



BUCKINGHAM TOWN COUNCIL

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Town Clerk: Mr. C. P. Wayman

Tuesday, 15 August 2017

Councillor,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on Monday **21st August 2017 at 7pm** in the Council Chamber, Cornwalls Meadow, Buckingham.

 C.P. Wayman
Town Clerk

Please note that the meeting will be preceded by a Public Session in accordance with Standing Order 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 24th July 2017 ratified at the Full Council meeting to be held on 14th August 2017.

Copy previously circulated

4. Buckingham Neighbourhood Plan/Vale of Aylesbury Plan

To receive any update from the Town Clerk.

5. Action Reports

5.1 To receive action reports as per the attached list.

5.2 (660.3; AVDC IT Problems) To receive a response from Mr. Allmand; the original letter to Cllr. Paternoster is included for information.

5.3 (976/16; Enforcement) To receive a response from Lindsey Vallis; the reminder email to Cllr. Paternoster is attached for information, as is the 'not found' letter to Mrs. Kitchen.

Appendix A

Appendix B

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.

6. Planning Applications

For Member's information the next scheduled Development Management Committee meetings are Wednesday 30th August and Thursday 20th September 2017, with SDMC meetings on Fridays 1st and 22nd September 2017.

To consider planning applications received from AVDC and other applications

1. 17/02605/APP Tesco Store, London Road, MK18 1AB
Replacement of external doors, installation of roller shutter and installation of car park barrier
Tesco Stores Ltd.
2. 17/02924/APP 22 Chandos Close, MK18 1AW
Erection of two- and single-storey side extensions
Bowell
3. 17/02939/APP Royal Latin School, Chandos Road, MK18 1AX
Provision of new all-weather pitch and sports building with associated flood lighting
King [RLS]

AMENDED PLANS

4. 17/02414/APP 8 de Clare Court, MK18 1XD
Two storey rear extension and replacement fence to the rear
Willis

Minor amendment: deletion of the replacement fence from the application.

Members' response (24/7/17): Members discussed the amended proposal and the replacement of a brick wall by a fence, and decided that if the construction of the extension necessitated demolishing the wall for access, then it should be rebuilt to the same height and plan, in matching materials, to preserve the integrity of the street scene where brick boundaries were the norm.

Members might be minded to revisit their response if the wall were to be retained/rebuilt and a full-height door installed (not a low gate).

The following Minor Amendments /Additional Information have been received

5. S/2017/1444/EIA Silverstone application. 111 amended documents have been filed.
*An analysis will be made before the meeting and circulated by email as **Appendix E**.*

Members are advised that the decision has been taken on this application (see below)

6. 17/01428/APP 4 Honeycomb Way, MK18 7RL
Two storey rear extension and loft conversion with dormer
Purohit
 - a) *Minor amendment: section through house added to drawing*
 - b) *Dimensioned drawing of ground floor including car port and patio; car port is 2.6m wide, with two bays 4.6m long and one 4.3m long
(Recommended minimum standard is 2.4m x 4.8m standing space ie without access or loading space allowance)*
7. 17/02705/APP 37 Catchpin Street, MK18 7RR
Erection of boundary fencing and gates
Smith

Additional plan: Dimensioned drawing of double gates, pedestrian gate and fencing each side, and email giving widths of fire engines, dustcarts and delivery trucks.

Highways' response is also available on the website.

Not for consultation:

Members are advised that the decision has been taken on this application (see below)

8. 17/02681/ATC 58 Nelson Street, MK18 1BT
T1: 1N^o Leylandii: height 6m; crown spread 6m. Fell to ground level
T2: 1N^o Cherry: height 5m; crown spread 3m. Fell to ground level.
Hetherington

The majority opinion was that the trees were of little worth and could be felled.

9. 17/02727/HPDE 3 Gawcott Fields, MK18 1TL
The erection of a single storey extension which would extend beyond the rear wall of the original house by 5.5m, for which the maximum height would be 3.6m and for which the height of the eaves would be 2.5m
Bissle

7. Planning Decisions

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

Approved		BTC response	Officer recommⁿ.
17/01003/APP Lace Hill	Construction new bridleway 13 (part)	Oppose	
17/01428/APP 4 Honeycomb Way	2-st rear extn and loft conv.+dormer	No objections*	
17/01985/APP NatWest Bank	Remove NW brand signage & ATM	No objections	
17/02103/APP 32 Moorhen Way	Extension to front porch	No objections	
17/02178/APP 131 Needlepin Way	Window to side elevation	No objections	
17/02266/ALB 4 Nelson Street	Restoration work to bricks & render	No objections	
17/02416/APP 7 Chandos Close	2-st rear ext'n, + 2& 1-st.side ext'n	No objections	
17/02418/APP 35 Moreton Road	Single storey side extension	No objections	

*revised from Oppose & Attend on receipt of satisfactory new information

Refused

17/01968/APP The Villas, Stratford Rd. Infill flat betw. existing dwellings Oppose & Attend

Not Consulted on:

Approved

17/01176/ATP Holloway Spinney	Work to trees & 2-year forward plan	No objections
17/02010/ATP Land off Chandos Rd.	Additional works to trees	Oppose
17/02681/ATC 58 Nelson Street	Fell 1N ^o Leylandii & 1N ^o Cherry	No objections

7.2 Planning Inspectorate

7.2.1 14/02601/AOP Moreton Road Phase III: Outline application with access to be considered at this stage for the erection of up to 130 dwellings and full planning permission for the change of use from agricultural land to sports pitches/recreational open space and informal open space.

To note that the Secretary of State on 19th July 2017 overturned the Inspector's recommendation that permission be granted and refused it, primarily because the application is contrary to the BNDP.

Document circulated by email 20/7/17

7.2.2 16/02320/AOP Land East of Page Hill: 170 dwellings and ancillary works

The applicants have appealed against non-determination, with start date 12th July 2017; we were not informed either by letter or via the Track system. Alerted by an enquiry from a Maids Moreton resident, the Clerk asked why we had not been contacted and received the statutory letter on 11th August 2017. The cut-off date for further representations to the

Inspectorate is 23rd August 2017. By the date of this meeting, it may be that AVDC's response will be on the website, so if Members would care to check and bring any concerns to the meeting, we have just time to file additional comments.

7.3 DCLG

16/03302/APP 61-bed Care Home etc, land behind the Grand Junction PH

The Secretary of State has decided not to call-in this decision.

8. Development Management Committee

8.1 Strategic Development Management (9th August 2017) *No Buckingham applications*

8.2 Development Management (10th August 2017) *No Buckingham applications*

9. Enforcement

9.1 To receive the Buckingham cases in the July update per Cllrs. Mills and Stuchbury

Appendix F

9.2 17/00169/CON3; to receive a response from AVDC and note that the discharge of conditions letter attached did not deal with Condition 4. The Clerk has asked for a copy of this Discharge as it seems to contradict the letter's paragraph 3. **Appendix G**

9.3 To note for information that Costa breached the 'not on market days' condition on Tuesday 8th August and have been reported to AVDC with photographic evidence. Furthermore the permanent barrier installed by the door does not have permission from BCC; AVDC have been asked if this was permitted by a non-consulted amendment, contrary to BCC's pavement licence. A case file has been opened (see Action List/Enforcement)

9.4 To report any new breaches

10. Buckinghamshire Minerals and Waste Local Plan: Draft Plan for Consultation

The consultation runs until 27th September and there is a local event at the Community Centre on Tuesday 29th August from 2pm to 8pm, (other dates and venues are available if this is inconvenient: apply to the office for details). The link to the Draft Plan is

www.buckscc.gov.uk/mwlocalplan.

The seven potential preferred locations for mineral extraction are at:

Hydelane Farm, Buckingham; New Denham Quarry, North Extension; New Denham Quarry, North West Extension; North Park, Iver; Slade Farm North, Gerrards Cross; Slade Farm South, Gerrards Cross; Springfield Quarry South Extension, Wooburn.

The 27 potential preferred locations for waste management are at:

Asheridge Road, Chesham; Woodlands Enterprise Zone, Aylesbury; **Buckingham Industrial Park**; Court Lane, Iver; Cressex Employment Area, High Wycombe; Greatmoor, near Calvert; Haddenham Business Park; High Heavens, High Wycombe; Long Crendon Industrial Park; M40 Junction 3, Loudwater; **Milton Keynes fringe, Newton Longville**; Rabans Lane and Gatehouse Industrial Areas, Aylesbury; **Radclive Road, Buckingham**; Ridgeway Trading Estate, Iver; Sands Industrial Areas, High Wycombe; South of Raans Road, Amersham; Stocklake Industrial Area, Aylesbury; Thomas Road, Wooburn; Thorney Business Park; **Tingewick Road Industrial Estate**; Triangle Business Park, Stoke Mandeville; Westcott Venture Park; Woodham Industrial Estate; Wycombe Air Park

Members are asked to consider their responses and bring them to the 11th September meeting for collating into a Town Council response. A precis report is attached **PL/19/17**

11. Transport

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

12. Access

To report any access-related issues.

13. Correspondence

14. News releases

15. Chairman's items for information

16. Date of the next meeting: Monday 11th September 2017 following the Interim Council meeting.

To Planning Committee:

Cllr. Ms. J. Bates

Cllr. M. Cole (Vice Chairman)

Cllr. J. Harvey

Cllr. P. Hirons (Chairman)

Cllr. D. Isham

Cllr. A. Mahi

Cllr. Mrs. L. O'Donoghue

Cllr. M. Smith

Cllr. Mrs. C. Strain-Clark

Cllr. R. Stuchbury

Cllr. M. Try

Mrs. C. Cumming (co-opted member)

ACTION LIST

Appendix A

Min. 238/17 & 247/17	Planning Responses posted on AVDC website: 26/7/17 (Interim & Planning)	Min.	News release None	Date of appearance
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Subject	Minute	Form	Rating √ = done	Response received
AVDC				
IT problems	660.3 and others	Rejection of request-to-speak; non-communication of new/amended applications and decisions on tracked applications.	√	Agenda 5.2
Enforcement concerns	976/16	Lack of investigation, losing revenue	√	Agenda 5.3
Poplars, Franciscan	186/17	Seek TPO	√	Asked 'please can you confirm what the threat is to these trees that warrants a tree preservation order being placed on them' (G Bird 25/7/17); Have replied that TPO value is amenity to landscape.
S106	186.3/17	Obtain info on good practice from LGA,DCLG,NALC	√	DCLG acknowledged but unable to give response date LGA acknowledged.
Parent & Child parking spaces	193/17	Fol request to AVDC on Cllr Paternoster amendment	√	Answer to be expected by 18/8/17
58 Nelson Street	246.2/17	Town Clerk to confirm installation	ongoing	New Property Manager in post; investigating
Late Info, DMC/SDMC	249.1/17	Ask HBO to keep BTC updated with developments	√	
Hamilton Precision site	252/17	Complain about late items at meetings	√	Partial response from S Kitchen Agenda 5.4
Costa	115/17	Send Advertiser article to AVDC & ask for response to statement Letter to DMC	√	Cllr. Fealey denies suggesting that the Market Manager enforce the conditions, as only AVDC has the power to do so. See also Agenda 9.3, and Enforcement below

Subject	Minute	Form	Rating √ = done	Response received
BCC:				
2 Bridge St	586.2	Response re actual parking available	√ Prompt sent 19/7 Resident's complaint forwarded 15/8/17	Thank you for your email. I will have this look at and will send you a response as soon as I am able. Cllr. Mark Shaw 16/3/17
Street lighting	664.1	Request details of savings made by removal/turning off	√ Prompt sent 19/7	I was not involved in the energy side of the street light switch off scheme and any officers who were have now left Transport for Bucks, as this was a small part of the switch off scheme I will need to locate the calculations based on this location. I will look into this next week as I am now on leave until Monday and forward to you. Stuart Labross 16/3/17
Cotton End steps	865/16	Incorrect drawings supplied	√	Quotation agreed; funding bid made. Decision awaited.
Cycle path	984/16	Write to appropriate parishes re Community Spring Clean	√	10/8/17: Adstock Parish Council is interested and would wish to be kept informed
	186.2/17	Check on cleaning schedule	√	AVDC Response: BCC have not informed AVDC about the new cycleway adoption. Once BCC have informed us this cycleway is to be cleansed it will be swept twice a year in Autumn and Spring. We do not automatically add areas to be swept because we do not know if there is development involvement which usually means there is a maintenance agreement before officially being handed over. I have copied in Steve Essam so he can comment. Neil Pasmore, Community Spaces Officer, Aylesbury Vale District Council BCC Response: This scheme was implemented by Transport for Buckinghamshire within existing highway and without any developer involvement. Consequently, there would be no formal adoption process to be followed by Development Management. I am not sure what the process would be for TFB to add new infrastructure to maintenance schedules, but will pass your emails on to Paul Roberts who is the Engineer who was overseeing the project on behalf of TFB. Steve Essam, Delivery Team Leader, Highways Development Management
Addington Rd traffic calming	118/17	Check on progress	√	Cllr. Whyte (24/7/17) I am in regular contact with the officers to try and bring this to conclusion.
Parking on pavements	119/17	Ask for BCC views as minuted	√ Reminder	

Subject	Minute	Form	Rating √ = done	Response received
Yellow lines, Conservation Area	190.2/17	Report & request correction	sent 19/7/17 √ Reminder sent 19/7/17	
Bridleway 13 diversion	247/17	Link to Bridleway 22 & Pegasus crossing?	√	<p>1. link: Clearly this is a strategic issue that needs addressing on the network, but it's difficult to justify on the back the application to construct the bridleway as part of 17/010003/APP. It was tricky for the Lidl and Beefeater applications too, though admittedly an argument could be made that a safe and more direct walking link across the A421 could serve these developments. A controlled crossing at Badgers Way wasn't something highlighted by highways in the planning process, possibly due to the location of the junction and need to maintain traffic flows, etc., balanced with good walking connections from London Road. Phil and I have been closely involved in this site and the links to it, as has Graham Smith. If we could turn the clock back a better link alongside and across the A421 would have been secured (and entirely justified) on the back of the outline application at Lace Hill site in 2008, but for whatever reason that opportunity was regrettably missed. At the time we were not as closely involved in planning applications as we are now. On a more positive note, it is physically possible to link east from the termination of Bridleway 13 and with funding it may be possible to improve that route as it all forms highway land, but officer time and money is stretched here.</p> <p>2. Fencing: We try and avoid high fences on each side of a bridleway. It's intimidating to users as there are no 'escape routes' and it doesn't help drying the path with sunshine and wind. A balance has to be struck between security of householders on one side and bridleway users on the other. I would think a more secure fence on the householder's side, combined with a low fence on the development side, might be the answer, but it would be for AVDC planning officer to find the right balance.</p> <p>Jonathan Clark Strategic Access Officer</p>
East-West Expressway Access	803.1 805.2	Write to Bicester TC as minuted Cllr. Strain-Clark to liaise with Access 4 All over A-board obstructions	√	

Subject	Minute	Form	Rating √ = done	Response received
E-W Rail	947	Respond per minute	√	
Accessible banking	950 976/16	Letter as minuted to Barclays and Santander	√	
Franciscan Building, Verney Park	121/17	Check University's proposals, and consider for Listing	√	Future use by Law School assured for at least next three years due to lack of alternative accommodation. Only the chapel would be worth listing, the remainder has been too much altered over the years. The University took over the boarding school in 1977/78 and used it as a student residence, and it could well revert to that.
Secure by Design	186.4/17	Circulate main points for assessing applications against	started	started
RLS Parking	194/17	Suggest funding sources	started	
Conservation Area	250/17	Cllrs Harvey & Cole to liaise with Buckingham Society to explore raising profile of CA	To do	

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 be have their own plans and/or may be receptive. However, this has not materialised and so I have asked our consultant enforcement officer Will Holloway to take on the case and we will keep you informed of progress.
Dominos		Compressor unit not as plans; motorbikes and skips blocking alley	√	17/00169/CON3 See Agenda 9.2
Police Station wall	117.2	Report damage	√	Case file opened 17/002226/CON3
	250.1/17	Ask for copy of officer's report	√	
2 Hubbard Close	117.2	Report large structure	√	Case file opened 17/00279/CON3
20 Hubbard Close	17/02206 /APP	Possible encroachment on bridle path to rear	√	Response from Rights of Way received – will be circulated at the meeting
58 Nelson Street	190.2/17	Concerns about work on Listed Building	√	HBO has asked for formal application to be submitted (see Appendix B)
Costa tables and fixed barrier		Tables out on market day and fixed barrier contrary to approval	√	Case number 17/00386/CON3.

AYLESBURY VALE DISTRICT COUNCIL

Commercial Services

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



17 July 2017

by email

Dear Mr Wayman,

Re: AVDC Planning IT System – difficulties with access and communications

Thank you for your letter to Cllr Paternoster dated 10 March 2017 which I am responding to on behalf of AVDC. Please accept my apologies for the delay in our response, your letter was detailed and there were multiple enquiries to resolve. We are also experiencing a high volume of work in the planning teams which has limited staff availability. We are engaged in a significant reorganisation as a local authority, designed to improve the service you receive from AVDC in all areas, including planning, in the long-term. Some particular planned changes that will positively affect our service and performance in the areas you have raised are the introduction of 'Parish Liaison Officers' who will be a direct point of contact for Parish/Town Council clerks on matters such as those addressed in your correspondence, and a new IT system for planning which will vastly improve consultee access and I hope will go some way to addressing many of your concerns.

To address the points in your letter in the order you presented:

- We do not have a record of a letter being received by Susan Kitchen from Buckingham Town Council. However, I can advise you that we consulted on the application in June 2016, November 2016 (when amended plans were received), December 2016 and March 2017. *Copy attached for information*
- Philip Dales emailed BTC on 11 May 2017 regarding this site and enquiries are still on-going.
- The technical team have confirmed that you are able to search using the address only.
- There are several different maps that are used on the website, we think we have identified the map in question and system support have changed the scale accordingly to mitigate the problem raised.

Website

We apologise that there are sometimes errors and shortcomings with Uniform; as discussed earlier in this response we are looking to make improvements. We have recognised that Uniform as a system is not suitable in the long-term and we are currently undergoing a significant piece of work to transfer to a much more customer-friendly and intuitive piece of software for managing planning applications, including customer interaction.

Regarding the register to speak query, we will not reduce the overall timeframes for consultations as a result of delays to notifications. In this instance there were delays at the beginning, but we

can and will extend the process if required to ensure full consultation is carried out.

Applications

2.1 Between the application numbers in question there was only one application (17/00397/APP) received relevant to Buckingham Town Council.

2.2 The Technician advised that they could tell that it was the rear elevation and would not need to invalidate the application on this basis. A separate UPRN has been requested by system support for Little Oak and on receipt this will be separated.

2.3 Thank you for bringing this matter to our attention which has also been raised directly with Parks & Open Spaces. We have recruited a permanent tree officer after a significant period without this post filled. We hope that the recruitment to this post will go some way to addressing these problems.

2.4 We apologise for this mistake. We are always trying to prevent general errors and we always accept your comments up until the decision is made.

2.5 The comment was submitted online the individual has the option to support, object or be neutral. Unfortunately we don't have the resource to read every comment that is submitted online.

2.6 Once the problem was raised regarding the quality of the document it was reloaded. Checks are made but in this instance the document slipped through.

Amended Applications and additional plans/documents

3.1 The notification about a minor amendment was sent on 9 February 2017 and a response received 22 February 2017.

3.2/3.3 We are exploring lots of different options for printing and postage as part of a large scale review of all planning procedures. We are trying to find a permanent solution that is acceptable in terms of cost and customer service; thank you for raising it as an issue and please be assured it is being thoroughly looked into.

Decisions

4.1 There is not a formal process to notify the Parish; decisions are published online.

4.2 There is no legal requirement to reply to a notification to carry out works to tree(s) in a conservation area. A decision sheet is purely to give AVDC the opportunity to place a TPO (Tree Protection Order). Once the 6 week period has elapsed the work can be completed as per the notification. However this is not the standard which we work to internally, and we always seek to reply. This instance was an error according to our standards, but is not illegal. We process several hundred of this type of work every year and unfortunately there are a small number of errors but we are working hard to avoid these.

4.3 We are working through issues with the system and we hope to make improvements by rolling out a new system as discussed earlier in this response.

Summary

As an authority, we process thousands of planning applications a year and deal with the associated workload arising from these. Looking at the government statistics and our internal review mechanisms, we do largely keep on top of this demanding workload, however I accept

that there are instances where our own high standards are not met and that we need to do more to improve. I appreciate that you are finding communication with AVDC difficult, so it is for this reason that the Parish Liaison Officer posts have been introduced, in order to facilitate better communications with our partners in the parishes and towns in Aylesbury Vale.

Your input and opinion is valuable in designing our services and is appreciated. Changes that we have identified, particularly to the planning IT system, we hope will greatly improve your experience as a consultee and customer. Although we are in the process of redesigning our service to address the complexities of modern local government, with all the associated implications of funding cuts, we still must ask for your patience while we identify and make the required changes to the services which you interact with on a daily basis.

Again let me apologise for the length of time it has taken me to respond and I look forward to working with you in the future to improve our local government services.

Yours sincerely,

Henry Allmand
Group Manager – Commercial Services



BUCKINGHAM TOWN COUNCIL

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Town Clerk: Mr. C. P. Wayman

Cllr. Carol Paternoster, Cabinet Member for Growth Strategy
AVDC
The Gateway
Gatehouse Road
Aylesbury
HP19 8FF

10th March 2017

Our Ref: 660.3

Dear Cllr. Paternoster,

REF: AVDC PLANNING IT SYSTEM – DIFFICULTIES WITH ACCESS AND COMMUNICATIONS

I gather that Cllr. Stuchbury has approached you about difficulties experienced with the AVDC planning system, and that you have asked for details so that these can be investigated.

The Planning Clerk has checked her files and produced the attached list; in addition to these matters Members would appreciate

- an answer to our letter to Mrs. Kitchen of 6th September 2016 concerning the ethical nature of requesting a revised response when no amended plans have been submitted for consultation (ref:16/01850/APP);
- A frequently promised but never sent decision/progress update on the outstanding Enforcement matters at the Grand Junction PH, 13 High Street, Buckingham (15/00085/CON3)
- A decision to index applications for commercial premises by the postal address rather than the occupant at the time of the first application, which requires a long and accurate memory - eg 9 Bridge Street, Buckingham which can only be located via a long-gone owner B. Aris; 25 Hillcrest Way ("Bo Bears"); 29-30 West Street ("Jilly Sanders").
- Searching an address and then clicking on "map" used to give a direct link to the map around that address; now it goes to the large scale map and the zoom facility has to be employed; hardly helpful if the searcher has no clear idea of where the site might be.

We look forward to the results of your investigations.

Yours sincerely,

Mr. C. P. Wayman
Town Clerk

Buckingham



Twinned with Mouvaux, France



Detailed list as requested, taking as its starting point the "system upgrade" of autumn 2016 which led to

- The BTC Planning agenda for 28th November listing 13 applications for consultation, of which only 7 had been notified via the usual email + cover sheet system;
- No decisions whatever being notified for over three weeks from 6th November;
- The AVDC Committee being re-scheduled due to lack of communication with participants.

1. Website

- 1.1 The erratic operation of the Track system, which can send out 0 to 3 (identical) emails re decisions, amended plans or additional documents.
- 1.2 The delay between appearance on the Monthly List and receipt of notification of a new application which can be over a week (eg. 17/00234/APP found 27/1/17, notified 9/2/17) which can make the difference between one agenda and the next. The response sheet for 17/00397/APP, found on the website on 11th February and therefore added to the agenda for 20th February, was received in the office actually on 20th February, with a response date of 20th March, the date of the next meeting, so an extension of response time would have been necessary, and if this was not granted due to the length of time elapsed since you received the application, a special meeting to be called.
- 1.3 A delay on the "Register to Speak" channel on 13/12/16 which led to your timing its receipt later than the deadline. According to your officer, the form was received at your offices at 2.20pm, a time when the Planning Clerk was provably not in the office at all (she had gone across to the Council Chamber to open it for a meeting at 2pm). Unfortunately, though she normally ticks the box for confirmation when the speaker is a Councillor so that she can forward it on to them, she did not do so on this occasion as she herself was to speak on the Committee's behalf. As it is your form, it does not register in our "Sent" box. The application was pulled from the agenda to be decided by the officer; Members consider this failure a denial of democracy.

2. Applications

- 2.1 A most unusual gap in application numbers – between 17/00319 and 17/00510 we have been notified of only one application (17/00397). We normally have at least 4 per 100 applications, so only one in a range of almost 200 possibles gives rise to concern. As there is no means of checking whether this is a glitch in the system itself or just in the communication methods it adds to the concern that applications may not be being advised, and therefore not responded to.
- 2.2 No-one at the department seems to do the most basic checks on the accuracy or validity of drawings – for example the elevation drawings for 17/00602/APP have two different faces labelled "front elevation" and an inappropriate scale on the site plan. This application address is also given as "Little Oaks"; admittedly this is the nearest dwelling to the building but it is not – and has not been for some time if the planning history is checked – part of the Little Oaks property and should more properly be described as "land to the front of Little Oaks" with a separate location number. This sort of error is quite frequent, and can lead to the property history not being linked to the application (see also 2.3).
- 2.3 17/00003/ATP was assigned the address of 8 Page Hill Avenue, though the tree is in Maids Moreton Avenue, and part of its TPO. No.8 is not even the same side of Page

Hill Avenue (see map). Should due diligence ever be carried out by a prospective purchaser of No.8 they may be put off by the apparent existence of 5 Protected Trees in a comparatively small garden, and – of course – this application was not linked to the history of applications for Maids Moreton Avenue, which is the green footpath up the left hand side of the map; 8 Page Hill Avenue carries the black dot.



- 2.4 17/00057/APP was never added to the Town Council's Consultee In-Tray, so comments had to be added via the public comment channel.
- 2.5 A neighbour comment for 16/04496/APP (Mr. P. Billin) had been labelled as SUPPORT though even a cursory reading would have shown there was no phrase of support in it.
- 2.6 A neighbour comment (Mr. L. Brooks) for amended plans for 16/01944/ALB was completely illegible when scanned in on 14/12/16, just before the DMC it was agenda'd for. Fortunately Mr. Brooks had emailed his comments to the office as well, but this would not have helped your Committee Members who might well have checked the website before the meeting.

3. Amended applications and additional plans/documents

- 3.1 We received no email notification of the new Transport Assessment for 16/00151/AOP, though it was registered on our Track List. It did, however, appear in our Consultee In-Tray, just in time for a summary and briefing note to be circulated to Members before the Planning Committee meeting. The application site is in Maids Moreton Parish, but as the village depends for almost all facilities on Buckingham, Members will comment on any infrastructure matters for settlements on our boundary. One of our Councillors is also a Member of Maids Moreton Parish Council and asked if the briefing note could be passed to the Parish Clerk, which was done. We then discovered that she had not been advised of this important addition to the application file either. Cllr. Whyte, as her Ward Councillor, has also been pursuing this matter.
- 3.2 Though the agreement is that we get paper plans for Major Applications, we are no longer sent Amended Plans and other documents. As the amendment description space on the response sheet is never completed, and we can only print off at a maximum of A3, it is quite difficult to compare 'before' and 'after' drawings to spot the difference (originals can be four times that size or even larger)

3.3 In addition, it is quite difficult getting the plans for new Major Applications to Buckingham in time for our meeting, even though our 4 of our 5 D.Cllrs have agreed that they will collect them from The Gateway and bring them over. Getting the post room to contact our D.Cllrs and arrange collection when the set is ready seems always to be problematical even though it would save AVDC the alternative of considerable expenditure on carriage/postage.

4. Decisions

4.1 Not yet notified at 10/3/17 but located by searching individual application files:

16/04346/APP	decision dated	30/1/17
16/04411/APP	decision dated	27/2/17
16/04528/APP	decision dated	7/2/17

4.2 The decision sheet for 16/03823/ATC contained no application number, no applicant name or address or the description of works. One hopes the applicant received it, and that a letter so lacking is legal.

4.3 For a period during January, though Tracked Application emails were received, clicking on the link contained therein generated an Error message only. Accessing the application file via the main planning site worked, so that the decision notice (as they were mainly) could be downloaded, but this all takes extra time.

KM
10/3/17



BUCKINGHAM TOWN COUNCIL

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

Telephone/Fax: (01280) 816 426

Email: Townclerk@buckingham-tc.gov.uk
www.buckingham-tc.gov.uk

Town Clerk: Mr. C. P. Wayman

Mrs. S. Kitchen
Development Management Manager
AVDC
The Gateway
Gatehouse Road
Aylesbury
HP19 8FF

by email

Our Ref: Minute 317/16

6th September 2016

Dear Mrs. Kitchen,

REF: REVISION OF RESPONSE : 16/01850/APP

On 27th July Mrs. Pilcher forwarded an email from Delta Planning which included their replies to matters raised by the Town Council in their OPPOSE & ATTEND response to the above application. She asked whether this was enough to change the Council's view.

The email was circulated to the Planning Committee and all Members who replied reiterated their opposition. No amended or additional plans had been submitted at this time (the Heritage response was sent over on 1st August) and Members felt that therefore nothing had changed from their initial consideration. The result was recorded on the Planning agenda for the 22nd August meeting so that it was formally minuted.

At the meeting, Members discussed the matter; they felt strongly that no such request should have been made; changing an agreed response resulting from discussion in a public, minuted, meeting by email consultation was undemocratic and open to misinterpretation.

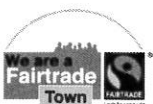
We look forward to your comments.

Yours sincerely,

C. P. Wayman

Mr. C. P. Wayman
Town Clerk

Buckingham



Twinned with Mouvaux, France



Planning

From: Vallis, Lindsey <LVallis@aylesburyvaledc.gov.uk>
Sent: 27 July 2017 16:03
To: 'planning@buckingham-tc.gov.uk'
Cc: Cllr Carole Paternoster; Planning_Enforcement
Subject: RE: Enforcement

Dear Katharine,

Cllr Paternoster forwarded me your email below and asked that I directly respond to you. Thank you for your suggestions regarding the planning enforcement service. We are in the process of introducing some changes in the way we communicate with parishes on planning enforcement which we will keep you updated on as they develop.

As you may be aware there is no legal requirement for a local planning authority to take action where there is a breach of planning control. The power to take enforcement action is discretionary and government advice is clear that local planning authorities should act proportionately in responding to suspected breaches of planning control. We have to consider if it is expedient to take enforcement action taking into account the context and relevant circumstances of the breach and any resulting harm.

Wherever possible we seek to achieve a satisfactory solution to remedy the breach including the submission of an application. However, we cannot force the owner to submit an application if we have taken the view that the breach would not result in harm and the aim is not to punish but to overcome harm. Enforcement action should not be taken in respect of development which is acceptable in planning terms. Nor would we take action where a breach is remedied by alterations to a buildings so that it would fall within the criteria set out in the legislation governing permitted development. It is clear that it is for the council to decide what action is appropriate.

If we do rigorously pursue an application this in itself will incur additional enforcement costs and this is not recoverable through the planning application fee set by central government. Whilst we have reduced our costs over the recent years, it costs us as much as the fee received to process such an application, so there is no benefit to AVDC from a fee income point of view. If the application is reported to committee, this cost can be as much as 4 times that under delegated powers.

I'm not privy to the specifics of the cases you refer to you in your email so cannot comment on these. However it is likely that the next enforcement update will show investigations into breaches of planning conditions because this is a large part of the work the team carry out across a range of types of development. Each case has to be considered on it's own merits given the extent and effect of any harm, be that a single household application or a major development site.

I hope this assists with your enquiry, please direct any further correspondence on this via planningenforcement@aylesburyvaledc.gov.uk so that we can ensure you receive a timely response.

Regards

Lindsey Vallis
Group Manager – Regulatory Services
Customer Fulfilment
Aylesbury Vale District Council
The Gateway
Gatehouse Road
Aylesbury
HP19 8FF
Tel: 01296 585152
E-mail: lvallis@aylesburyvaledc.gov.uk



Aylesbury Vale My Account: Do more online



- Find your bin days
- Manage council tax and benefits
- Order new and replacement bins
- Apply for or renew taxi licence

www.aylesburyvaledc.gov.uk/myaccount

From: Planning [<mailto:planning@buckingham-tc.gov.uk>]
Sent: 18 July 2017 16:33
To: Cllr Carole Paternoster
Subject: Enforcement

As a result of a discussion on 'not worth pursuing' decisions in Enforcement cases Members asked (in May) for the LPA's views on the following:

Members who have carried out this particular conversion [*garage to residential accommodation*] legitimately via a planning application feel that there should be an ethos of making proper application for any change so that such side matters as additional parking can be put before neighbours for comment. This would have the added benefit of generating fee revenue for the Authority instead of costing money for investigations generated by complaints. A firm line on following up unapproved changes would be a start.

The cases which generated the letter have been closed, and Members accept this but would still like the Authority's view on a hard line to be taken, or more publicity, perhaps via the newsletter sent to all households, on the necessity for obtaining permission. It is noted that a number of cases listed in the June Enforcement update are pursuing breaches due to not observing planning conditions, so perhaps a more energetic view is being taken – or perhaps the next update will again show no forthcoming applications and cases closed as 'not worth the effort'. Perhaps pointing out that significant changes without necessary permission make the house difficult to sell?

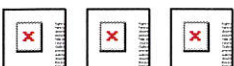
Katharine McElligott
 Planning Clerk
 Buckingham Town Council
 01280 816426

Email: planning@buckingham-tc.gov.uk
 Web Site www.buckingham-tc.gov.uk

**** Buckingham Town Council Email Disclaimer *****

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**** End of Disclaimer *****



Planning

From: Kitchen, Susan <SKitchen@aylesburyvaledc.gov.uk>
Sent: 24 July 2017 17:51
To: 'planning@buckingham-tc.gov.uk'
Cc: Newall, Roger
Subject: RE: 16/03138/APP

Dear Katherine

The information reported verbally to the committee was clarifying a number of points which were in the report, and I will arrange for a copy to be placed on the web site. For ease of reference this arrived in an e mail which stated:

Dear Claire

Further to the publication of the report, you may have already picked up on some of these points as part of your update to members. However, please note the following points in particular and we would be grateful if you could update accordingly:

8.2 Affordable Housing – UPDATE The Housing Officer was contacted and confirmed by email (05.07.17) to Roger that the DVS report had been reviewed and she will not be querying the conclusions. A mechanism for review was noted as part of the original application and accordingly will be incorporated into a legal agreement (UU) proposed by Weston Homes as noted in our Statement of Case.

Paragraphs 8.7 10.55 Archaeology – UPDATE. All necessary archaeological investigations have been undertaken on site in accordance with an approved Written Scheme of Investigation and the post excavation report is currently being prepared for formal submission.

10.10 The reference to this policy does not include the words, subject to viability which needs to be reflected.

10.21 The last sentence does not read correctly.

10.23 We have not experienced any interest for use as student accommodation and we are not sure on what basis this statement is founded. Has the Council undertaken research?

10.41 Car parking spaces includes 49 rather than 48 spaces (90 in total across the site).

It did not introduce "new " material that would have materially changed the consideration by the committee and this was summarised in the officers presentation before Cllr Hiron spoke.

We are currently awaiting a response from PINS on the confirmation of the resolution following the meeting last Thursday, and whether the hearing will go ahead as programmed. The appeal documents produced on Friday are being loaded onto the web site under reference 17/00045/NONDET.

Kind regards

Susan Kitchen
 Corporate Planner
 Customer Fulfilment
 Aylesbury Vale District Council
 The Gateway,
 Gatehouse Road,
 Aylesbury HP19 8FF
 Tel No: 01296 585436

Enforcement Investigations

Received During July 2017

17/00337/CON3

BUCKINGHAM NORTH WARD

Alleged unauthorised works to Grade II Listed Building
58 Nelson Street Buckingham Buckinghamshire MK18 1BT
Case Officer: Nazia Begum

17/00347/CON3

BUCKINGHAM NORTH WARD

Alleged unauthorised erection of shed in front garden
6 Orchard Dene Buckingham Buckinghamshire MK18 1PX
Case Officer: Nazia Begum

17/00322/CON3

BUCKINGHAM SOUTH WARD

Alleged unauthorised erection of extension/conservatory without planning permission in breach of Condition 9 (removal of PD Rights) under 13/01549/ADP
9 Bobbins Way Buckingham Buckinghamshire MK18 7SA
Case Officer: Nazia Begum

Enforcement Investigations

Closed During July 2017

None in Buckingham

AYLESBURY VALE DISTRICT COUNCIL

Planning

Please ask for: Nazia Begum
 Direct Line: 01296 585468
 Switchboard: (01296) 585858
 Text Relay: prefix telephone number with 18001
 Email: nbegum@aylesburyvaledc.gov.uk
 Our Ref: 17/00169/CON3
 Your Ref:



AYLESBURY VALE
DISTRICT COUNCIL

4 August 2017

Mrs Katharine McElligott

Dear Mrs McElligott

Alleged unauthorised breach of approved plans/details - 15/02125/APP refers

- 1) Compressor unit has not been installed in the correct position**
- 2) Increase in number of refuse skips in alleyway**
- 3) Parking of delivery motorbikes in alleyway**

Domino's Pizza 2 Bridge Street Buckingham Buckinghamshire MK18 1EL

I am writing to advise you of the conclusion reached in dealing with the enquiry that you made in respect of the above. It has been decided that the investigation can be closed because no breach of planning control was detected.

I have been in discussion with Sean Dunne in Environmental Health and Diana Locking and they have not indicated that they have any concerns with the re-positioning of the compressor unit.

There is no condition restricting the number of refuse skips on the site therefore this will not be considered a breach of planning control likewise the parking of motorbikes in the alleyway is also a matter which is not subject to planning restrictions.

Advice and guidance regarding the planning process can be found on the Council's website www.aylesburyvaledc.gov.uk. Further information is also available on the planning portal website www.planningportal.co.uk

We would like to thank you for bringing this matter to our attention and if we can be of any assistance to you in the future, please do not hesitate to contact me.

Yours sincerely

Miss Nazia Begum
Planning Enforcement Officer

AYLESBURY VALE DISTRICT COUNCIL

Planning

Please ask for: Mrs Diana Locking
Direct Line: 01296 585423
Switchboard: (01296) 585858
Text Relay: prefix telephone number with 18001
Email: devcon@aylesburyvaledc.gov.uk

Our Ref: 15/A2125/DIS
Your Ref:



23 November 2016

Mr Jonathan Rainey
Pegasus Planning Group Ltd
First Floor, South Wing
Equinox North, Great Park Road
Almondsbury
Bristol
BS32 4QL
United Kingdom

Dear Mr Rainey

**Willen Hospice Shop 2 Bridge Street Buckingham Buckinghamshire MK18 1EL
Submission of details pursuant to Condition 4 - Details of waste storage facilities to serve the proposed use; Condition 5 - A scheme for the installation of odour control equipment; Condition 6 - A scheme for the noise control of any plant and equipment to be installed on the premises,
and Condition 7 - A scheme for protecting the residential units on the upper floors of the appeal premises from noise associated with the
proposed use on planning application ref 15/02125/APP allowed on appeal ref APP/J0405/W/16/3143953.**

I am responding to your submission valid on 30th September 2016.

I confirm that the information you have provided is acceptable and that the Condition number(s) listed below imposed on the planning permission reference as above have been discharged insofar as they relate to the requirement to submit information.

The Environmental Health Officer has advised as follows:

1) The recommendations made in the acoustic reports provided by Philip Acoustics Ltd referenced 15122-002 and 15122-003 must be carried out to ensure that noise from mechanical services and between the ground floor hot food takeaway and residential units above are effectively controlled.

2) The extractor ventilation system that incorporates carbon filters must be installed by a competent installer to ensure cooking odours are minimised.

Yours sincerely

Mrs Diana Locking

For and on behalf of the District Council

The Gateway, Gatehouse Road, Aylesbury, Bucks HP19 8FF
DX 4130 Aylesbury 1
www.aylesburyvaledc.gov.uk



BUCKINGHAM TOWN COUNCIL

PLANNING COMMITTEE

MONDAY 21ST AUGUST 2017

Agenda Item no. 10

Contact Officer: Mrs K. McElligott
01280 816426

A new combined Minerals and Waste Local Plan for Buckinghamshire - consultation

Background: The new combined Minerals and Waste Local Plan 2016 – 2031 (MWLP) will be built around the MWCS [*Mineral & Waste Core Strategy*] updated as appropriate and will thus incorporate within the one document the overall strategy, spatial strategies for minerals and waste, the provision required to be met, the policies on which planning applications should be determined and allocate as appropriate sites and locations for minerals and waste development.

The MWCS policies were compliant with the NPPF, which came into force March 2012.

The MWLP policies will continue to comply with the NPPF, and will also be compliant with the National Planning Policy for Waste (NPPW), which came into force in October 2014.

The 168-page document is divided into sections as follows, and can be accessed via www.buckscc.gov.uk/mwlocalplan :-

1. The Minerals and Waste Local Plan - This section provides an overview of the MWLP and the matters that it addresses.

2. Background and Context - This section provides background information on the planning policy context, Buckinghamshire's spatial planning context and relationship to other planning authority areas.

3. Vision and Strategic Objectives for the Local Plan - This section is carried over from Section 2 of the MWCS (Vision and Strategic Objectives) updated as appropriate and to also reflect that the end date of the MWLP is proposed to be 2036.

4. Minerals - This section is based on Section 4 of the MWCS (Minerals) but with significant revisions, which address the spatial strategy for minerals development, updated provision figures, site allocations and development principles.

5. Waste - this section is based on Section 5 of the MWCS (Waste) but with significant revisions, which address the spatial strategy for waste management, updated waste arising figures and capacity needs over the plan period, locations for development of waste management facilities and development principles as well as radioactive waste management.

6. Key Diagram - This section sets out the updated key diagram for the MWLP.

7. The Control and Management of Minerals and Waste Development - This section is based on Section 6 of the MWCS (Protection and Enhancement of Buckinghamshire's Environment) but with significant revisions aimed at aligning the MWLP more closely with updated national policy and guidance as well as increased coverage of some matters from the MWCS and BMWLP.

8. Implementation and monitoring of the Local Plan - This section sets out how the MWLP will be implemented and monitored.

The consultation runs until 27th September 2017, which allows for further discussion at our 11th September meeting if needed. There is a public exhibition on Tuesday 29th August between 2pm and 8pm in the Community Centre.

This precis concentrates on the area of North Bucks north of Winslow and includes some information for parts of immediately adjoining authorities. Members wishing to discuss county-wide matters are asked to research the other parts of the document for themselves, and present them to the Committee individually.

Note that mineral extraction sites and waste disposal and processing sites require planning approval including transport and nuisance assessments (see Policies 17 and 18).

Section A - Minerals

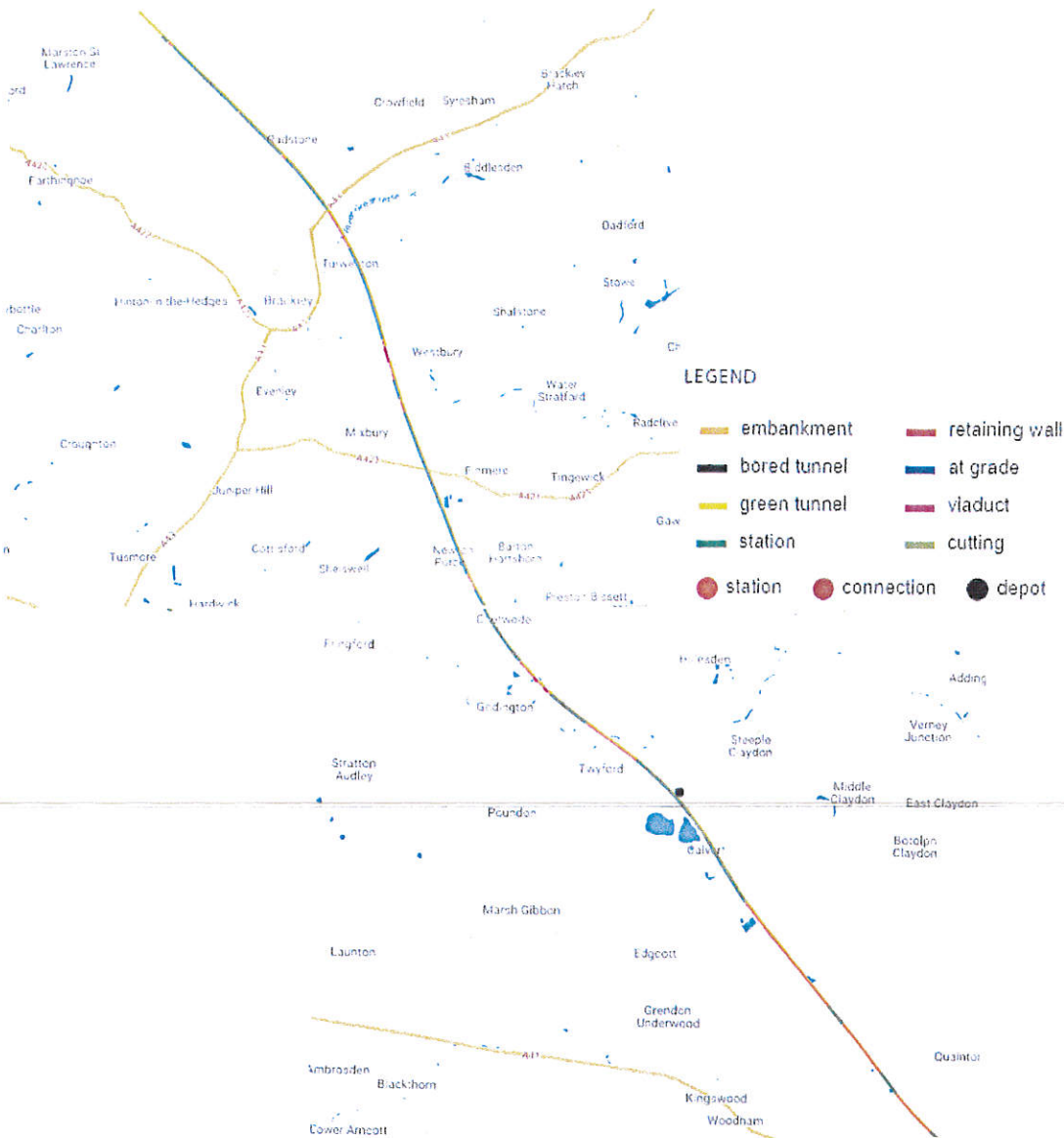
It is recognised that minerals are a finite natural resource and can only be worked where they are found, and so safeguarding measures are required to prevent sterilisation of local and nationally important resources and ensure future access to associated infrastructure and related development. The need to ensure that development does not have unacceptable adverse impacts on communities and the built and natural environment forms a key element, as does the need for extraction sites to be reclaimed at the earliest opportunity delivering high quality restoration and aftercare.

Buckinghamshire is traditionally one of the Home Counties and has a very strong spatial and economic relationship with Greater London. Its current key road and rail corridors are those originating from London and a high proportion of the working population commutes to London. However that relationship does reduce the further away from London you go, with spatial and economic relationships taking on an east-west dimension as much as a London-influenced one. These relationships along the Oxford-Cambridge arc will be further strengthened throughout the plan period through the east-west rail link and, for road, the possible Oxford-Cambridge Expressway. As well as having the greater links to London, the southern part of the county is part of the Thames Valley-Heathrow Airport economy. Although the route for the High Speed 2 (HS2) railway will run directly through Buckinghamshire, the HS2 programme is unlikely to directly influence future economic patterns, as there will be no passenger stops within the county. *However there will be sites to be considered during the construction phase, and additional traffic movements, although the Victorian practice of using materials from cuttings to form embankments could minimise the effect on local settlements. This map is included overleaf for Members' information.*

Although close to London over 75% of the county is rural in nature, with only 6% of the county classified as urban. Out of the four district authorities, Aylesbury Vale District makes up the northern 60% of the county by area, but only contains just over 33% of the population, concentrated in the main towns of Aylesbury and Buckingham. The remaining 66% of the population lives in the southern 40% of the county, in the districts of Chiltern, South Bucks and Wycombe, concentrated in the main settlements of High Wycombe, Amersham, Chesham,

Beaconsfield, Gerrards Cross and Marlow.

Buckinghamshire is making more efficient provision and use of primary minerals by conserving mineral resources, which are primarily located in the Thames Valley, for future use and minimising demand through the increasing use of recycled and alternative materials [such as the products of demolition].



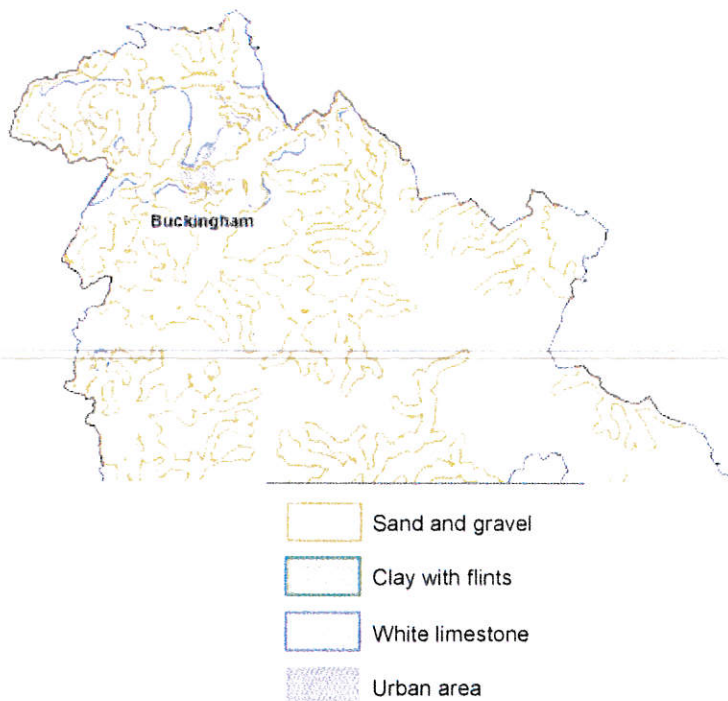
HS2 route (from GOV.UK)

Strategic Objective 6: SO6: Sustainable Transport of Minerals and Waste
 To encourage sustainable transport movements and alternative transport methods, and enable the more efficient movement of minerals and waste. This will be supported by planned improvements in transport infrastructure that will improve connectivity between the north and south of the county. To ensure that development does not have unacceptable adverse impacts on the community.

There are sand and gravel resources in the north of the county but these are not consistent in quality, thickness and extent as compared to the Thames Valley resources. The most significant primary resources in Buckinghamshire that warrant protection are the sand and gravel deposits situated in the southern half of the county, as these are the most economically viable and essential minerals. In addition the resources in the Great Ouse Valley east of Buckingham should also be safeguarded for the future.

Crushed rock (limestone) is also classed as a primary aggregate however Buckinghamshire is not currently a producer of crushed rock. Limestone resources are located in the north west of the county, of which very limited resources of rock are suitable for use as crushed rock aggregate with the white limestone most likely to be suitable for aggregate use. A narrow band of white limestone runs east of Buckingham, with a wider area to the west of Buckingham (extending to Dadford, Turweston, Finmere and Radclive). There are presently no permitted crushed rock extraction sites within Buckinghamshire, although in the past crushed rock has been won on a small scale at Turweston Hill Railway in the north of the county.

There are no major resources of building stone in Buckinghamshire.



Map 4: Minerals Safeguarding Areas within Buckinghamshire

Great Ouse Valley

Due to costs associated with haulage, aggregates tend to have a local market, around 30 miles from source. It is likely that some of the sand and gravel required for growth in the north of the county is imported from surrounding authority areas [see appendices]. In trying to balance out provision within the county it seems prudent to take a measured approach and

identify a separate provision rate for the Great Ouse Valley (the secondary focus area). However, there are no ten year sales figures from this area to base a provision figure on. However, sand and gravel extraction sites are permitted within the wider Great Ouse Valley [see appendices I & II] east of the county. Data reported for such sites was taken into consideration, as was the operational relationship of the sites and phasing. Several of the sites within the Great Ouse Valley are operated as satellite sites; in addition sites within this area are often phased so that as one site is winding down production another is coming online to ensure consistent supply. The annual provision rate for the Great Ouse Valley (secondary focus area) is therefore based on consideration of trends from within the wider related Great Ouse Valley area.

The annual provision to be met, for the Great Ouse Valley (secondary focus area), is 0.12Mt. The plan period is from 1 January 2016 to 31 December 2036, which gives a total provision of 2.52Mt. There were no permitted reserves of sand and gravel at the commencement of the plan period.

Policy 3: Sand and Gravel Provision

Provision will be made over the plan period (2016 to 2036) for the extraction of 0.81 million tonnes per annum of sand and gravel from the Thames and Colne Valleys (primary focus area) and 0.12 million tonnes per annum of sand and gravel from the Great Ouse Valley (secondary focus area).

The maintenance of a landbank for sand and gravel equivalent to at least seven years supply will be sought in order to ensure a steady and adequate supply. This provision will come from both extensions to existing sites and from new sites in line with the spatial strategy for mineral extraction. Within the Thames and Colne Valleys this provision may be phased to manage supply levels over the plan period and avoid cumulative adverse impacts.

Nevertheless, the intention is to have some balance to production in the county to reflect that much of the county's growth is to take place in the northern half of the county, notably at Aylesbury but also at Buckingham. An allocation is to be made in the MWLP to contribute towards meeting the provision of 2.52Mt in the secondary focus area of the Great Ouse Valley. This is at Hydellane Farm on the boundary of Leckhampstead and Foscott parishes, east of Buckingham and will provide 1Mt towards the provision figure.

The table below sets out the annual provision, permitted reserves, amount to be provided through the Plan and the balance remaining at the end of the plan period.

Table 3: Delivery of the sand and gravel provision

	Whole Plan area	Thames and Colne Valleys (primary focus area)	Great Ouse Valley (secondary focus area)
Annual provision rate	0.93Mtpa	0.81Mtpa	0.12Mtpa
Total provision over plan period	19.53Mt	17.01Mt	2.52Mt
Permitted reserves	9.04Mt	9.04Mt	0
Remaining amount to be provided through the Plan	10.49Mt	7.97Mt	2.52Mt
Provision made by MWLP allocations	10.9Mt	9.9Mt	1Mt
Balance to be found during the plan period	+0.41Mt	+1.93Mt	-1.52Mt

It should be noted that whilst the use of recycled materials as alternative aggregates is desirable and may result in a reduction of the amount of newly won primary minerals actually required, the requirement to make provision of primary aggregate as set out in Policy 3: Sand and Gravel Provision would remain unchanged. This is because the quality, type and quantity of alternative materials varies and cannot fully replace materials used for certain construction purposes.

Section B - Waste

Cross boundary movements of waste currently exist between Buckinghamshire and adjacent (and wider) areas. In 2015 a total of 1.81Mt of waste was managed and disposed of within the county, of which 0.63Mt originated from Buckinghamshire and 1.18Mt was imported with half disposed of to landfill (at the Calvert and Gerrards Cross sites). London's waste accounted for 0.66Mt, with over half (0.39Mt) being disposed of to non-hazardous landfill, particularly from the West London and North London waste disposal authority areas.

Municipal Waste

Municipal waste is all waste that is collected and disposed of by, or on behalf of, a local authority, also referred to as Local Authority Collected Waste (LACW). It will generally consist of household waste and any other wastes collected from Household Recycling Centres (HRCs), commercial or industrial premises, and waste resulting from the clearance of fly-tipped materials and litter.

Buckinghamshire generated 0.27Mt of municipal waste in 2016 (of which household waste accounted for 0.24Mt). Of this 52% was recycled or composted, 12% was treated via EfW processes and 36% was disposed of to landfill with a small amount (<1%) disposed of via incineration without energy recovery.

Commercial and Industrial Waste

C&I waste is defined as "waste from premises used mainly for trade, business, sport, recreation or entertainment" (Environmental Protection Act 1990 s5.75(7)). It will generally consist of a wide range of wastes (such as mixed wastes, mineral wastes, chemical wastes, metals, discarded equipment, animal and vegetable waste including food waste, healthcare waste and others) and contains a high proportion of recyclable materials.

Approximately 0.55Mt of C&I waste was generated within Buckinghamshire in 2016. Reliable local data on management methods is not available. A broad picture can be developed from national data sets, which indicate that just over half of C&I waste is recycled or composted, around a quarter is disposed of to landfill and the remainder is subject to other recovery.

Construction, Demolition and Excavation Waste

CD&E waste means waste materials that arise from the construction or demolition of buildings and/or civil engineering infrastructure, including hard construction and demolition waste and excavation waste (and soils). Hard construction and demolition waste may include concrete, bricks, tiles, bituminous mixtures and railway ballast and mixtures of the various components. Excavation waste may include clean and contaminated soil, stone and rocks arising from land levelling, filling and/or general foundations. The majority of this type of waste is made from inert materials such as concrete, rubble and soils. A small amount of CD&E waste is non-inert materials such as wood, metals and plastic that can managed via nonhazardous waste management facilities. CD&E waste may also include hazardous waste materials such as lead, asbestos, liquid paints, oils, etc. CD&E waste contains a high proportion of recyclable

materials.

Approximately 1.13Mt of CD&E waste was produced within Buckinghamshire in 2016 and it is anticipated that arisings will remain the same over the plan period. This waste stream is largely made up of inert material. Recent national studies suggest that over three quarters of CD&E waste is currently recycled or otherwise recovered with less than a quarter disposed of to landfill. A significant proportion (around a third) of inert waste is re-used, with over half of this thought to be reused on exempt sites. This unseen capacity is assumed to continue to be available throughout the plan period. In addition some inert waste is utilised at nonhazardous landfill for engineering purposes.

Hazardous Waste

Hazardous waste has historically been considered material that poses the greatest risk to human health or the environment, including materials such as asbestos, oils, solvents and chemical wastes. The Landfill Directive refers to some wastes as 'hazardous', rather than 'special', broadening the definition to include everyday items such as fluorescent tubes, monitors and televisions that have reached the end of their lives. Hazardous materials are subject to strict controls on carriage, treatment and disposal.

Approximately 13,000 tonnes of hazardous waste was generated within Buckinghamshire in 2016, with arisings anticipated to increase slightly to 16,000 tpa over the plan period. There are no national or local targets relating to the management of hazardous waste. EA data¹⁸ indicates that the majority of hazardous waste is recovered (40%) or treated (17%), with less than 20% being disposed of (15% landfill and 3% incineration without energy recovery), with the remainder either rejected or captured under transfer.

Hazardous waste treatment and disposal facilities are specialised and generally operate at a regional or national scale. There is currently no capacity for hazardous waste treatment within the county. However, two landfill sites are permitted to dispose of hazardous waste. The majority of hazardous waste is exported to appropriate facilities outside the county.

There is currently no capacity for radioactive waste management within the county, with waste being managed at appropriate facilities outside the county, including at the East Northants Resource Management Facility (ENRMF) in Northamptonshire.

Facilities in rural areas that are outside of current industrial developments will be supported where such facilities: have a local to sub-regional catchment; serve local residents and allow for the collection and separation of household waste; incorporate biological treatment of waste; are associated with existing rural employment uses or farm-based enterprises, and/or involve the re-use of previously developed land, redundant agricultural and forestry buildings and their curtilages. This may include, for example, HRC's, facilities for composting or for recovery of waste such as anaerobic digestion (AD) with energy recovery.

Policy 11: Spatial Strategy for Waste Management

The growth of Buckinghamshire's sustainable waste management network will be delivered by focusing development of facilities for the preparation of wastes for reuse and recycling and other recovery on the main urban areas and growth locations of High Wycombe, Aylesbury and Buckingham. Facilities for the preparation of wastes for re-use and recycling in key

settlements outside of High Wycombe, Aylesbury and Buckingham will be supported where appropriate, particularly where involving the re-use of previously developed land and/or the co-location of waste management facilities.

Disposal to Landfill

Consistent with the requirements of the waste hierarchy, provision for landfill will be made to accommodate the portion of Buckinghamshire’s waste that cannot be recycled or from which energy cannot be recovered, and for the residues arising from treatment of waste for which there are no other management options available. The indicative capacity needs are calculated by assuming that all recycling, composting and recovery targets have been achieved.

The estimated remaining landfill voidspace as of 1 January 2016 over the plan period within Buckinghamshire was 7.95Mt of non-hazardous landfill, 3.485Mt of inert landfill and 0.489Mt of hazardous landfill.

If waste management targets are achieved the remaining non-hazardous landfill capacity at the end of the plan period is estimated to be between 0.47 and 2.3Mt (dependent on residue output rates from treatment processes). Imports from London for disposal to non-hazardous landfill are estimated at 1.72Mt over the plan period. As such no allocations for non-hazardous landfill are considered necessary. However there will be a need to consider future options in the long term (i.e. towards the end of the plan period) in order to address the ongoing need for disposal and ensure that residues are managed appropriately.

Almost 90% of inert landfill voidspace is associated with the restoration of mineral extraction sites. It is anticipated that additional inert landfill capacity will result from new mineral extraction sites being permitted through the plan period to deliver a sufficient supply of minerals in line with Policy 3: Sand and Gravel Provision.

Hazardous landfill voidspace is sufficient to accommodate Buckinghamshire’s future needs over the plan period.

(Extract from) **Table 9: Areas of focus for waste management**

Areas of Focus for Waste Management (by geographical – not priority – order)	Secondary Areas of Focus for Waste Management
<p>Northern Buckinghamshire Buckingham, particularly at the following locations:</p> <ul style="list-style-type: none"> - Radclive Road (Gawcott with Lenborough) - Buckingham Industrial Park** - Tingewick Road Industrial Estate 	<p>Northern Buckinghamshire</p> <ul style="list-style-type: none"> - Greatmoor (Quainton/Calvert Green)* - Milton Keynes Fringe

Policy 14: Developing a Sustainable Waste Management Network

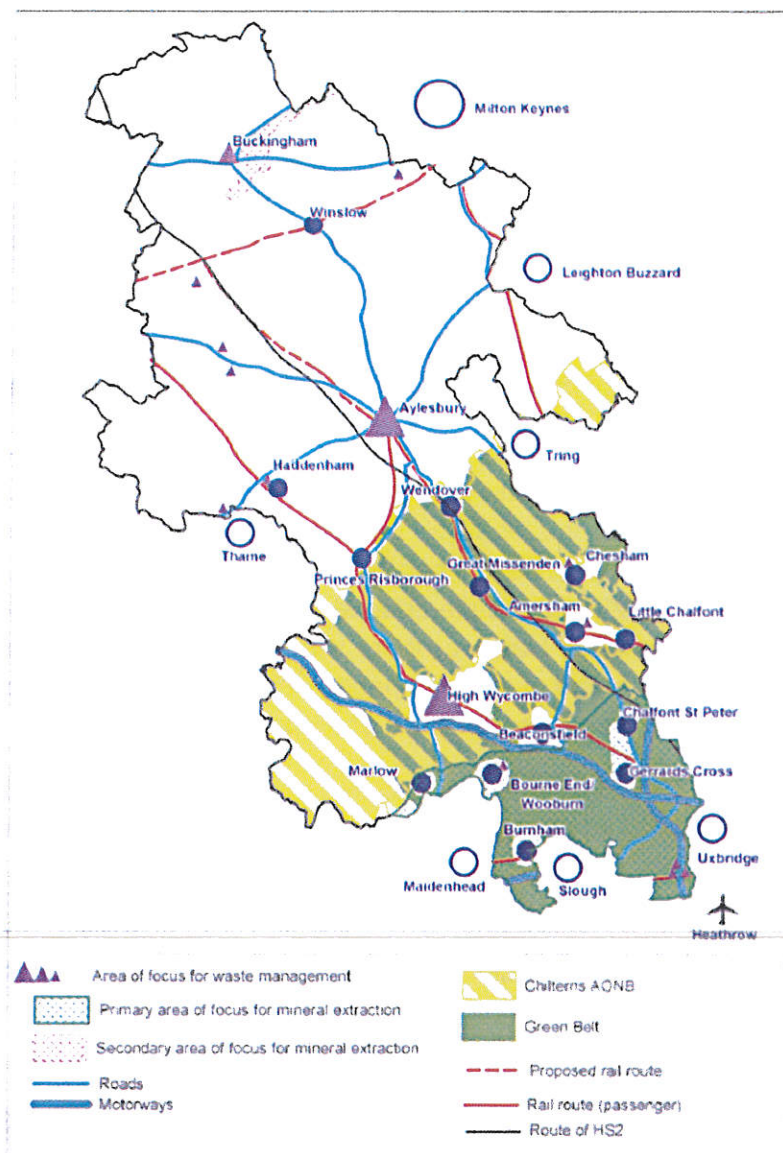
The primary areas of focus for waste management development will be High Wycombe, Aylesbury and, commensurate with its population, Buckingham.

The secondary areas of focus for waste management development will be those existing general employment areas or areas in waste management use outside of High Wycombe, Aylesbury and Buckingham.

New standalone waste management facilities should be directed towards the primary and

secondary areas of focus.

Plan 1: Buckinghamshire Minerals and Waste Local Plan Key Diagram



Policy 17: Managing Impacts on Amenity and Natural Resources

All proposals for minerals and waste development must demonstrate that the proposed development is environmentally feasible, secures a good standard of amenity and would not give rise to unacceptable adverse impacts on the following:

- water quality, resources and flood risk (including surface and groundwater),
- soil resources (including best and most versatile agricultural land),
- air emissions (including dust),
- human health and wellbeing and amenity to communities,
- noise,
- vibration,
- light,
- visual impacts and/or intrusion,
- migration of contamination from the site,

- potential land use conflict, and
- cumulative impacts.

Specifically relating to mineral extraction the following potential impacts should also be addressed: tip and quarry slope stability, differential settlement of quarry backfill and mining subsidence.

Specifically relating to waste development the following potential impacts should also be addressed: land instability, odours, bio-aerosols, vermin and birds, and litter.

The nature and extent of potentially adverse impacts likely to result from the proposed development as well as appropriate mitigation measures necessary to avoid and/or minimise impacts to an acceptable level must be identified.

A site-specific management plan should be developed where appropriate to ensure the implementation and maintenance of such measures throughout construction, operation, decommissioning and restoration works as well as from transportation.

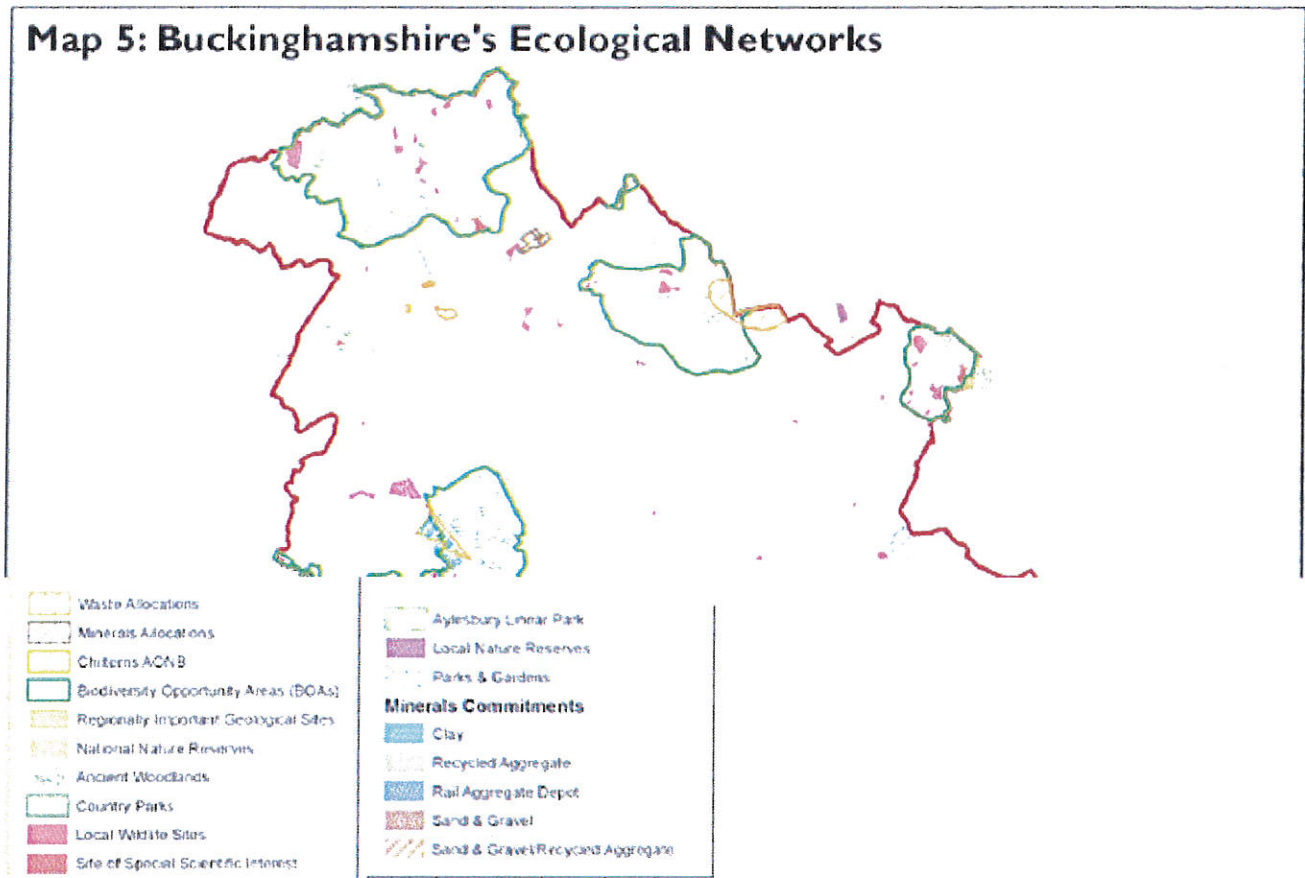
Policy 18: Sustainable Transport

Proposals for minerals and waste development will require a Transport Assessment or Statement addressing the following matters, as well as a Transport Plan (where applicable):

- identification and viability of opportunities for alternatives to road-based transport,
- safe and suitable access to the site,
- traffic flows likely to be generated including type of vehicles and number of movements to and from the site per day,
- identification of the intended market base (for mineral development), or the waste facilities catchment area including the origin of waste intended to be received onsite as well as the destination of outputs on an OS base map (for waste development),
- capacity of the local and highway network to accommodate the movements generated by the proposed development,
- identification of any improvements to the transport network determined to be necessary to minimise impacts to an acceptable level,
- identification of potentially adverse impacts arising from the transport of minerals and waste on the community and environment and mitigation measures required to avoid and/or minimise potentially adverse impacts to an acceptable level (including routing agreements or other agreements and controls as necessary), and
- emission control and reduction measures to be implemented.

Local landscape designations remain within Wycombe and Aylesbury Vale districts. These are the Areas of Attractive Landscape (AAL), first designated at a county level in 1979, and the subsidiary Local Landscape Areas (LLA) later designated at a district level. Neither of these designations seeks to prevent development unless regard has not been given to distinctive features and characteristics related to the designation. Proposals should take account of relevant Landscape Character Assessments and recognise the individual character of particular Landscape Character Areas. Sand and gravel allocation M8 (Hydelane Farm) is within the Ouse Valley East LLA.

Map 5: Buckinghamshire's Ecological Networks



Current Sites with permission:

Recycled aggregate facilities Home Farm, Bourton Road, Buckingham (+transfer facilities)

Waste management (non-hazardous and inert)

College Farm, Maids Moreton, (Composting & Transfer)

Buckingham, Buckingham Industrial Park , HWRC

R Buckland and Sons Ltd, Bath Lane, Buckingham

(Metal recycling, including vehicles)

Gawcott Depot , Preston Road, Gawcott (Transfer)

Policy 4 Allocated Sites for Sand and Gravel Provision

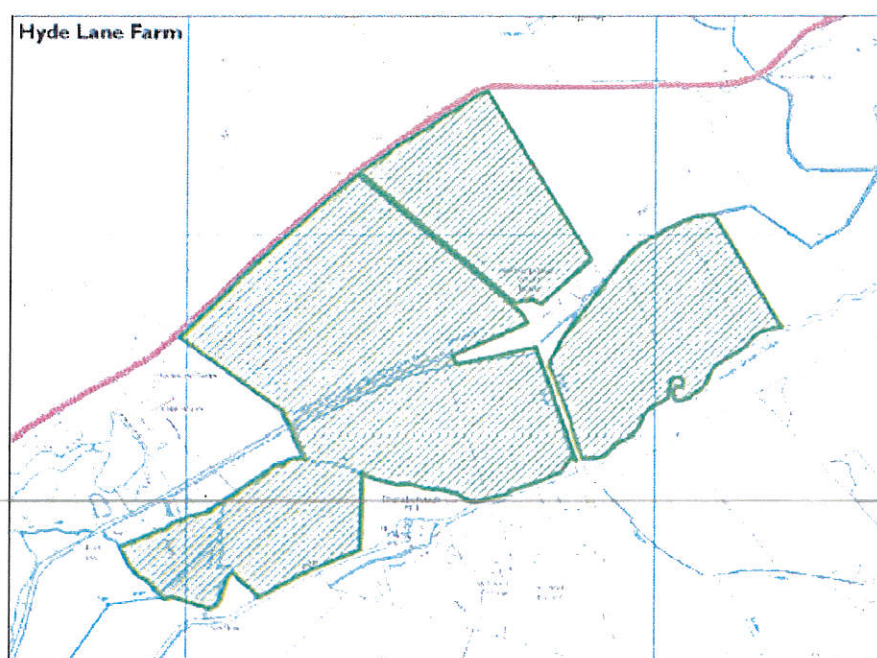
Thames and Colne Valleys

- M1: Springfield Farm South (Beaconsfield) (2Mt)
- M2: New Denham Quarry North Extension (Denham) (1.60Mt)
- M3: New Denham Quarry North West Extension (Denham) (0.85Mt)
- M4: New Denham Quarry Extension (Denham) (0.2 - 0.25Mt)
- M5: North Park, Richings Park (Iver) (3Mt)
- M6: Slade Farm North (Hedgerley) (1.25Mt)
- M7: Slade Farm South (Hedgerley) (1Mt)

Great Ouse Valley

- M8: Hydellane Farm (Leckhampstead/Foscott) (1Mt)

M8: Hydellane Farm (Leckhampstead/Foscott)



Location: Stratford Road, Foscott, Buckingham MK18 5EX

Grid Reference: 473458, 235701

Area: 71 ha

Quantity: 1Mt

The Clerk to Thornborough PC has noted that there is no reference to Thornborough anywhere in the document (though this site is actually in her parish) and has sent over her Council's response to the consultation for Members' information (the details of dates and the Community Centre event have been omitted):

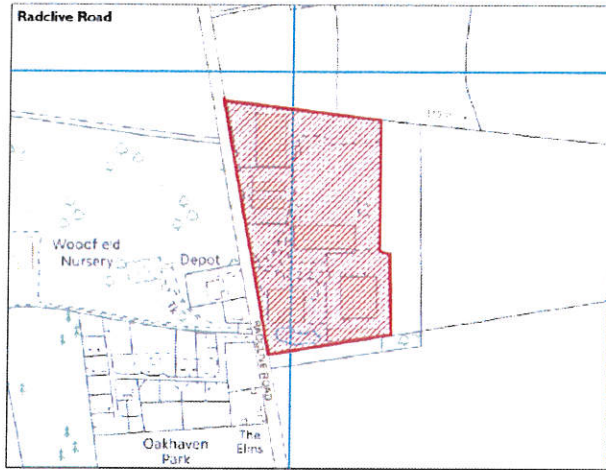
13. A large area in the north of the county, stretching north-south from Maids Moreton to Great Horwood, and east-west from Thornton to Buckingham, has been identified "which could be an acceptable location for future mineral

working.” A part of this falls within the northern part of Thornborough parish. This is part of Bucks County Council’s ten-yearly review to identify gravel, aggregate and mineral resources, which each county is obliged to do by the government to provide construction materials; the current one runs from 2006-16, and currently being considered is the 2016-26 review.

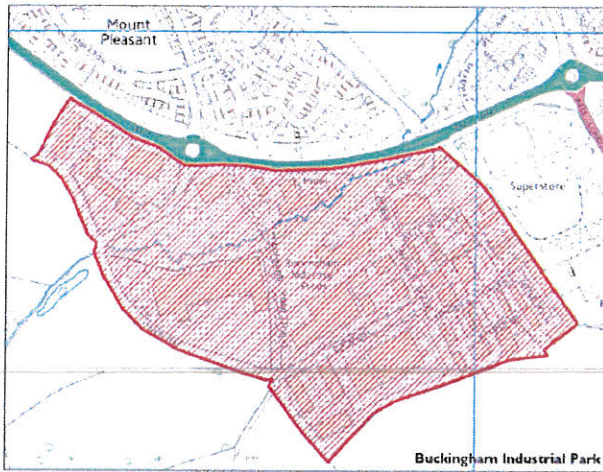
Councillors discussed this issue. It seems unlikely however that the farmer concerned will be putting the land forward for this as he now apparently has other plans. Agreed that the Clerk should inform Buckinghamshire County Council that part of this lies within the parish of Thornborough and that they have omitted to mention this in the draft plan.

Primary Areas of Focus for Waste Management - Northern Buckinghamshire - Buckingham

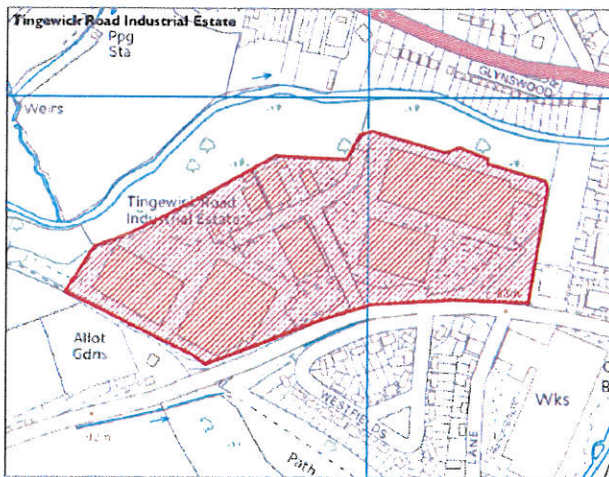
Buckingham: Radclive Road (Gawcott with Lenborough)



Buckingham: Buckingham Industrial Park

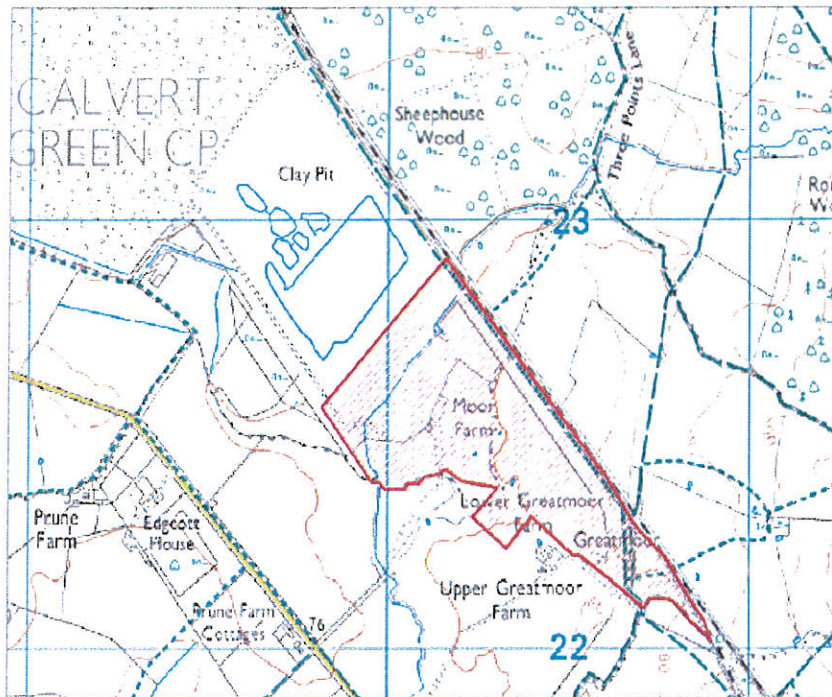


Buckingham: Tingewick Road Industrial Estate

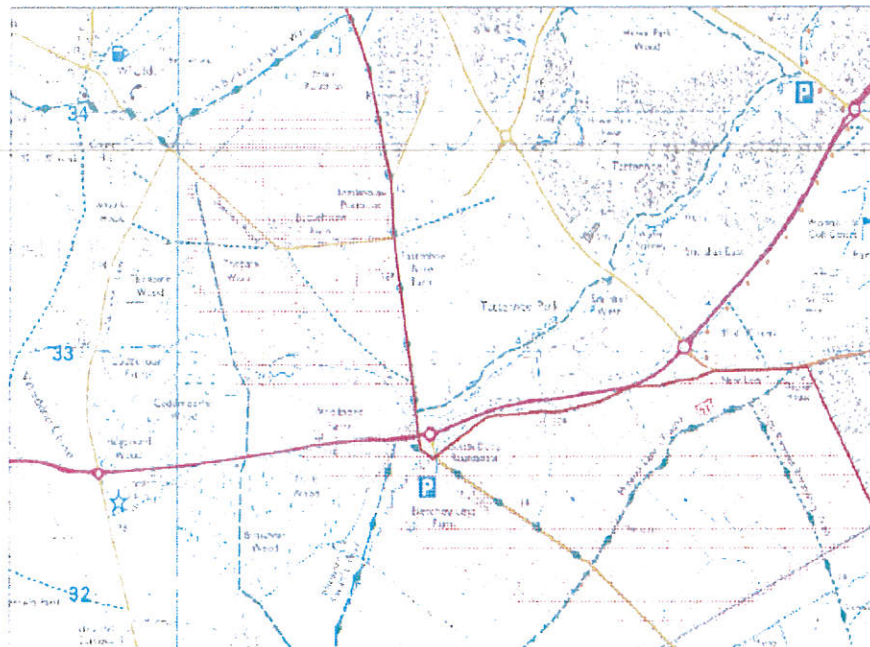


Secondary Areas of Focus for Waste Management - Northern Buckinghamshire

Greatmoor (Quainton/Calvert Green)

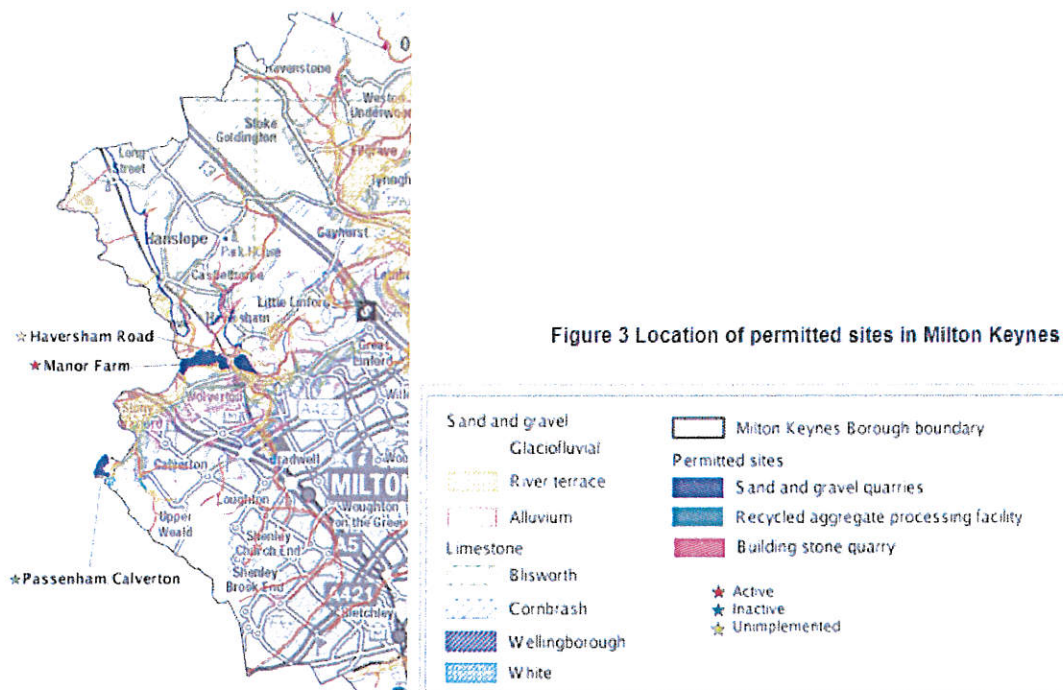


Milton Keynes Fringe



Please note this is an indicative area identified for general assessment purposes. Any proposals for waste use in the area would need to reflect the emerging Aylesbury Vale Local Plan and any Master Plan in respect of the disposition of employment uses in the strategic development area.

Appendix (i) Extracts from Milton Keynes' Minerals plan (final submission, January 2016)



As at July 2015 there are four sites with planning permission for a combined two million tonnes (Mt) of sand and gravel in Milton Keynes; this includes Passenheim / Calverton, land south of Caldecote Farm, Manor Farm and land east of Haversham Road. This figure relates to when permission was granted and as there has been subsequent extraction the estimated total remaining sand and gravel reserves for Milton Keynes will be considerably less than this figure (but which cannot be published for confidentiality reasons).

Site Profiles

A1: Calverton/Passenheim Extension



Site summary:

Proposed use

Mineral extraction – Sand and gravel
 Resource yield is estimated at circa 250,000 tonnes to be worked at an approximate rate of 75,000 tonnes per annum. The estimated operational life is 4-5 years.

Opportunities

- Site is in line with the spatial strategy for sand and gravel and supports the delivery of the required minerals provision.
- Site is supported by the operator, is a proven resource and an area is already being worked nearby.
- Limited potential for impact on landscape and townscape.
- Restoration of the site has potential to create beneficial outcomes, including linking to areas that have already been restored.

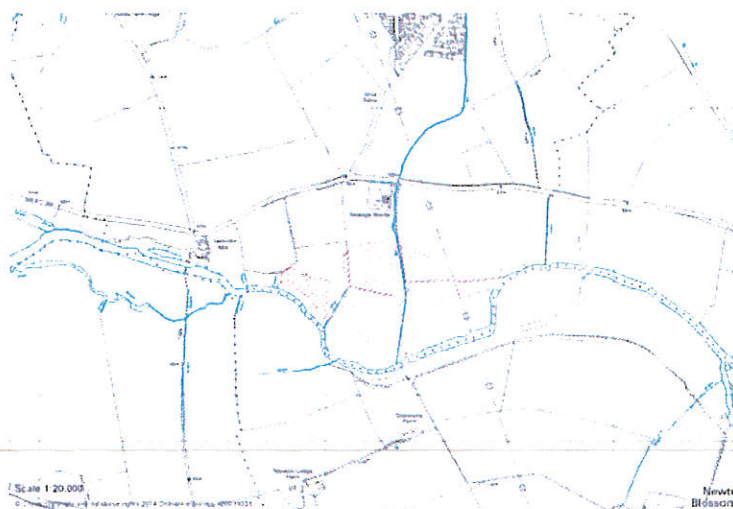
Constraints

- Site has not previously flooded but is at risk of future flooding, although sand and gravel extraction is water compatible development.
- Potential for adverse impacts on heritage assets. Further site investigation would be required to accompany the planning application.
- Site is adjacent to Passenham Conservation Area and located just over 300m from Calverton Conservation Area.
- The closest listed building to the site boundary is the Grade II listed Dovecote approximately 130m from the site.

Overall assessment outcome

- Suitable – proposed site is both deliverable and adequately meets plan objectives and vision.

A4: Manor Farm and Lavendon Mill



Site summary:

Proposed use

Mineral extraction – Sand and gravel

Resource yield is estimated at circa 456,000 tonnes to be worked at an approximate rate of 70,000 - 80,000 tonnes per annum. The estimated operational life is 6 - 7 years.

Opportunities

- Site is in general conformity with the draft spatial strategy and will contribute to the required sand and gravel provision.
- Site is supported by the owner and has active industry support. Site is supported by geological evidence.
- Restoration of the site has potential to create beneficial outcomes.
- Limited potential for impact on landscape and townscape.

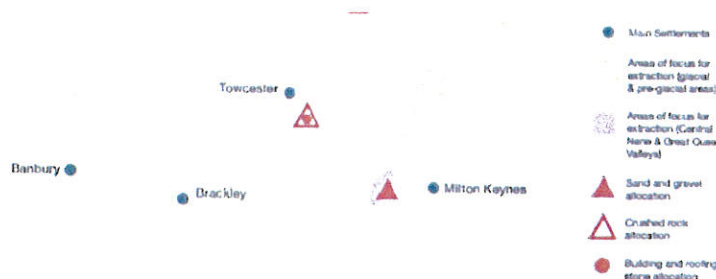
Constraints

- Site has not previously flooded but is at risk of future flood, although sand and gravel extraction is water compatible development.
- Potential for adverse impacts on heritage assets. Further site investigation would be required to accompany the planning application. Site is located 1km from Newton Blossomville, Clifton Reynes and Lavendon Conservation Areas. The closest listed building to the site is the Grade II listed Lavendon Mill House which is approximately 300m from the site boundary.

Overall assessment outcome

- Suitable – proposed is both deliverable and adequately meets plans objectives and vision.

Appendix (ii) Extracts from Northamptonshire's Minerals plan - May 2017 – currently with Inspectorate



Plan 4: The spatial strategy for mineral extraction showing allocated sites for minerals development

Sand and gravel

- 4.41 The sites allocated for sand and gravel (under Policy 4) have a total estimated provision of 7.75 Mt. This, in addition to the estimated committed reserves of 3.94 Mt (at 1 January 2016) and sales of 1.93 Mt (for the period 2011 – 2016), equates to a total of 13.62 Mt, and will meet the required provision of 13.5 Mt for the plan period plus maintenance of landbanks at the end of the plan period (with an overprovision of 0.12 Mt). The allocated sites and their likelihood of delivery will be monitored throughout the plan period. In order to maintain flexibility and ensure that the plan can respond to market drivers, the plan allows for unallocated sites to come forward if in line with Local Plan policies.
- 4.42 The currently worked river valleys of the Nene between Northampton and Wellingborough and of the Great Ouse, will play a significant role in delivering the provision to be met. The Earls Barton West extension site (M4) will provide the vast majority of the worked river valley supply. This site will help to ensure continuity of good quality supplies throughout the plan period and thus complement and support the pre-glacial and glacial allocations. The Milton Malsor site (M1) will provide soft sand; all other sites will provide sharp sand and gravel.
- 4.43 The Elton Extension site, although not located within the areas of focus identified in Policy 2, is an extension to an existing operation (Elton Estate, Warmington) and will help to maintain a balance of supply across the county.
- 4.44 As the former gravel pits in the Nene Valley are now designated as a site of European importance in relation to birds (Upper Nene Valley Gravel Pits SPA), it is important that further extraction from allocated sites in this valley will not lead to adverse effects on the integrity of this designation. Potential sites were subject to HRA through the plan-making process. The planning application for mineral extraction at the Earls Barton West extension (M4) site will be required to undergo further HRA to ensure that development would not adversely affect the integrity of the SPA sites.

Policy 4: Sites for the provision of sand and gravel

A supply of sand and gravel to contribute to meeting the provision of sand and gravel will be provided for by: production since 1 January 2011, sites with planning permission as at 1 January 2016 and the following allocated sites.

Pre-glacial and glacial areas

M1: Milton Malsor	1.2 million tonnes (approximately)
M2: Strixton - Bozeat	1.5 million tonnes (approximately)

Central Nene Valley

M3: Heyford	1.4 million tonnes (approximately)
M4: Earls Barton West Extension	2.6 million tonnes (approximately)

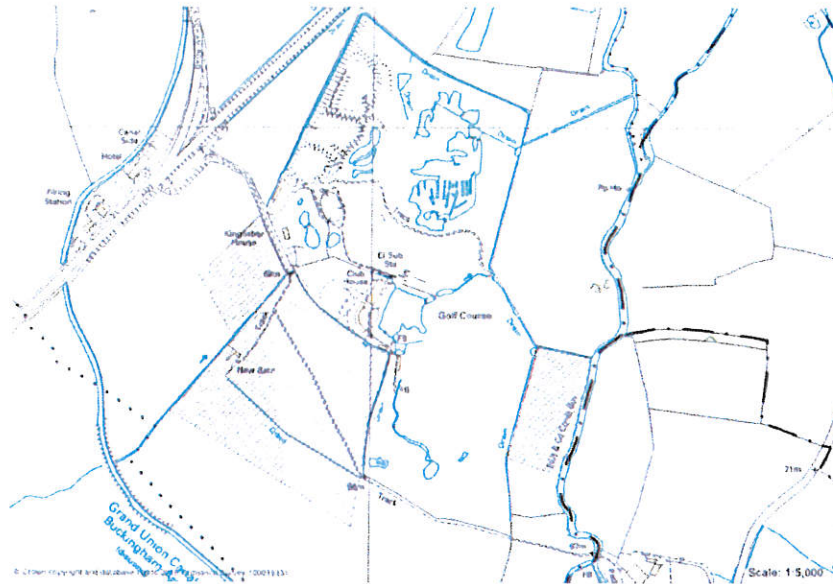
Great Ouse Valley

M5: Passenham Extension South	0.2 million tonnes (approximately)
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Other locations

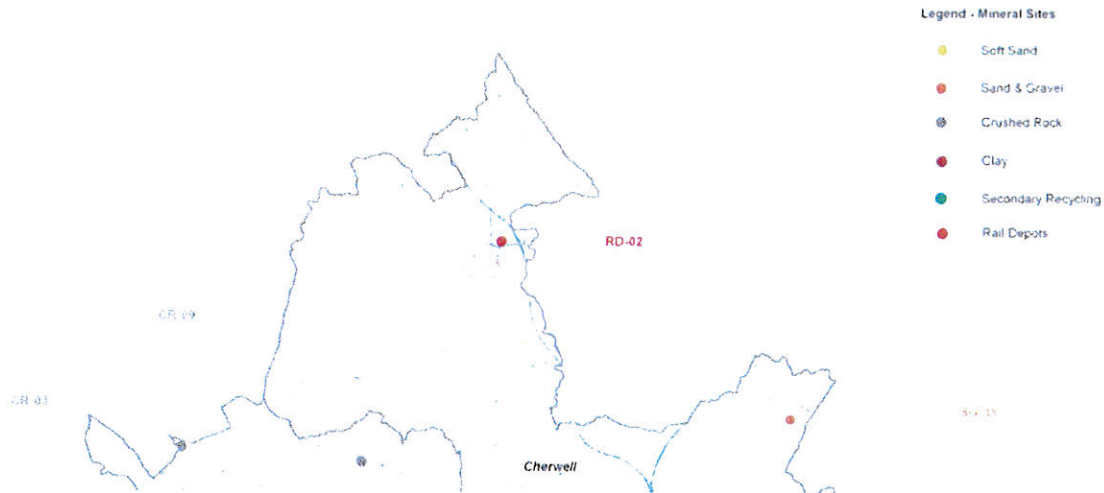
M6: Elton Extension	0.85 million tonnes (approximately)
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M5: Passenham Extension South



Location:	Parish of Deanshanger, South Northamptonshire
Grid Reference:	E 476887 N 238329
Area:	17.2 ha
Quantity:	0.2 million tonnes
Site characteristics:	<ul style="list-style-type: none"> - Extension of an existing extraction operation. - Located in proximity to the village of Deanshanger (and also Beachampton in Buckinghamshire), a number of isolated rural residences and a golf course. The site (which comprises two separate parts) is separated from Deanshanger by the A422. - Located in an indicative flood plain, historic flood area, an identified flood zone and the Grand Union Canal Buckingham Arm (not currently navigable) runs close to the western boundary. - Located adjacent to existing quarrying operations, with surrounding use being arable farmland. - Located in close proximity to the Deanshanger Gravel Pits Local Wildlife Site (LWS). - Within the River Tove Floodplain Landscape Character Area.
Development requirements:	<ul style="list-style-type: none"> - Site should utilise existing extraction infrastructure and access should be via existing Passenham site to the north. - Restoration to enhance linkages with existing LWS. - Use of on-site water management systems and mobile plant or existing infrastructure and plant (on associated extraction / processing sites) in order to reduce potential risks associated with flooding. Associated infrastructure (static plant) and built development to be located in areas of lowest flood risk. Restoration of site should give consideration to flood alleviation measures. - Transport assessment required to accompany planning application.

Appendix (iii) Extracts from Oxfordshire's Minerals plan - (Inspector's final report June 2017)



CR-CR-03 is between Little Rollright and Little Compton and CR-09 is by Great Tew. Everything else is much closer to Oxford and in the south of the county.

Finnere		Potential Mineral Sites		
		Preliminary Assessment		
		Parish	Finnere	
		Site Number	SG-35	
		Site Area (ha)	31.2	
		Flood Zone	1	
		Flood Zone Areas (ha)	3b	0.0
			3a	0.0
3cc	0.0			
2	0.0			
Main River	There are no main rivers in the vicinity of or affecting the site.			
Flood Record Information Data	No historical flood incidents have been reported at the site.			

KM 15/8/17