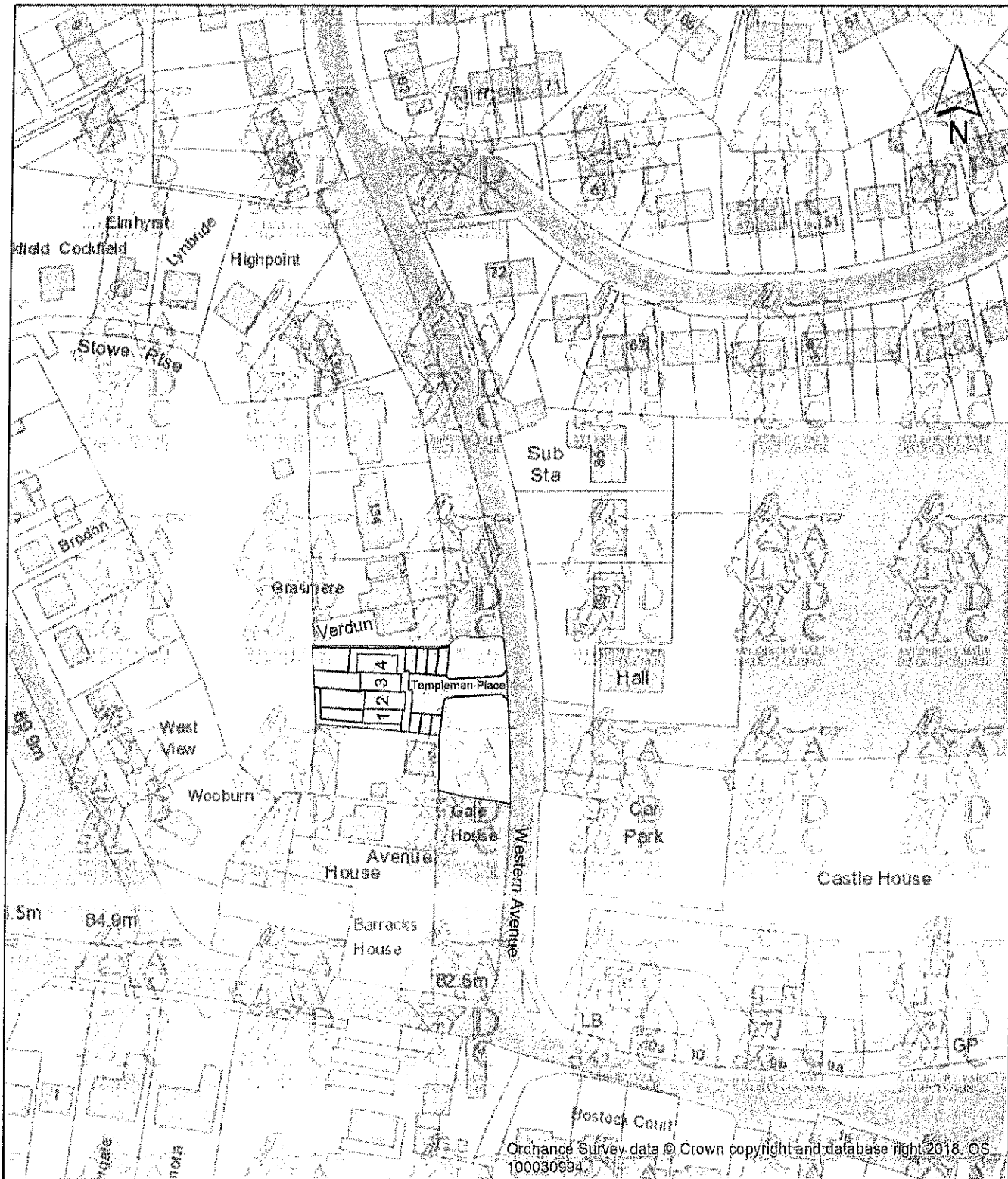
H Allmand

Group Manager Commercial Services

If you wish to discuss any aspect of this notice please contact Mrs Bull.

If you wish to lodge an objection to the proposed name please register your objection with Aylesbury Magistrates Court. They can be contacted by telephone on 01296 554307 or by post to: Legal Team Manager, Aylesbury Magistrates Court, Walton Street, Aylesbury, HP21 7QZ. Lodging an objection with Aylesbury Magistrates Court costs approximately £200. The Court would, no doubt, expect any objectors to appear and put their case before reaching a decision on the street name.

This notice and any associated map can be removed after the 30 August 2018.



PROJECT : STREET NAMING & NUMBERING - POSTAL NUMBERS

Title : 4 New Dwellings at land adjacent to Verdur, Western Avenue, Buckingham



The Gateway Gatehouse Road
Aylesbury HP19 8FF

email: streetnaming@aylesburyvaledc.gov.uk

OS Ref : SP6934

18/00070/NEWDEV

Scale : 1:1,250

Date : 14/05/2018

Drawn by : AP

© Crown Copyright and database right 2018. Ordnance Survey 100019797

Derived from the 1:2500 OS mastermap

NB Further details has been added to this Ordnance Survey Map from sources held by AVDC
No guarantee can be given as the the accuracy of the additional information

DRG NO : SN4630