



# BUCKINGHAM TOWN COUNCIL

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

Tuesday, 26 June 2018

Councillor,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on **Monday 2<sup>nd</sup> July 2018 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 4<sup>th</sup> June 2018 ratified at the Full Council meeting to be held on 25<sup>th</sup> June 2018.  
**Copy previously circulated**
4. **Buckingham Neighbourhood Plan/Vale of Aylesbury Plan**  
To hear and discuss an address from Mr. David Saunders, adviser to Great Horwood PC on the defence of Neighbourhood Plans against incompatible decisions. Cllr. Cole's report at 9.1 is relevant, and the judgement referred to in the attached email can be found at here.  
**Appendix A**
5. **Action Reports**
  - 5.1 To receive action reports as per the attached list. **Appendix B**
  - 5.2 (845.2/17) Bourton Meadow containers. To receive a response from the school **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.

5.3 (117/18) Station Road Car Park/Right of Way. To receive a copy of a letter sent to Mrs. Pilcher at AVDC. *Note that Mr. Stocker was invited to this meeting but no response has been received at 26<sup>th</sup> June – retained in case of late response.*

**Appendix D**

5.4 (116.2/18; Anglian Water event) To receive a response from Anglian Water and discuss and agree a date and venue.

**Appendix E**

## 6. Planning Applications

For Member's information the next scheduled Development Management Committee meetings are 12<sup>th</sup> July and 2<sup>nd</sup> August 2018, with SDMC meetings on 11<sup>th</sup> July and 1<sup>st</sup> August 2018.

To consider planning applications received from AVDC and other applications

1. 18/01816/APP                      2 Hubbard Close, MK18 YS  
Garden shed  
Cissell
2. 18/01833/APP                      Nationwide Building Society [*actually Duke's Music*],  
24 Market Hill, MK18 1JX  
Change of use of first floor to residential flat  
*Easton*

*The following two applications may be taken together:*

3. 18/01841/APP                      21 Woodlands Crescent, MK18 1PJ  
Application for a Lawful Development Certificate for a  
proposed conversion of the existing loft void with flat roof  
dormer to rear
4. 18/01842/APP                      Installation of 2no. pitched roof dormers to the existing front  
slope  
*Tuttlebee*
5. 18/01864/APP                      19 Lenborough Road, MK18 1DH  
Two storey and single storey rear extension  
*Newman*
6. 18/01866/APP                      61 Badgers Way, MK18 7EU  
Two storey side and storey front/rear extensions  
*Jarvis*
7. 18/01883/APP                      Land adjacent to 5 Deerfield Close, MK18 7ET  
2No 1 bed flats  
*Midon Property Ltd*

*Note that the application form gives this address for the site, but the site drawings show that it as the land between 51-53 Badgers Way (previously the shop) and 1 Deerfield Close.*

*The following two applications may be taken together:*

8. 18/01953/APP                      Costcutters, 40-41 Nelson Street, MK18 1DA
9. 18/01955/ALB                      New shopfront including new lighting above shop signage  
*Prasath*
10. 18/02042/APP                      24 Moreton Drive, MK18 1JQ  
Single storey front extension  
*Thompson*

11. 18/02126/APP

University of Buckingham, Verney Park MK18 1AD  
Installation of a Portakabin building  
*University of Buckingham*

*The following responses to questions have been received, and a revised drawing found on the website (but not notified for response)*

**Appendix F**

12. 18/00328/APP

1 to 2 Market Hill, MK18 1JS [*ex NatWest Bank*]  
Conversion of building to create 8 new 1 bedroom dwellings.  
Reconstructed and remodelled elevation façade facing Market Hill including new shop fronts. Infilling of covered front arcade on ground floor to create increased retail area.  
Conversion of retail space involving alterations to the external envelope of the building.  
*Morrison Property Consultants Ltd.*

*Amendment: window at ground floor level on rear elevation has been reinstated*

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

~~13. 18/00638/APP~~

~~Roseway, Stratford Road, MK18 1TE  
Proposed demolition of existing rear extension and erection of single storey rear extension  
*Wakeman*~~

*New Amendments: existing chimneys and side and rear dormers added to drawings (both dormers unapproved; Enforcement case launched). Note that this application was considered at Development Management on 21<sup>st</sup> June (see below). There was no end date on the Amended Plans response sheet.*

14. 18/00977/APP

Manor Farm, Bourton Road, MK18 7DS  
Retention of farm shop and café.  
*Verey*

*At the 9<sup>th</sup> April meeting Members responded:*

*"The lack of any drawings was noted, and the retrospective nature of the application. Members had no objections to the café use, but commented on the plethora of advertising signage in the surrounding area including the A413 by-pass."*

*The following have been supplied:*

- Floor plan
- Front elevation (with a note that the rear elevation is blank)

**Not for consultation**

15. 18/01298/ATC

Well House, 35 High Street, MK18 1NU  
T1. Tulip tree – fell to above current soil level – unhealthy specimen;  
T2. Yew – prune to give 1.m clearance from building;  
T3. Holly – fell to above current soil level – unhealthy specimen.

*This was originally sent out for comments in April. Members asked for more information, in particular what constituted 'unhealthy'; the officer promised a report.*

*Report received 14/6/18: "Having undertaken a site visit, It was felt that T1, the Tulip tree, appeared in reasonable health, with good public visibility, although of moderate form – there was a borderline case for a TPO based on that. The works To T2 appeared reasonable, and T3 was judged completely unworthy of a TPO. Further information was requested. The agent responded that the tree has extensive storm damage and previous failure which is responsible for the poor form. It is suggested that the tree compromised in*

its ability to reach full maturity and size, and is retainable only with significant ongoing management works.

On balance I do not consider that a TPO can be justified in this case."

This was recirculated, and Members' comments were: ask for TPO on Tulip tree, other work OK.

16. 18/01835/ATP Land adjacent to 3 Orchard Dene, MK18 1PX  
Fell and stump grind due to advanced state of decline.  
Another tree will be planted in its place after consultation with the residents  
*MacNewman [AVDC]*  
*Three comments only have been received, only one from a Councillor, all 'No Objections'.*

17. 18/01836/ATP Land at Fishers Field  
Crown lifting of Weeping Willows and Horse Chestnut over the footpath until 2028.  
Felling of excessively leaning willow trees over river to prevent future blockages especially when flooding occurs.  
Felling of 2 sycamore trees by the road with *Kretzschmaria duesta* present on butts.  
*MacNewman [AVDC]*  
*Three comments only have been received, only one from a Councillor, all 'No Objections'.*

18. 18/02024/ATC Browns Hairdressing Group, Market Hill MK18 1JX  
Conifer and elder – cut overhanging limbs in car park  
*[Verney Close]*  
*Parker, Browns Hairdressers*  
*Tree officer is seeking additional information from applicant as description is too vague. Members comments indicated elder – no objection; conifer (a yew) – apply for TPO. This has been done.*

19. 18/02213/ATC 11 Church Street, MK18 1BY  
T1 Yew Crown Spread – 8m, Height 9m. Work required 2m crown reduction  
*Parish*

## 7. Planning Decisions

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

Approved		BTC response	Officer recomm <sup>n</sup> .
17/02939/APP Royal Latin School	New pitch/sports bldg./floodlighting	No objections*	Approval
17/03386/APP Land@ Wharf Hill Terr.	Erection of two dwellings	Opp. & Attend	Approval
17/04725/APP Rear 10 Market Sq.	Erection of 4 dwellings	No objections	
17/04776/APP Willowby, Bath Lane	Replace Bungalow with house	Opp. & attend	Approval
18/00638/APP Roseway, Stratford Rd.	Replace rear extension	Opp. & attend	Approval
18/01157/APP 26 Bourton Road	Two storey side extension	No objections	
18/01203/APP 1 Naseby Court	1 <sup>st</sup> fl. side ext'n & front overhang	No objections	
18/01312/ALB 19 High Street	Various alterations	No objections	
18/01337/APP 1 Badgers Way	Two storey front extension	No objections	
18/01363/APP 1 Homestall	Ch/use to café & front extension	No objections	

\*Agreed at 30/4/18 meeting following deferrals and 'Conditional Support'.

## Refused

www.buckingham-tc.gov.uk

Email: office@buckingham-tc.gov.uk

18/01145/APP 38 Bourton Road Two storey side and rear extension, No objections  
single storey rear and front extension

(Notified to us as "Two storey/first floor side extension and single storey front extension" which matches with the drawings, as the single storey rear extension was permitted under an earlier application (18/01041/LDO). There was no amended plan in the document list)

## Planning Inspectorate

**16 Meadow Gardens: retention of new garden fence** (AVDC ref 17/02448/APP), appeal against refusal

*Inspector has allowed the appeal.*

### 8. Development Management Committee

#### 8.1 Strategic Development Management (20<sup>th</sup> June 2018)

8.1.1 To receive a report from Cllr. Cole on 16/03302/APP Care Home rear of the Grand Junction PH **Appendix G**

8.2.2 To consider whether to ask the Secretary of State to call in the decision and agree the content of the letter.

#### 8.2 Development Management (21<sup>st</sup> June 2018)

8.2.1 To receive a report from the Clerk on 17/04776/APP Willowby, Bath Lane **Appendix H**

8.2.2 To receive a report from the Clerk on 18/00638/APP Roseway, Stratford Rd. **Appendix I**

### 9. Enforcement

9.1 To receive the May update [*per Cllrs Mills and Stuchbury*] **Appendix J**

9.2 To report any new breaches

### 10. Streetnaming

10.1 To receive any update on the name for the houses by Verdun.

10.2 To discuss and agree names to be put forward for the two areas of the Tingewick Road development per the map and list circulated separately by email on 6<sup>th</sup> June (smaller version attached) **Appendix K**

### 11. Consultation – Cycleway Phase 2

To discuss and agree a response to the Consultation (closing date 3<sup>rd</sup> August 2018). Details were circulated by email 22/6/18, and attached. **Appendix L**

### 12. Matters to report

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

### 13. Chairman's items for information

### 14. Date of the next meeting:

Monday 23<sup>rd</sup> July 2018 following the Interim Council meeting.

To Planning Committee:

Cllr. M. Cole	(Chairman)	Cllr. Mrs. L. O'Donoghue
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)

From: David Saunders  
Sent: 20 June 2018 15:01  
To: Mark Cole  
Cc: Llew Monger  
Subject: SDMC this afternoon

Good afternoon Mark

I've been watching the webcast of the SDMC meeting today, and heard Susan Kitchen say that it is for the officers, in advising the committee, to interpret the wording of policies in the development plan or any part of it (such as BNDP).

That is wrong. I've attached a copy of the famous Supreme Court judgment from 2012, Tesco v Dundee. If you look at paragraph 20, the quote from an earlier judgment says

"If there is a dispute about the meaning of the words included in a policy document which a planning authority is bound to take into account, it is of course for the court to determine as a matter of law what the words are capable of meaning. If the decision maker attaches a meaning to the words they are not properly capable of bearing, then it will have made an error of law, and it will have failed properly to understand the policy."

As stated in the final sentence of the previous paragraph:

"Nevertheless, planning authorities do not live in the world of Humpty Dumpty: they cannot make the development plan mean whatever they would like it to mean."

BTC might wish to consider whether they feel that AVDC have made an error of law, in that Policy EE5 is not capable of supporting the meaning given to it in the Officer's report.

Best wishes

David Saunders  
Great Horwood

Mins.	Sent	Min.	News release	Date of appearance
42/18	16/5/18	14/5/18	None agreed	

Subject	Minute	Form	Rating	Response received
<b>AVDC</b>			√ = done	
Ford Meadow parking & lighting	432.2/17	Write to University Chase via Parish Liaison	√	Parish Liaison 13/10/17- I have caught up with the case officer and they have provided me with more information in regards to this application. They have some concerns with the points you have raised and is going to raise the issue with the University for clarity. The case officer has also made enforcement aware of the situation and will keep them updated on how things unfold. As soon as I have more information I will contact you directly. The university has opened additional car parking spaces at Ford Meadow, (60 spaces), which will help ease the demand on parking space around the campus. Access is via the Ucard, so only open to staff and students. 27/10/17 Enforcement should report shortly Parish Liaison 4/4/18: I am pleased to tell you that I have some information regarding Ford Meadow! I know it's taken a very long time but it has finally got some traction. The query has moved onto planning enforcement to intervene and the reference number is 18/00116/CON3, Nazia Begum is the officer. This has happened today so there wont be much to say but I'll ensure that the officer passes on any relevant information to the TC.
Cornwalls Meadow new path	611.2	Check consultation/source of money	√	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 1 <sup>st</sup> February. Susan Kitchen, Corporate Planner, Customer Fulfillment See Agenda 5.3
And Care Home	845.3/17	Query pre-determination	√	
Contrary decisions	843/17	Write to S Kitchen as minuted	√	
Youth centre parking	961.1/17	Write re Swan Pool staff use	To do	
Validation of applications	964/17	Write as minuted	To do	
Access to	42/18	Cllr. O'Donoghue to supply	To do	

Subject	Minute	Form	Rating √ = done	Response received
website		details for report		
Decision	44.2/18	Write to Claire Bayley as minuted	To do	
<b>BCC:</b>				
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)
Tingewick Road gas main	845.2/17	Write to County Member as minuted	√	
	961.4/17	Find out how long permit for	√	
		Prompt sent	√	
Bypass bollard & A-frames	963/17	Report. If A-frames are NCC's, action as minuted	√	
Footpath between Clarence Park and Railway	47/18	Investigate and report blockage	To do	
<b>Neighbourhood Plan Review</b>				
Ideas for Working Group	962/17	Inc Maids Moreton in boundary?		
<b>Other:</b>				
Secure by Design	186.4/17	Circulate main points for assessing applications against	started	Secure by Design
Street/Estate Naming Tingewick Road	852/17	Check suggested names for duplication in Vale	√	Awaiting request from AVDC
Well St. toy shop	929/17	Write re flyposting	√	



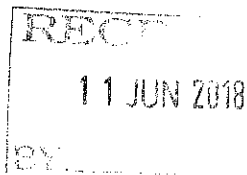
Subject	Minute	Form	Rating √ = done	Response received
University meeting	956/17	Mayor to circulate notes	√	
Archaeology, 10 Market Square	42/18	Ask about bones	√	See agenda 7.2

Subject	Minute	Form	Rating √ = done	Response received
<b>Enforcement reports and queries</b>				
13 High Street	795.3/15 664.2	New signage & lighting Chase response (done regularly)	√	P Dales: 12/5/17. 13 High Street, Buckingham: we had in the past met with the owner to secure the removal of the signs. Whilst this had not materialised we had been aware that its ownership may change and had hoped that the new owner may be have their own plans and/or may be receptive. However, this has not materialised and so I have asked our consultant enforcement officer Will Holloway to take on the case and we will keep you informed of progress. 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.
	148/17	Prompt sent 14/9/17 Chase via Parish Liaison	√	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
		Chased 13/4/18		Acknowledged 17/00169/CON3
Dominos	313.2/17	Compressor unit not as plans; motorbikes and skips blocking alley	√	Parish Liaison Officer has in hand 15/1/18: Cllr. Hiron reported to meeting that bikes and skips no longer in alley.
	957/17	Advise no longer advertised; Listed Bldg status omitted from description	√	
	FC 717/17	Awaiting response from officer on discharge of Condition 4 – Waste disposal Investigate costs & liability		
Reasons for case closure	743.1	<b>Cllr. Stuchbury</b> to investigate further		
16 Hilltop Avenue	743.2	Fence encroachment into AVDC land	√	18/00027/CON3 Referred to AVDC Property & Estates for action
2 Hilltop Avenue	850.2 961.3	Investigate Bulletin report Report over-high wall	√ √	Property & Estates have passed to Open Spaces



Bourton Meadow Academy

Burleigh Piece - Buckingham - MK18 7PX  
 Tel: 01280 823374 - Fax: 01280 823988 - email: office@bourtonmeadow.bucks.sch.uk  
 Headteacher: Mrs L. Berry



To Mr C. P Wayman  
 Town Clerk  
 Town Clerk Offices  
 Buckingham Centre  
 Verney lose  
 MK18 1JP

7th June 2018

Dear Mr Wayman,

Thank you for your letter dated 5<sup>th</sup> June regarding the storage units.

We are currently in discussions with AVDC planning Enforcement regarding these small storage units. If you wish to discuss this matter further we encourage you do so through this team.

Kind regards

Mrs L Berry  
 Headteacher



Aylesbury Vale District Council  
 Planning Department  
 The Gateway  
 Aylesbury  
 Buckinghamshire  
 HP19 8FF

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6<sup>th</sup> June 2018

Dear Ms Pilcher,

**17/00746/APP Former Railway Station Site, Station Road, Buckingham**

**Erection of a new student accommodation (C2) building including ground floor parking with associated landscaping and access**

I am writing in respect of the above planning application and in particular with regard to discussions that have taken place with regard to the provision of a footpath through the site. Within this application we are happy to allow the public to walk through the site. Indeed this is a recognised desire of Buckingham Town Council and Buckinghamshire County Council. The planning application provides improvements to the current situation and provides a permissive path through the site which will ensure connectivity and sustainable improvements in this location. This approach has been accepted by the County Highways Department and Rights of Way Officer. The Local Planning Authority would like to provide conditions on the end planning permission that would require the path to be surfaced to required standards and for no means of enclosure to be constructed without prior approval of the Council to ensure that the site is kept open for the public. The University are happy for these conditions to be imposed.

It is our understanding the Buckingham Town Council would like this path to be a formal public right of way. It is our view that it is not appropriate to secure a formal public right of way through this application as this requires a separate legal process. There are a number of parties involved in the ownership of the public right of way and trying to deal with this through a condition on this application is outside of the University's control which is why we have agreed to a permissive route that is within the University's control. It would be unreasonable to have a condition imposed on this application saying no development can occur until a Public Right of Way is constructed as this is not in the sole control of the University and should be dealt with via a separate legal process.

Taking the above into consideration and in order to move forward with this application and to try and overcome the Town Council's objection, the University believe that the best approach is to pursue the permissive path through the current planning application and also enter into discussions with the third parties, outside of this planning application process, in regard to securing a public right of way through the site. We envisage that the path can be dedicated through Section 25 of the Highways Act 1980 and that this process will be concluded 6 to 12 months after the site is fully constructed. This will allow time for negotiations between the parties to secure public rights across the site.

I trust this sets out the University's position and overcomes the Town Council's concerns and that the application can move forward to a decision.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'Colin Stocker', written in a cursive style.

Colin Stocker  
Estates Bursar  
University of Buckingham

**Katharine McElligott**

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**From:** Community Ambassador <CommunityAmbassador@anglianwater.co.uk>  
**Sent:** 22 June 2018 11:47  
**To:** Katharine McElligott  
**Subject:** RE: Interactive Talks offer

Hello Katherine,

Thank you for getting back to me, this information is great!

We have a few dates available for 2018 and available most of 2019 too.

- W/C 20<sup>th</sup> August Mon-Fri
- W/C 3<sup>rd</sup> September Mon-Fri
- W/C 22<sup>nd</sup> October Mon-Fri
- W/C 19<sup>th</sup> November Mon-Fri
- W/C 10<sup>th</sup> December Mon-Fri

Hope this information helps.

Kind Regards

**Hannah Moulds**

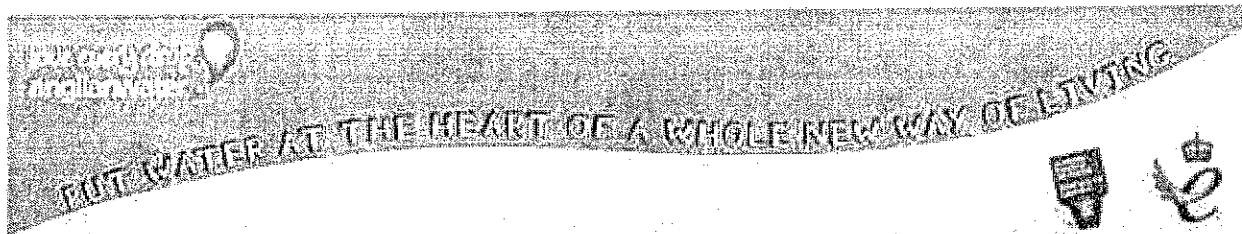
Ambassador Programme Co-ordinator

**Anglian Water Services Limited**

Lancaster House, Lancaster Way, Ermine Business Park, Huntingdon, Cambridgeshire, PE29 6XU

Mobile: 07976310642

[www.anglianwater.co.uk](http://www.anglianwater.co.uk)



Please do not print this e-mail unless you really need to

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**From:** Katharine McElligott [<mailto:planning@buckingham-tc.gov.uk>]

**Sent:** 20 June 2018 10:32

**To:** Community Ambassador

**Subject:** RE: Interactive Talks offer

**\*EXTERNAL MAIL\*** - Please be aware this mail is from an external sender - THINK BEFORE YOU CLICK

18/00328/APP

1 to 2 Market Hill [ex NatWest Bank]

Conversion of building to create 8 new 1 bedroom dwellings. Reconstructed and remodelled elevation façade facing Market Hill including new shop fronts. Infilling of covered front arcade on ground floor to create increased retail area. Conversion of retail space involving alterations to the external envelope of the building.

Members reviewed this application on 19<sup>th</sup> February:

**RESPONSE DEFERRED**

*Members had several criticisms of the proposal:*

- *The arcaded frontage provided interest in the street scene and ramped access to the retail units and side door which would serve the flats; doubts were expressed that the difference in height could be adequately provided for in the space of a recessed doorway.*
- *It was unclear whether flats would have individual refuse bins or communal bins; if the former, storage space for 16 bins was not provided (the under-stair bin store is 3m x 1m) and if just left in the ground floor corridor between collection days would block access to the basement stair and auxiliary exit to the rear garden. If the latter, it was doubtful if large enough capacity bins could be accommodated in the bin store or manoeuvred through the front door for emptying. In both cases it would cause a considerable obstruction on the pavement on a market day, especially if the proposal to move the front elevation to the pavement edge were to be permitted; even if the arcade were retained, 8 bins + 8 food caddies would fill much of it and block access to the flats and the shop. There was no rear access for refuse collection.*
- *The building would lie between two Listed Buildings, and the rear would be clearly visible from Verney Close, a well-used route from the public car park to the town centre shops and other facilities. The rear elevation was described as Brutalist, and it was not felt that a design referencing Candleford Court was a positive aspiration for any building on a prominent site in the town centre.*
- *The fumes from the dry cleaners have not been taken into consideration at all, nor – as Members heard at the preceding Public Session – had the business been informed of the proposal though moving the front wall forward would significantly affect his ability to trade while the alterations were made, and there were doubts about putting a structural wall over the basement void. (There was no yellow notice at the premises at the date of the meeting, though the application had featured in the local paper on the previous Friday). Members look forward to Environmental Health's comments on this aspect.*
- *The kitchens of the flats had no natural light, and ventilation of the kitchens and bathrooms was not described.*
- *Concern was also expressed at the detrimental effect of the construction work on the paving slabs of Market Hill/Market Square, and of the necessary scaffolding and associated safety measures on pedestrian and vehicle traffic through the town centre adjacent to a pedestrian-controlled crossing.*

*Proposed by Cllr. Harvey, seconded by Cllr. Isham and **AGREED** that no formal response be made at this time to enable the Authority to post the 'yellow notice' and allow townspeople to comment, but that the above comments be conveyed to AVDC so that the further information or amendments can be sought.*

On 30<sup>th</sup> April Members responded to Amended Plans:

**DEFERRED; FURTHER INFORMATION REQUESTED**

*Amended Plans: entrances amended, retail staircase amended, alterations to retail unit, bin area added, rooflights added to apartments 6 & 7.*

*Members response at the 19<sup>th</sup> February meeting was circulated with the agenda, and included an agreement "that no formal response be made at this time to enable the Authority to post the 'yellow notice' and allow townspeople to comment, but that the above comments be conveyed to AVDC so that the further information or amendments can be*

*sought." A yellow notice had been posted at the end of February and subsequently removed; no new notice had been posted for the amended plans.*

*Access from Verney Close for bin emptying was proposed via a new gap in the wall at the rear of the parking bays, and the consequent loss of a parking place, but no confirmation of the land-owner's permission for this had been provided. Members await confirmation of the feasibility of this access, and whether this will also be used for the delivery of materials and other construction traffic which might otherwise disrupt the town centre.*

Some, but not all, of the questions have been answered by the new officer (6<sup>th</sup> June 2018)

Good afternoon Ms McElligott

**RE: 18/00328/APP Conversion, alterations and roof extension to create eight new 1 bedroom dwellings. Reconstructed and remodelled elevation facade facing Market Hill including new shop fronts.- Infilling of covered front arcade on ground floor to create increased retail area.- Conversion of retail space involving alterations to the external envelope of the building.**

**National Westminster Bank Plc  
2 Market Hill  
Buckingham  
Buckingham**

I am the new case officer for the above. I note your response on 2<sup>nd</sup> May, however I have only recently taken on the application as of last Wednesday. I was not clear from your response if you were expecting clarification from the previous case officer, or if you had received this, hence my colleagues e-mail yesterday.

The application has been progressing and the scheme now proposes to use a weekly sack collection.

Regarding the deliveries to the rear and construction traffic, it is expected that any development in the Town Centre might result in some temporary impact on traffic. That said, the agent has stated that they intend to bring materials into the rear of the property - but they we have satisfied the Highways Department by obtaining the necessary skip, bay closure and scaffolding permits as back up. The applicant has also stated that *'Suffice it to say we will do our very best to minimise street disruption and as soon as we have legal access to the rear we will use that as much as possible'*.

Considering the above, from a planning perspective, these do not pose any material planning issues that may justify a delay in the processing of the application.

I intend to make a decision on this application in the foreseeable future. I wonder if there are any other mechanisms to allow you to provide a Council response, as under the circumstances I am not entirely sure it is justifiable to keep the application opened, due to the modest nature of the concerns.

Kind regards and I look forward to your response

**Colm McKee MRTPI**  
**Consultant Planning Officer**  
Aylesbury Vale District Council, The Gateway, Gatehouse Road, Aylesbury, Bucks, HP19 8FF  
Tel: 01296 58 5731 | [www.aylesburyvaliedc.gov.uk](http://www.aylesburyvaliedc.gov.uk) |



GRAND JUNCTION CARE HOME 16/03302/APP

SDMC 20/06/2018

I attended the SDMC at AVDC on June 20<sup>th</sup> 2018 and spoke against this development on behalf of Buckingham Town Council. Also speaking was Rory Kirkwood, who lives in Cecil's Yard, and who was representing his neighbours as well as their landlady Carol Payne; Crown Care Homes was represented by Hugh Daghish and Mark Massey.

Before speaking, I raised a point of order, saying that I was concerned that when members were asked at the start of the meeting for any declarations of interest, nobody responded. I asked if the SDMC was aware that AVDC owned the strip of land across which access was planned, which suggested that AVDC had a financial interest in this development.

Susan Kitchen responded that this was a planning committee, not a financial or resources committee, so individual members had no financial interest. Cllrs Llew Monger (Winslow) and Richard Newcombe (Wendover) both disagreed, saying that after recent interest 'events', they were concerned they could be held publicly accountable if they did not declare an interest. AVDC legal advisor Jimmy Walsh assured them that they could not be held accountable individually.

I then outlined BTC's objections:

*1. As members will be aware from our previous representation, this proposal is contrary to Policies EE5 and CLH18 of the Buckingham Neighbourhood Development Plan, which identify this land for much-needed additional car parking – including more disabled parking and electricity-charging points – together with a riverside walk and picnic area. The BNDP, which was made in 2015 and is still current – and has been tested and found sound by the Secretary of State – specifically excludes this site from housing because of the flood risk.*

*2. Dealing with the flood risk first, your officer notes at 1.14 in his report that this is indeed in contravention of the BNDP, but believes that the flood risk can be mitigated by “an absence of harm”, that policies can be met “by a non-tilted balance”, and that “any flood risks do not significantly and demonstrably outweigh the benefits of this development”.*

*Buckingham Town Council cannot agree with this; the site floods frequently, and has done so for many years; I would remind this committee that the applicant has previously ignored the major inundations of 2007, 2012 and 2016 when this site, along with much of Buckingham, was flooded.*

*Are members happy to ignore the National Planning Policy Framework, which specifically excludes Flood Zones 2 & 3 for use for housing, and especially for vulnerable people? Evacuation of the care home in the event of a major flood would be difficult and risky; to where would 90+ elderly and infirm residents be evacuated, and how would ambulances reach those requiring them?*

*Buckinghamshire County Council's SuDS officer accepts that there is a residual risk of fluvial, surface water and groundwater flooding to the site, but suggests that this could be mitigated by a whole-life surface drainage scheme secured by a Section 106 agreement, which your officer is recommending as a condition. Again, BTC – which has the best knowledge of its own town – argues that any SuDS provision and maintenance plan would not address the increased flood risk to other properties.*

*3. In the original application, the applicant emphasised the need for care home facilities in Buckingham; this need no longer exists, as two separate care home applications have since been approved, one at West End Farm after appeal, and the other at Lace Hill by yourselves, providing respectively 72 and 62 bedrooms, totalling 134. We therefore submit that this application should be refused on this alone.*

*Buckingham is currently meeting all its housing needs identified in the BNDP, which I would remind you was endorsed by your own council, whose own housing need is fully met for at least the next 11.7 years.*

*4. Your officer suggests in his report at 9.19 that "Policy EE5 is merely stating that provision of town centre parking will be supported, this does not preclude consideration of other uses. Therefore, the current application is not in conflict with the Buckingham NDP."*

*My council strongly disagrees with this, and believes that there is conflict. We noted that when this application first came before you for consideration in May 2017, Mrs Kitchen advised you that her officers "were concerned that there was no detail of where the money might come from to develop additional parking." This, I would submit, is irrelevant and not a planning matter. I would once again stress that the BNDP is a made and tested plan which must be given full weight, representing the wishes of the residents of Buckingham, who desperately need more parking space, and would welcome more riverside amenities.*

*5. The parking provision on this site falls far short of that required for staff, visitors and residents, and staff parking requires additional spaces for the shift handover periods. Relying on bus services serving local villages is not an option: few have seven day services, or indeed more than one or two buses per day. Cornwall's Meadow car park is full to capacity with shoppers at weekends, when most visitors might be expected.*

*6. Members will be aware that there are number of objections to this development on the AVDC Planning Portal, not least by the Buckingham Society, most drawing attention to the flood risk and some to the traffic hazards to elderly and disabled residents of the care home who would have to cross the busy car park entrance to reach shops and other facilities. Your own committee criticised the Town Council's plans for new toilets on this corner site, citing the danger to pedestrians crossing the busy entrance and exit to the car park.*

*In closing, I would urge you to refuse this application, which no longer meets any identified need. It is in flood zones in the Conservation Area, posing a danger to residents, and is unwanted by the residents of Buckingham, who voted by referendum for this this area to be for parking and community open space, and for no other purpose.*

I was then questioned about the flood risks (it was suggested to me that a car park would be equally susceptible to flooding as a care home!) and about the bus services. The councillor questioning me on the latter said there were perfectly good services between Buckingham and Aylesbury Milton Keynes and Bicester; I pointed out I had specifically said services to and from villages, not towns.

Rory Kirkwood then spoke well about the loss of amenity and "the beautiful wild gardens" they look over; the overshadowing and loss of sunlight of their properties by the 3/4 storey buildings proposed; and the parking and "appalling" traffic problems in the town centre to which it would add.

The Crown Care Homes agents made their case, saying that it would be "state of the art and much needed in Buckingham town centre, with 27 car parking spaces. It will be a £6.1m construction on a dilapidated site, will enhance the site, and will meet an identified housing need. This is the one chance to provide a high-quality care home here in the centre of Buckingham."

Questioned on flood storage, he said this would be under their permeable surface car parks; on emergency evacuation, he said that the plans were acceptable to AVDC officers, with whom they had been working for two years on this proposal. He said that what happened to residents once they had been safely evacuated could not be made a planning condition.

Asked about loss of power should there be a major flood, Mr Daglish said that electricity supply would be protected to ensure that lifts and lighting were safe; "we would invoke the emergency routine we have in all our homes."

Surprisingly, no member asked about the need for a third new care home.

Technical questions followed – Cllr Chris Adams (Riverside) asked in reference to my comment if the SDMC could go against the referendum which decided the BNDP policies. "If the people of Buckingham decided in their referendum that they didn't want building there, how can AVDC override their wishes?"

Mrs Kitchen replied that BNDP Policy EE5 stated that two car parking sites were identified, "but as planning officers we have look at a neighbourhood plan and what its policies say, and how we interpret a particular policy. We have to consider what the policy actually says, not what we think it might say, and to take a view, and our view is that while EE5 supports car parking, it does not preclude any other use. I would have expected that if any other use was restricted, that should have been in the policy.

"I and my officers were concerned that there was no indication of where the money would come from to achieve delivery of another car park. Interpretation of this policy is not a matter of law but a matter of judgment. We have to take a view, and while we might decide that this is in conflict with the policy, we have to take it at face value, and as the land is in private ownership, we cannot find a reason for refusal."

Cllr Monger said that the BNDP was a made plan, that it had passed public examination; if Policy EE5 supported parking on this site, it followed that any other uses were not supported; building a care home on the site would prevent that policy from being followed. The question of financing a car park was irrelevant, he added, and not a planning matter.

Cllr Monger pointed out that of the 75 bedroom/apartments proposed, only the 14 apartments could be considered as meeting any housing need, "and that number would make no impression whatsoever. We have heard today that AVDC now has two-and-a-half times its housing need, there is no need for this development, and there is no public benefit."

Mrs Kitchen said she believed that there was a public benefit to having 14 further units. Asked about flood risks, Mrs Kitchen replied that Paras 1.13 and 1.14 of her officer's report were enough to justify the contravention of BNDP policies regarding flooding.

Proposing approval of the application, Cllr Roger King (Mandeville) said "Cornwall's Meadow is an eyesore, and needs tidying up with a good building like this, and the proposed trees. I am satisfied with the evacuation plan, the design is pretty good; I'd like to see more of this in Aylesbury, it will enhance the area. I have no problem with it, and it will bring Buckingham economic benefit." Cllr Susan Renshell (Winslow) seconded it.

Opposing it, Cllr Monger was disappointed that members had received a six-page corrigendum only minutes before the meeting, giving them little time to digest it.

"I have serious concern about this unwanted development; Buckingham Town Council has maintained its opposition throughout; its elected members speak for the town, and the BNDP has been tested and found sound. I am concerned that the most recent floods have not been addressed, and we have been presented with no evidence of the 100-200 year flood risks.

"The officers have interpreted the BNDP policies wrongly; that interpretation is the officer's recommendation, but we have to make our own interpretation of that policy; mine is that this land is reserved for parking and picnic areas."

There were no other speakers, and the application was approved by 4-1, with two abstentions, subject to 28 conditions. Many of these address BTC's previous concerns, including inclusion of the riverside wildlife buffer, a SuDS scheme with whole-life maintenance, and Section 106 contribution agreements.

**Cllr MARK COLE JP**  
**Chairman, Planning Committee, Buckingham Town Council**

Following the SDMC, the following was received from Great Horwood planning expert David Saunders, who has agreed to attend the July 4<sup>th</sup> Planning Committee and address members:

I've been watching the webcast of the SDMC meeting today, and heard Susan Kitchen say that it is for the officers, in advising the committee, to interpret the wording of policies in the development plan or any part of it (such as BNDP).

That is wrong. I've attached a copy of the famous Supreme Court judgment from 2012, Tesco v Dundee. If you look at paragraph 20, the quote from an earlier judgment says

*"If there is a dispute about the meaning of the words included in a policy document which a planning authority is bound to take into account, it is of course for the court to determine as a matter of law what the words are capable of meaning. If the decision maker attaches a meaning to the words they are not properly capable of bearing, then it will have made an error of law, and it will have failed properly to understand the policy."*

As stated in the final sentence of the previous paragraph:

*"Nevertheless, planning authorities do not live in the world of Humpty Dumpty: they cannot make the development plan mean whatever they would like it to mean."*

BTC might wish to consider whether they feel that AVDC have made an error of law, in that Policy EE5 is not capable of supporting the meaning given to it in the Officer's report.

Development Management Committee 21<sup>st</sup> June 2018

1) 17/04776/APP Willowby, Bath Lane

Demolition of existing bungalow and construction of a part single storey, part two-storey house with integral garage mainly based on the re-use of the existing footprint.

Residents Mr. M. Parsonage and Mr. J. Richardson also attended and spoke.

The proposed soakaway disposal of surface water has been replaced by a large underground tank, collecting grey water to be used for washing the car and watering the garden.

The existing foul water system (septic tank) will be replaced by a pumped disposal to the sewer in Bath Lane (which is 3m higher).

The footprint of the proposed house is rather larger than that of the bungalow and the floor level is raised above 1/100yr flood level and the ground floor decking is raised on supports.

The building is partly in Flood Zone 2, with the rest and all of the garden in Flood Zone 3.

I spoke before the residents, and by agreement I concentrated on the flooding aspect, while they dealt with such considerations as the higher building intruding into the green aspect of the surrounding Conservation Area.

I noted that the SuDS officer had reservations about the pumped sewage and the attenuation tank, for which she had not been provided with enough detail (levels, pipe sizes, pump power, etc) to agree support. She listed required information in the conditions.

I said that this was of concern, because there was no indication of what would happen if the pump failed. I noted that a two storey building, being heavier, would reduce the porosity of the soil, and the attenuation tank would reduce the existing capacity of the garden to absorb water even further. I pointed out that in 2007 the river level rose 4 feet in one July afternoon due to a single heavy storm, and that sort of storm was predicted to occur more frequently. Raising the floor levels of the proposed house might ensure the safety of the applicant, but the displaced water could well flood houses in Nelson Street and Well Street as happens when the river rises. I did not get the impression that any of the Committee comprehended the problem, and Cllr Cooper asked me if I could vouch personally for the existing bungalow having flooded in the past – I said no, as it was the other side of town from where I lived and it would be have been impossible for me to get there, even if I had had need to. Later Mr. Parsonage confirmed that the watermarks left on the bungalow walls by the 2007 flood showed that it had.

Despite the applicant's agent not having answers to many of the Committee's questions, the officer declared that the proposal complied with the tests in the NPPF and it was approved unanimously.

I saw that the permission document conditions refer to the November 2017 Flood Risk Assessment, rather than the Revision A of February 2018 which clearly shows the extent of the flood zones and has more up-to-date figures, and the officer has agreed this was an error and has corrected it.

KM  
24/6/18

2) 18/00638/APP Roseway Stratford Road

Proposed demolition of existing rear extension and erection of single storey rear extension.

The Chairman pointed out that the extension could have been submitted as an HPDE application, but a full application had been made.

I noted that new drawings showing the existing (unapproved) large side and rear dormers had been advised to the Town Council too late for Members to have the opportunity of commenting on them. However the dormers are now the subject of Enforcement action; they are gabled with sloping tiled roofs.

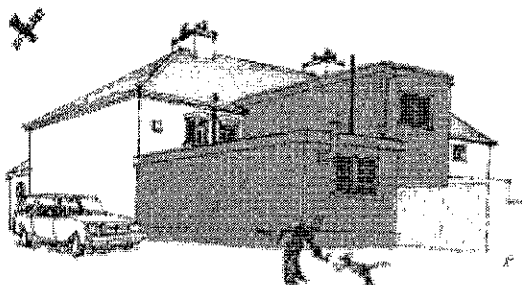
I pointed out that these made the box-like extension even less like the original dwelling, and the substitution of a tent-shaped 'lantern' instead of the three flat square skylights, and a wall around the roof with coping stones (supposedly to address the initial criticism) was not dimensioned, and when the 'before' and 'after' drawings were laid over each other and held up to the light there was no difference whatsoever.

The agent felt the extension was sympathetic in style and subordinate as per the Guidelines for domestic extensions.

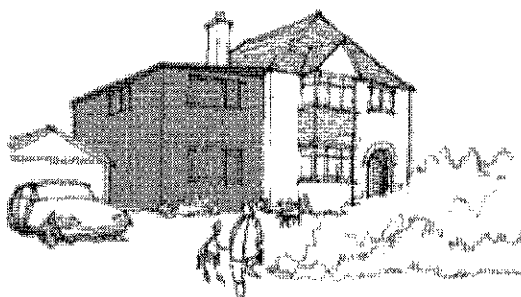
[The Design Guide for Residential Extensions includes the following:

GENERAL PRINCIPLES continued

SHAPE



Bulky, box like extensions should be avoided in favour of smaller additions which respect the form of the original building



Despite the set back this prominent extension does not respect the design of the original building

The X in the corner indicates 'wrong'.]

Approved unanimously with an additional condition about materials.

KM  
24/6/18

Agenda 9.1.

J

**Enforcement Investigations**

Received During May 2018

18/00172/CON3

**BUCKINGHAM SOUTH WARD**

Alleged unauthorised construction of a conservatory in breach of Condition 9 of 00/02155/APP  
(removal of PD Rights re enlargements)

15 Bernardines Way Buckingham Buckinghamshire MK18 1BF

Case Officer: Mr Jim Wilmot

18/00174/CON3

**BUCKINGHAM NORTH WARD**

Alleged unauthorised:

1) installation of illuminated fascia signage

2) window advertisements

3) external frontage works inc. rendering/new step/painting of door and window frames

4) installation of security grill to front door

(Grade II LB/Con Area)

28 West Street Buckingham Buckinghamshire MK18 1HE

Case Officer: Nazia Begum

**BUCKINGHAM NORTH WARD**

18/00199/CON3

Alleged unauthorised siting of advertising signage on front elevation including 1x flagpole/2x hanging  
signs and a plaque on a Grade II Listed Building in a Con Area

Stoneleigh House 17 Castle Street Buckingham Buckinghamshire MK18 1BP

Case Officer: Nazia Begum

18/00203/CON3

**BUCKINGHAM NORTH WARD**

Alleged unauthorised siting of company advertising signage on Grade II Star Listed Building in  
Buckingham Conservation Area

Spratt Endicott Solicitors The Old Town Hall Market Square Buckingham Buckinghamshire MK18 1NJ

Case Officer: Nazia Begum

**Enforcement Investigations**

Closed During May 2018

16/00414/CON3

**BUCKINGHAM NORTH WARD**

Alleged unauthorised:

1) use of garage as separate residential accommodation

2) use of extension as separate residential accommodation

Manor Farm House Moreton Road Buckingham Buckinghamshire

Closed: Planning permission granted

Case Officer: Pauline Hawkins

17/00379/CON3

**BUCKINGHAM NORTH WARD**

Alleged unauthorised clearance of land and felling of trees

Land To Rear Of Wharf Hill Terrace Stratford Road Buckingham Buckinghamshire MK18 7AT

Closed: Planning permission granted

Case Officer: Nazia Begum





### Saxon words

Alchrid  
Alfred *Alfred Rose Community Centre, Aylesbury*  
Athelstan  
Botolf *nearest Botyl Road in Botolph Claydon*  
Bucca's Rise  
Cyneburga  
Dunstan *nearest Dunsham, Dunsmore,  
Dunstable, Dunton*  
Eadwald  
Ebbe *Ebble Close, Aylesbury*  
Edburg  
Edmund *Edmonds Close, (Page Hill) Buckingham  
& Edmund Lane, Tingewick*  
*Also St Edmunds Church, Maids Moreton  
& St Edmunds Close Aylesbury*  
Edward *Edward Close & Walk, Aylesbury*  
Emma *nearest Emmett Drive, Aylesbury*  
Ethelfleda  
Ethelred  
Ethelwald  
Ethelwulf  
Godiva  
Kenelm *nearest Kennel Lane, Whaddon*  
Offa *Offas Lane, Winslow*  
Osburg *nearest Osprey Walk Buckingham  
& Ossulbury Lane, Aylesbury*  
Oswald  
Padda *nearest Paddock Close, Coldharbour*  
Penda *nearest Penn Road, Aylesbury*  
St Frideswith/ Frideswide *Frideswide,  
Wendover & St Frideswide Square in Oxford*  
Safrida *nearest Saffrey Mews, Haddenham*  
Saxi  
Swithun *St Swithun's Church, Mursley*  
Tochi  
Widerin *nearest Widdowson Place and Withers  
Close, Aylesbury*  
Wulfstan

### Roman words

Augustus  
Aulus Didius Gallus  
Aulus Piautius  
aureus  
Britius *nearest Britain, Britannia, Britten*  
Caligula  
Claudius  
Decimus Clodius Septimus Albinus  
*Nearest Albany, Albion*  
denarius *nearest Dene, Denham, Dennis*  
Domitian *nearest Domino, Dormer*  
Natalis  
Publius Ostorius Scapula  
*nearest Pumpus Green, Winslow*  
sestertius  
solidus  
Tiberius *nearest Tibbs Road, Haddeham  
& Tibbys Lane, Cuddington*  
Vitellius *nearest Villiers Close, Buckingham*

### other

Conduit *There is a Conduit House at Stowe, but  
this is unlikely to bother the Royal Mail*  
Fowler *Fowler Road, Aylesbury  
& Fowlers Field, Haddenham*  
Guild *nearest is Guildway Bungalow, Radclive  
& Guildford Close, Gawcott*  
High Acre *High Acre Farm on Gawcott Road  
& High Acre, Easington*  
Kings Sutton Square *various King and Kings,  
but no Suttons at all or Kings Square*  
Pilgrims Way *Pilgrims Way, Long Crendon  
& Pilgrims Rest, Edlesborough*  
Wellhouse *The Wellhouse, Bierton  
& also Well Lane, Meadow and Street,  
Wellside Lane, Stoke Hammond, & Welsh Lane*



## Buckingham - Winslow Cycleway Extension (Phase 2) Consultation

Dear Stakeholder,

### Buckingham - Winslow Cycleway Extension (Phase 2) Consultation

We are writing to let you know about the planned new cycleway and improved walking route in Buckingham. The proposal covers the route along the London Road to connect with The Buckingham and Royal Latin schools and Swan Pool & Leisure Centre. Please see the below route map for more detail.

We would like to invite you to let us have your views on this proposal by taking part in the consultation, which is open for comments from Friday 22 June 2018 until Friday 3 August 2018 (6 weeks consultation period).

#### Background

These works are a continuation of the cycling and walking improvements already completed along the A413 from Winslow town centre to the Lace Hill roundabout in Buckingham. The scheme is funded by developer contributions of £350,000.

This is the second phase of the Buckingham to Winslow Cycleway Extension scheme, which is part of the Buckingham Cycling Strategy. The strategy aims to create a cycle network within Buckingham and was developed by Buckinghamshire County Council in partnership with Buckingham Town Council.

#### Two phases

It is our intention to deliver the works in two phases.

Phase 1: Public consultation for this phase was completed in January 2018. Works on phase 1 is expected to start in July 2018 for a period of 6 weeks.

Phase 1 is the route from where the completed works finish on the east side of the A413 to Buckingham town centre. The route uses Hare Close and progresses on-road towards Badgers Way, takes a left hand turn and follows Badgers Way to the junction with Bourton Road. The path will then continue into Bourton Park using existing footpath which will be resurfaced where required, crossing the river twice and finishing in the Cornwall's Meadow car park.

**Phase 2:** is the route we are now writing to you about from where the A413 cycleway ends, and continuing up the western side of London Road towards the Swan Pool & Leisure Centre (see above). Connections would be provided to the Swan Pool, The Buckingham School and The Royal Latin School.

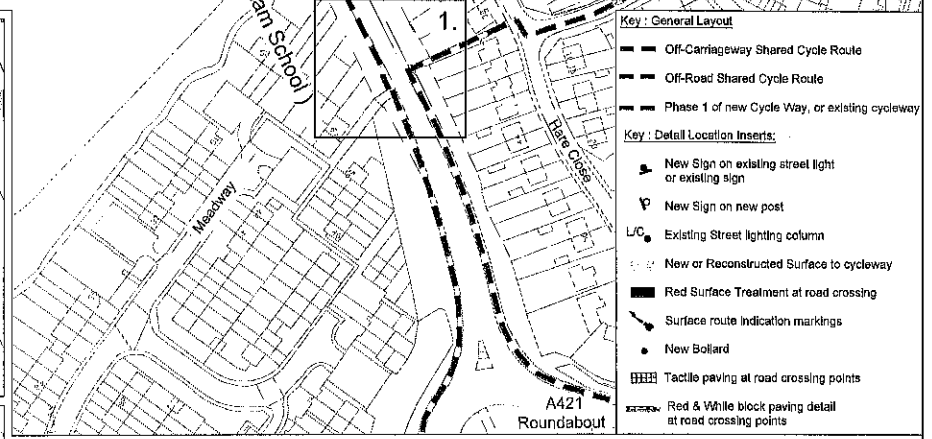
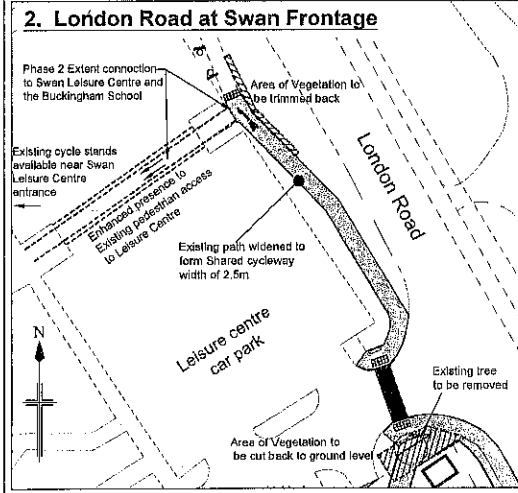
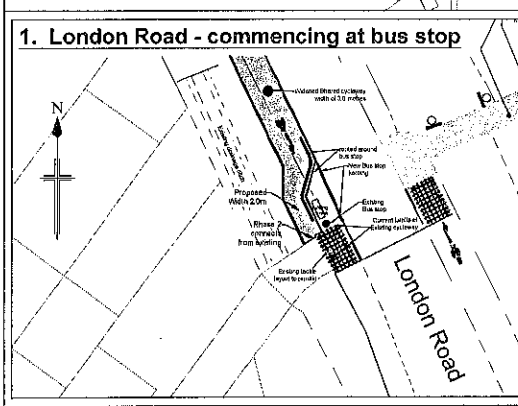
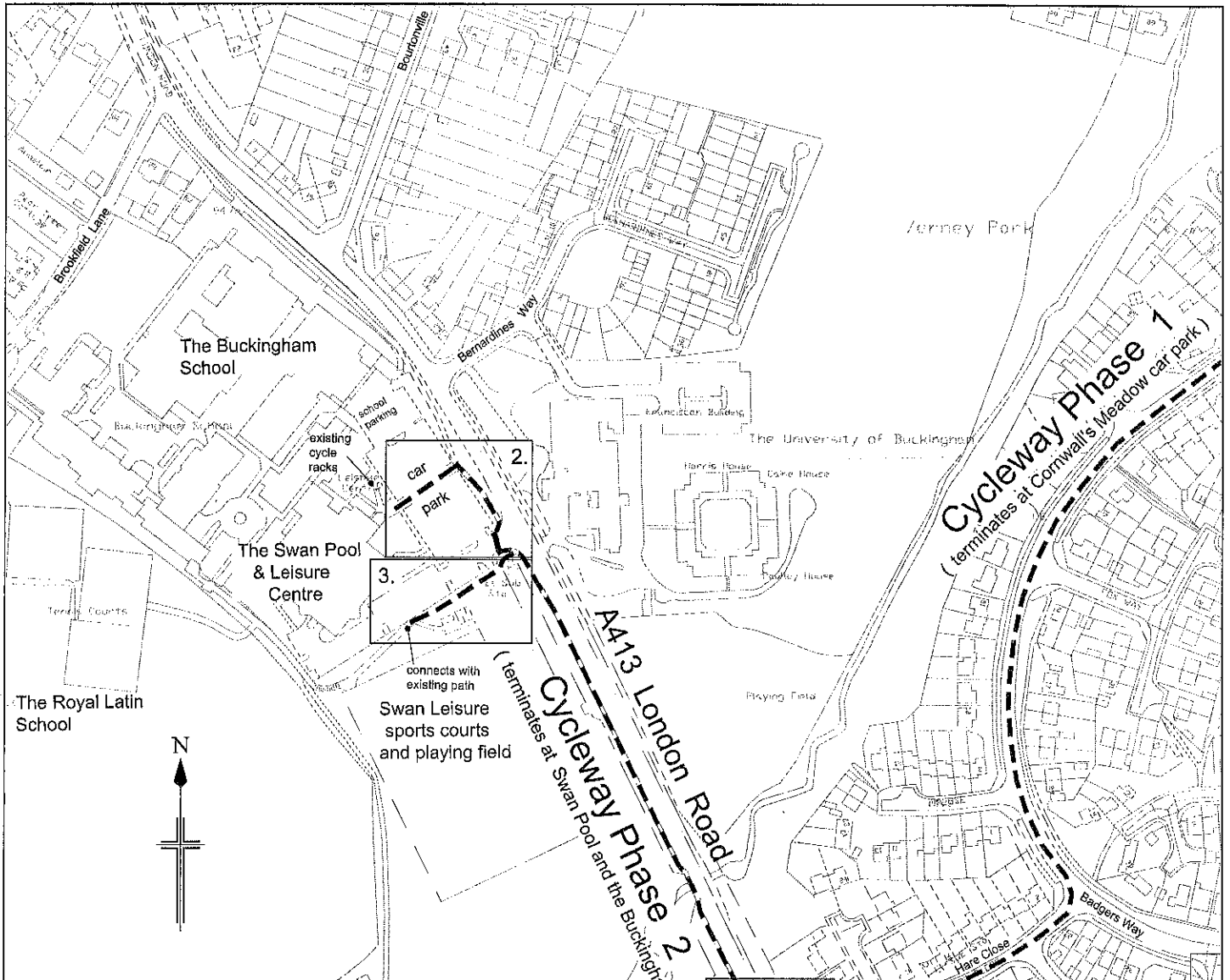
If you have any comments please come back to us at [hitmailbox@buckscc.gov.uk](mailto:hitmailbox@buckscc.gov.uk), or you can provide feedback online by taking the survey at [www.buckscc.gov.uk/buckinghamcycleway](http://www.buckscc.gov.uk/buckinghamcycleway), within the consultation period (before 3rd August 2018).

### **Further Information**

Further information about this scheme can be found on our website at [www.buckscc.gov.uk/buckinghamcycleway](http://www.buckscc.gov.uk/buckinghamcycleway). If you have any specific questions, please email the project manager, Tayo Akinyosade, on [hitmailbox@buckscc.gov.uk](mailto:hitmailbox@buckscc.gov.uk) or phone him on 01296 383895.

Buckinghamshire County Council





**Key : General Layout**

- Off-Carriageway Shared Cycle Route
- Off-Road Shared Cycle Route
- Phase 1 of new Cycle Way, or existing cycleway

**Key : Detail Location Inserts:**

- New Sign on existing street light or existing sign
- New Sign on new post
- Existing Street lighting column
- New or Reconstructed Surface to cycleway
- Red Surface Treatment at road crossing
- Surface route indication markings
- New Bollard
- Tactile paving at road crossing points
- Red & White block paving detail at road crossing points

0	10 June 2010	Printed by Steve Edwards	AL	TM	PR
Rev	Rev Date	Purpose of revision	Drawn	Checked	Approved
<b>Transport for Buckinghamshire</b> County Hall, Watlington Street, Aylesbury, Buckinghamshire, HP20 1UT					
<b>Class</b> 					
<b>Project</b> Buckingham Town Centre Cycleway					
<b>Drawing title</b> Phase 2 Consultation Route Review					
<b>Drawing status</b> Consultation					
<b>Scale</b> 1/14500 @ A3		<b>DO NOT SCALE</b>			
<b>Project No.</b> TEE17041					
<b>Drawing number</b> TEE17041/DES/200		<b>Rev</b> 0			

This drawing is not to be used in whole or part other than for the intended purpose and project as defined on this drawing.