



BUCKINGHAM TOWN COUNCIL

TOWN COUNCIL OFFICES, BUCKINGHAM CENTRE,
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www.buckingham-tc.gov.uk

Town Clerk: Mr. P. Hodson

Wednesday, 24 October 2018

Councillor,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on Monday **29th October 2018 following the Interim Council meeting** in the Council Chamber, Cornwalls Meadow, Buckingham.

P. Hodson
Town Clerk

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

AGENDA

1. **Apologies for Absence**
Members are asked to receive apologies from Members.
2. **Declarations of Interest**
To receive declarations of any personal or prejudicial interest under consideration on this agenda in accordance with the Localism Act 2011 Sections 26-34 & Schedule 4.
3. **Minutes**
To receive the minutes of the Planning Committee Meeting held on Monday 8th October 2018 to be put before the Full Council meeting to be held on 19th November 2018.
Copy previously circulated
4. **Buckingham Neighbourhood Plan/Vale of Aylesbury Plan**
To receive any update.
5. **Action Reports**
5.1 To receive action reports as per the attached list.
5.2 (Public session, 8/10/18) To receive and discuss a reply from AVDC Forward Plans
Appendix A
Appendix B

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 15th November and 13th December 2018, with SDMC meetings on 14th November and 14th December 2018.

To consider planning applications received from AVDC and other applications

1. 18/03451/APP 1 Naseby Court, MK18 1TS
Single storey front and rear extension, including new roof over garage, overhand [*sic; maybe overhang as previous application*] and internal modifications.
Stolze
2. 18/03465/APP 8 Busby Close, MK18 1YW
First floor side extension
Burnett

The following three applications can be considered together:

3. 18/03474/APP Change of use of the above property from a Class A1 (retail) use to a mixed Class A1/A3 use (coffee shop), together with external shop front alterations and the implementation of 2No air conditioning condenser units and 4No replacement windows to the rear of the property.
National Westminster Bank plc, 2 Market Hill, MK18 1JS
4. 18/03475/APP Change of use of land from public highway to an outdoor seating area
5. 18/03476/AAD 1No illuminated fascia sign and 2No illuminated projecting signs
Coffee #1 Ltd.
6. 18/03593/APP Bromley, Stratford Road, MK18 1NY
Partial demolition of rear corner of the rear outrigger of the main house (2 storeys) and demolition of the single storey rear side extension. Construction of a part 2 storey to the rear and side and a part 1 storey extension to the side (between the 2 storey part and the main house)
Wright
7. 18/03597/APP 9 Portfield Way, MK18 1BB
Proposed first floor front, part two storey, part single storey side/rear extensions
Lawes

The following two applications can be considered together

8. 18/03647/APP 6 Market Hill, MK18 1JN
9. 18/03648/ALB Partial demolition and internal alterations of retail/business accommodation along with change of use from office to residential for the purpose of student accommodation
Behan (Newbottle Estates)

AMENDED PLANS

10. 18/02744/APP 35 Woodlands Crescent, MK18 1PJ
Loft conversion with first floor extension. Single storey rear extension and side garage.

Amendments: depth of the rear dormer reduced, but reasonable size for the bedroom maintained by re-siting the staircase; clapboard cladding added to the rear dormer elevation.

7. Planning Decisions

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

7.1 Approved

| | | BTC response | Officer recommⁿ. |
|--------------|------------------------|----------------------------|------------------------------------|
| 18/02801/APP | Town&Country Cars | Ch/use A1 retail → D2 gym | No objections |
| 18/02866/ALB | Holland House | Repairs to side gable wall | No objections, subj.HBO |
| 18/02867/APP | 11 Church Street | First floor rear extension | No objections |
| 18/02868/ALB | | First floor rear extension | No objections, subj.HBO |
| 18/02936/ACD | University, Hunter St. | Demolition of laundrette | No objections |

Refused

| | | | |
|--|--------------------|-------------------------------------|--|
| 18/02239/APP | 6 Stowe Avenue | First floor side and rear extension | Oppose & Attend |
| 18/02957/ACL | 5 Cornwalls Centre | Ch/use to A4 (Beer shop) | No objections |
| <i>Does not satisfy the conditions for ACL, full planning permission required.</i> | | | |
| 18/02828/APP | 6 Wharf View | Two storey front extension | Changed to No Objections last meeting (from Oppose & Attend) |

7.2 Not Consulted on:

Approved

| | | | |
|--------------|---------------------|------------------------------|---------------|
| 18/02432/ATP | (Maids Moreton Ave) | Maintenance to various trees | No objections |
| 18/03197/ATP | Tingewick Road | Fell diseased sycamore tree | No objections |

Refused

| | | | |
|--------------|----------------------|----------------------------------|--------|
| 17/03432/ATP | Land off Chandos Rd. | Fell 4 yew & 1 Portuguese Laurel | Oppose |
|--------------|----------------------|----------------------------------|--------|

Split decision

| | | | | |
|--------------|----------------------|-----------------------------------|--------|-----------------|
| 18/02459/ATP | Land off Chandos Rd. | Fell 1 Yew | Oppose | Refused |
| | | Crown lift 7 limes; prune 1 beech | Oppose | Approved |

Recommendation for the Refused & Split/Refused: resubmit a revised landscape plan & schedule under original application 16/01413/APP, as these trees were originally marked for retention.

7.3 Planning Inspectorate

18/00928/APP Land adj. Little Oaks, Brackley Road; Conversion of garage to residential
Appeal against Refusal

If Members agree any further representation should be made (our responses will form part of AVDC's case) the cut-off date is 13th November. **Appendix C**

8. Development Management Committee

8.1 Strategic Development Management (26th October 2018)

16/03302/APP Grand Junction Care Home *Decision following deferral for s106 agreement*

8.2 Development Management (25th October 2018) *No Buckingham applications*

9. Enforcement

9.1 *September AVDC update will be circulated separately if received before the meeting*

9.2 To report any new breaches

10. Streetnaming – response to FoI Request (land adj. to Verdun)

To discuss the response from AVDC, and agree any further action

Appendix D

11. Matters to report

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

12. Chairman's items for information

13. Date of the next meeting: Monday 26th November 2018 at 7pm.

To Planning Committee:

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

ACTION LIST

| Mins. | Sent | Min. | News release | Date of appearance |
|--------------------------------|---|---|---|--|
| 407/18 | 5 via Parish channel 4 via Parish Support } 10/10/18 | | | |
| Subject | Minute | Form | Response received | |
| AVDC | | | | |
| Ford Meadow parking & lighting | | | <p>Parish Liaison 13/40/17: I have caught up with the case officer and they have provided me with more information in regards to this application. They have some concerns with the points you have raised and is going to raise the issue with the University for clarity. The case officer has also made enforcement aware of the situation and will keep them updated on how things unfold. As soon as I have more information I will contact you directly.</p> <p>The university has opened additional car parking spaces at Ford Meadow, (60 spaces), which will help ease the demand on parking space around the campus. Access is via the Ucard, so only open to staff and students.</p> <p>27/40/17 Enforcement should report shortly</p> <p>Parish Liaison 4/4/18: I am pleased to tell you that I have some information regarding Ford Meadow! I know it's taken a very long time but it has finally got some traction.</p> <p>The query has moved onto planning enforcement to intervene and the reference number is 18/00116/CON3, Nazia Begum is the officer. This has happened today so there won't be much to say but I'll ensure that the officer passes on any relevant information to the TC.</p> <p>Officer on leave for two weeks, Parish Support will seek response on return</p> | |
| | 432.2/17 | Write to University Chase via Parish Liaison | <p>√</p> | |
| | | Request for update 20/6/18 And 10/8/18 And 2/10/18 | <p>√</p> <p>√</p> <p>√</p> | |
| Cornwalls Meadow new path | 611.2 | Check consultation/source of money | Prompt sent 4/3/18 | 22/4/18- I am only in the office 2 days this week so will try and get a response to you before we meet on 1 st February. Susan Kitchen, Corporate Planner, Customer Fulfillment |
| And Care Home | 845.3/17 (177.1) | Query pre-determination (Letter to Secretary of State re call-in) | <p>√</p> <p>√</p> | <p>See Agenda 5.3</p> <p>See agenda 6.2</p> <p>S/State refused call-in.</p> |

| | 235.2 | Action: Interim Town Clerk Seek Junior Counsel advice on JR | In hand | Transferred to Town Clerk 2/10/18 |
|------------------------------------|------------------------|--|---------------------|--|
| Access to website | 42/18 | Clr. O'Donoghue to supply details for report | To do | |
| Design Award | 235.1/18 | | | |
| Housing Growth | 295/18 | Send nominations as minuted | ✓ | |
| | 350/18 | Town Plan Officer to respond as minuted Planning Clerk to arrange meeting | ✓ | |
| Community facilities policy | Public Session 8/10/18 | Confirm Wates' statement | ✓ | See Agenda 5.2 |
| BCC: | | | | |
| Tingewick Road roundabout | 357/18 | Invite Steve Essam to meeting Prompt sent 17/10/18 | ✓ | |
| Other: | | | | |
| Anglian Water | 416.2/18 | Respond as minuted | ✓ | Dates suggested |
| | 174.4 | Book room | Provision cancelled | Lace Hill not available; regular evening bookings to end of year Community Centre 26 th October—confirmed and see agenda 6.4 |
| | 349.4/18 | BTC to withdraw and canvass other organisations | ✓ | No positive responses (mainly lack of funds for room hire) |
| Economic Development Group | 349.3 (FC Min. 163) | Revise Terms of Reference for discussion Alterations made to ToR Town Clerk to progress | ✓ | See agenda 14 |
| Buckingham Society deputy co-optee | 412.1/18 | Confirm acceptance | ✓ | |
| West End Bowls Club | 412.2/18 | Invite representative to meeting | ✓ | Arranged for 26th November meeting |

| 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. |
| | 148/17 | Prompt sent 14/9/17 Chase via Parish Liaison | √ | 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. |
| | | Chased 13/4/18 | | 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 |
| | 957/17 | Advise no longer advertised; Listed Bldg status omitted from description Update requested | √ | Acknowledged |
| | 8/10/18 | Broken window, water leak and damaged front door reported | √ | Acknowledged and given case number 18/00478/CON3 |
| Reasons for case closure | 743.1 | Cllr. Stuchbury to investigate further | | |
| 16 Hilltop Avenue | 743.2 | Fence encroachment into AVDC land | √ | 18/00027/CON3 Referred to AVDC Property & Estates for action |
| | 850.2 | Investigate Bulletin report Prompt sent | √ √ | Property & Estates have passed to Open Spaces |



Ref: Statement by Wates at the Public Session 8/10/18 that community facilities had been suggested, but AVDC turned them down as against policy.

Response from Forward Plans

Just from a VALP point of view this below is what we would expect a development to be making a contribution toward to meet the needs in the plan (subject to the need for a specific proposal meeting the CIL Regulations tests).

This is what AVDC agreed with the site promoter just ahead of the VALP hearings. The site itself only provides housing, green infrastructure and a landscape buffer.

There is a policy (13) in the VALP of seeking contributions to securing new community facilities arising from new development so it could be argued once the plan is adopted and in force then this can be used to require contributions.

Remember the following are resulting from the VALP work so to give this more weight on a planning decision the VALP itself has to move forward towards adoption. We have hit a snag with the Inspector's Interim findings setting out some further work which is likely to put the adoption of the plan back by around 4 months to April (estimated).

- Sport and leisure contribution to the District Council.
- Primary education contribution to enhanced capacity at either Buckingham or Maids Moreton.
- Contribution to increasing capacity of library services in Buckingham.
- Contribution to the provision of ANPR Cameras (Thames Valley Police).
- A highway contribution for off-site works necessary to make the development acceptable in planning terms (to assist the implementation of the Buckingham Transport Strategy (highway route upgrade and downgrade).
- A contribution to footpath and Cycle way improvements in accordance with the Buckinghamshire Green Infrastructure Delivery Plan.
- A contribution to Primary Care Facility capacity needs in Buckingham.
- A Contribution to provision for housing needs of the elderly in Buckingham.
- Assessment of sewerage capacity and water resources capacity in Buckingham, working with Anglian Water at an early stage before submitting an application. Possible water cycle infrastructure upgrades may be required and so liaison with Anglian Water is needed as to how any upgrades needed are realised.

13 Community facilities and assets of community value

The Council will resist proposals for the change of use of community buildings and facilities for which there is a demonstrable local need, unless the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location. In considering applications for alternative development or uses, the Council will consider the viability of the existing use, that the site/use has been marketed for a minimum period of 12 months at a price commensurate with its use together with proof there has been no viable interest, marketing of the building or facility at a price commensurate with its use, the presence of alternative local facilities and the community benefits of the proposed use. Where permission includes converting the use of a building, conditions will be imposed to ensure later resumption of a community use is not excluded.

In considering applications for residential development, the Council will consider the need for new community facilities arising from the proposal. Conditions will be imposed on permissions, or planning obligations sought in order to secure appropriate community facilities, or financial contributions towards community facilities, reasonably related to the scale and kind of development proposed.



AYLESBURY VALE DISTRICT COUNCIL

Planning

Please ask for: Appeals Officer
 Direct Line: 01296 585679
 Switchboard: 01296 585858
 Text Relay: prefix telephone number with 18001
 Email: AVDCappeals@aylesburyvaledc.gov.uk
 Our Ref: Appeal: 18/00062/REF Case: 18/00928/APP
 Pl. Ref: APP/J0405/W/18/3209329



11 October 2018

Buckingham Town Council

Dear Sir/Madam,

**TOWN & COUNTRY PLANNING ACT 1990
 APPEAL UNDER SECTION 78**

Site Address: Land Adj To Little Oaks Brackley Road Buckingham Buckinghamshire MK18 1JD
Proposal: Conversion of detached garage to residential.
Appeal by: Mr G Sweetman
Application Ref: 18/00928/APP **Appeal Ref:** 18/00062/REF
Planning Inspectorate Ref: APP/J0405/W/18/3209329

I am writing to notify you that an appeal has been lodged with the Secretary of State against the Council's decision in respect of the above site.

The **start date** for this appeal is 9 October 2018.

The appeal will be determined on the basis of Written Representations procedure to be conducted by an Inspector appointed by the Secretary of State. The procedure to be followed is set out in Part 2 of The Town and Country Planning (Appeals) (Written Representations Procedure)(England) Regulations 2009, as amended. You can view documents relating to the Appeal at <https://www.aylesburyvaledc.gov.uk/search-planning-licensing-applications>. This will include the Council's Statement of Case which will be available to view online 5 weeks after the start date.

If you made any comments on the planning application, a copy will be forwarded to the Planning Inspectorate.

If you wish to add any further comments, please send 3 copies to the Planning Inspectorate **within five weeks of the appeal start date**, quoting the Planning Inspectorate reference number (above). You can do so online at: <https://acp.planninginspectorate.gov.uk>. If you do not have access to the internet, you can send your comments to: Initial Appeals, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

Any comments made will be forwarded to all parties involved in the appeal. **Please do not send your comments to us.**

When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk>

Yours faithfully,

Appeals Officer
 PCCON5

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





Katharine McElligott

From: Records <records@aylesburyvaledc.gov.uk>
Sent: 09 October 2018 16:22
To: Katharine McElligott
Subject: Re: Fol request FOI 7541
Attachments: FOI 7541_1st attachment.pdf; FOI 7541_2nd attachment.pdf; FOI 7541_3rd attachment.pdf

Please accept our apologies that this is late and for any inconvenience caused.

To: Information Requester

RESPONSE TO INFORMATION REQUEST

This request was answered under the Freedom of Information (FOI) Act 2000

Thank you for your information request to Aylesbury Vale District Council (AVDC).

Please see attached documents.

If you feel that your request has not been properly handled or if you are dissatisfied with the outcome, you can request an internal review by e-mailing us at Records@aylesburyvaledc.gov.uk or writing to us at the address given below.

Please note that you have the right to make a complaint direct to the Information Commissioner and details on how to do this are set out on the Information Commissioner's website:

www.ico.org.uk

The Information Commissioner, however, will normally expect a complainant to have exhausted a public authority's internal review procedures first.

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Kind regards

Francisca Harpur
Senior Support Officer
Business Strategy & Support
Aylesbury Vale District Council
The Gateway
Gatehouse Road
Aylesbury
Bucks
HP19 8FF

Tel: 01296 585771

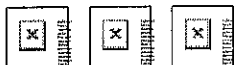
From: Katharine McElligott <planning@buckingham-tc.gov.uk>
Sent: Monday, September 10, 2018 04:25 PM
To: Records
Subject: FOI request FOI 7541

Please find attached a request made by Members of the Planning Committee

Katharine McElligott
Planning Clerk

Buckingham Town Council
01280 816426
Email: planning@buckingham-tc.gov.uk
Web Site www.buckingham-tc.gov.uk

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FOI 7541

Correspondence between AVDC and the developer:

18/5/2018 AVDC

I refer to your recent application concerning the above development. As agreed a new street name is required and I have today forwarded your request for Templeton Court to Buckingham Town Council for their consideration. Please note that the Town Council also have the chance to make their own street name suggestions. You are advised to liaise with the Town Council to mutually agree a name to avoid a conflict of opinions. Their contact details are at the bottom of this letter.

If there is no agreement on one suitable name then this Council will make the final decision. If you disagree with the name chosen, you will have the right to appeal to the Magistrates' Court. This should be done after the notice is posted on site (a copy of the notice will be emailed to you) and within the statutory time period.

I have requested Royal Mail's comments on your suggestion as there is a Temple Close in Buckingham and I must ensure that they are in agreement before we make a final decision on the street name.

Please contact me if you require any further information regarding this matter.

18/05/2018 Developer

Thank you for your letter and the advice about liaising with the Town Council, I will do that.

Of more concern is that you refer to the name of the new street as "Templeton Court". The application was made for "Templeman Court".

Please could you confirm that the name "Templeman Court" will have gone through for consideration.

14/6/2018 AVDC

I refer to your recent application concerning the above development. As agreed a new street name is required and I have today forwarded your request for Templeton Court to Buckingham Town Council for their consideration. Please note that the Town Council also have the chance to make their own street name suggestions. You are advised to liaise with the Town Council to mutually agree a name to avoid a conflict of opinions. Their contact details are at the bottom of this letter.

If there is no agreement on one suitable name then this Council will make the final decision. If you disagree with the name chosen, you will have the right to appeal to the Magistrates' Court. This should be done after the notice is posted on site (a copy of the notice will be emailed to you) and within the statutory time period.

I have requested Royal Mail's comments on your suggestion as there is a Temple Close in Buckingham and I must ensure that they are in agreement before we make a final decision on the street name.

Please contact me if you require any further information regarding this matter.

14/06/2018 AVDC

I received the following response from Buckingham Town Council yesterday, can you please confirm if you would be in agreement with their suggestion:

Minute 114/18, meeting of 4th June 2018

Members discussed the suggestion and agreed that Mr. Templeman – though a worthy soul and deserving of commemoration – had no links to this end of town. Doubtless something nearer Mitre Street will arise in the future.

Bearing in mind that this year is the centenary of the end of the first World War, and that the houses are in the garden of 'Verdun', they offer the name Dunkley; three soldiers of that name are on our War Memorial, and we've checked, they were brothers. They weren't the worst family affected, but they were the worst who actually lived in the town (rather than the Borough which included several of the surrounding villages).

Members would therefore like to have Dunkley and the second word is left up to you, but Row or Terrace seemed suitable. There are no Dunkleys in the Street Index.

14/06/2018 Developer

Further to our telephone earlier telephone conversation, I write to confirm that I am not in agreement with the suggestion put forward by Buckingham Town Council.

As I explained, I am away the moment and return at the weekend and, not being familiar with the street naming process, I would like to have the opportunity to consider the situation rather than a make a rushed response. Please would you confirm the date by which any submission must be made and to whom it is addressed. Thanks.

21/06/2018 Developer

I didn't mention when we spoke but I was pretty sure that I had investigated the naming of Verdun at the time it was purchased in 2002.

Having now referred back to the file, my research and the conversations I had at the time, indicated that the naming of Verdun (built in the mid 1950's) was apparently an amalgamation of names and not a reference to what was one of the bloodiest battles of the First World War.

My proposal of Templeman Court is intended to reflect a contribution to the community by, amongst other things, creating and maintaining what I, like many others, believe to be possibly the only true community/local's pub left in Buckingham. A stranger walking into the pub could very easily be in the midst of a conversation with others within five minutes and that kind of atmosphere is not easy to create and maintain without a lot of hard work. Such pubs seem to be valued by the majority of people but sadly they are increasingly rare.

Following Keith's passing, I became aware that he had given a great deal of his time to helping and supporting others both personally and financially. Beyond the running of the pub, he used his musical training and experience to support the formation of the Buckingham Chamber Orchestra and a local choir.

My persistence in proposing "Templeman Court" is to record the valuable social contribution he made. The comments in the Buckingham Advertiser of Bucks County Councillor for Buckingham Robin Stuchbury ("a great loss to the community") and by Town Councillor Mike Smith ("a talented cellist, a great laugh and a great bloke") bear this out.

22/06/2018 AVDC

Can you please confirm the following for me as I have been asked the following question by Buckingham Town Council:

I have been asked if Mr. has asked the Templeman family whether they approve?

I believe you have already done this and that you may have told me verbally but can you please confirm by return email.

22/06/2018 Developer

I spoke to, [REDACTED] a couple of months after the funeral and asked if she would give her consent to me putting the name forward and she gave her consent.

27/06/2018 AVDC

I received the following response from Buckingham Town Council yesterday:

Members acknowledge Mr. Templeman's qualities and service to the town and its residents, but prefer personal street names to have some relevance to the area.

*They suggest that Templeman Court might be more suited to the new block of flats opposite Royal Court on Chandos Road** (a) because it is as near Mitre Street as we're likely to have a new development in the near future, and (b) 'Court' is more suited to a block of flats than a row of 4 tiny houses.*

Members are sticking with Dunkley Row or Dunkley Terrace as their choice.

** These flats have been addressed as Midwinter Court

If you would like to respond to their decision please do so to myself via email and then I can close the consultation and this Council can then make a decision based on all the evidence and comments received.

27/06/2018 Developer

Thank you for forwarding the Town Council's response. I will email you later today or tomorrow, I hope that's okay.

29/06/2018 Developer

I am disappointed to learn that Buckingham Town Council have taken this stance. My comments in response are:

1. As stated in my previous response, the naming of Verdun was not related to the battle of Verdun and any direct connection inferred is erroneous. I am in total agreement with the Town Council that the centenary of the ending of the First World War is an event that should be marked but I cannot agree that a mistaken conclusion is the right basis for naming a street.
2. [REDACTED] and have met members of the Dunkley family so I know the connection remains strong. The sacrifice of their ancestors along with others is recorded on the War Memorial which is the most fitting place in Buckingham to ensure they are not forgotten.

3. I am pleased to see that the Town Council acknowledge Keith Templeman's "qualities and service to the town and its residents". I don't, therefore, understand their argument that the naming of a street to record such a contribution should be so tightly defined by the geography of Buckingham and limited to a stone's throw from The Mitre. As those Councillors who frequent and frequented The Mitre during Keith's tenure will know, the patrons came from all over Buckingham and the surrounding villages.
4. In their initial response, the Town Council wrote "... Members would therefore like to have Dunkley and the second word is left up to you, but Row or Terrace seemed suitable". I understand and agree with their view that the word "Court" would most often be applied to a development of flats. Given that the Town Council previously expressed no firm view, I would be happy to propose a change of the second word to "Place".

I believe Keith Templeman and his wife created a truly unique pub in Buckingham where there was always a warm and friendly atmosphere and a mixture from late teens to pensioners which really did make a difference for a lot of people.

I hope that my proposal for the naming of Templeman Court/Place will find favour

12/07/2018

Thank you for your email. I have today gone back to the Town Council for a final time to ask them to consider the street name of Templeman Place and to take into account the comments you have provided me with below.

I will be in touch again as soon as they respond. I am on leave next week so you may now hear from me until the week starting the 23 July.

30/07/2018

Have the Town Council responded yet? Does this have to go to full committee or are there sub committees for this kind of thing?

03/08/2018

Apologies for my delay in responding to your email. This matter has progressed but we are expecting final responses from the Town Council on Monday. There is no committees that this matter goes to. The final decision is made by the Commercial & Built Environment Services Group Manager. I should be in touch early next week.

08/08/2018

Please find attached a letter and a copy of the Section 18 notice which will be erected on site tomorrow.

Four dwellings on land off Western Avenue, Buckingham

Proposed Street Name: Templeman Place

For your information I enclose a copy of our Section 18 notice that a colleague will be erecting on the site tomorrow. The notice allows any person aggrieved by the street name to register their objection with Aylesbury Magistrates Court within 21 days of the 9 August 2018. If no objections are lodged then I shall contact you again after the 9 September 2018 to confirm the full postal address for the 4 new dwellings.

Should you have any questions or comments regarding the notice or the progress of the naming of this site please do not hesitate to contact me.

08/08/2018

Thank you for sending through the notice. Hopefully there will be no objections!

06/09/2018 Developer

I am away but have been checking emails. I have seen nothing regarding the Templeman Place naming application. Based on our last conversation, I had thought that the court would have issued a decision by now. Has there been a delay?

I was also concerned that objectors could cause the court to dictate a different name to Templeman Place but it occurred to me that if the application is for a specific name then the answer can only be yes or no. If it was a "No" then so be it, I will withdraw the application and give the houses individual names.

I am back in circulation on Monday 17 September but will still be picking up and responding to emails while away.

06/08/2018- AVDC

Thank you for your email. I can confirm that my senior manager told me yesterday afternoon that Buckingham Town Council will not be registering an objection to the street name and so far I have not been notified of any other objections being lodged.

The notice was dated 9 August and objectors had 21 days to register an objection. The deadline has now passed so your street name will be used for this site.

Next Monday I will be emailing you to confirm the official postal addresses for the 4 houses as I have to wait 1 clear month from the date of the notice to confirm the postal addresses.

I hope this update is of reassurance to you.

06/09/2018 Developer

Thank you for the confirmation, that's great news I can tick that off.
Thanks also for you help throughout the process.

10/09/2018 AVDC

Please find attached our letter and SN plan and associated documents regarding the postal addresses for the 4 dwellings in Buckingham.

11/09/2018 Developer

Thank you for email and the various attachments. I must confess that I had to smile at the irony of the four "tiny" houses being given the post code of "XL" !

FOI 7541

For the second part of FOI please see below the weighting given:

From AVDC 03/08/2018

I can confirm that we are minded to proceed with the Developer's suggestion of Templeman Place based on the following:

Although your Council have not had many recent opportunities (during 2018) to contribute on the naming of a street in your area your Council could of used surnames from the war memorial at any time in the past. You will be aware that you are currently suggesting street names for a large development at Tingewick Road where you are proposing to use Saxon names. You could of used surnames from the war memorial for this site in the same way you are suggesting Dunkley for the land adjacent to Verdun. Your Council have also agreed to Sturgess Gardens (albeit in November 2017 but we knew the application would not come in until 2018, the centenary of WW1).

The naming of a street in your area after a deceased member of your community is acceptable to this Authority, the reason you give of him not being dead very long is not a valid reason to dismiss this suggestion.

The fact that Mr Templeman was not associated with this particular land parcel is again not a reason to dismiss the suggestion. Mr Templeman was a member of your community and this is a fitting tribute.

This is the Developer 's first opportunity to name a street and as he is not a large scale developer he may not have another opportunity to make a street name suggestion in the future.

We are more than satisfied to name the street Templeman Place. Place is a suitable suffix when compared to streets in Buckingham which already use this suffix, e.g. Wheeler Place, Wharfside Place, Bartlett Place, Gifford Place. However if your Council prefer to use another suffix please provide your final suggestion by end of business next Monday, 6 August 2018.

I look forwarding to hearing from you.

From Henry Allmand 03/08/2018

At this stage my position is that, as a small developer, this gentleman may never have the opportunity to name a street in Buckingham again, and as his suggestion has some historical significance for the town (albeit different to the TC's preference), and is a sensible suggestion generally, I would be minded to approve the developer's suggestion at this time.

I am conscious however that the TC's suggestion is also sensible and with historical significance, so I would suggest that the Dunkley option is kept for the next street in Buckingham that requires naming and AVDC 'pre-agrees' this name as acceptable. I am completely in agreement that the Dunkley name should be recognised in Buckingham, it's just unfortunate that we have two suggestions that are acceptable for the same street in this instance.

I hope this provides a satisfactory compromise for all parties.

AVDC 21/08/2018

When the Town Council and Developer are not in agreement on a street name this council makes the final decision. We took all comments into consideration and it was unfortunate that both suggestions were suitable for this site.

Our my position is that, as a small developer, this gentleman may never have the opportunity to name a street in Buckingham again, and as his suggestion has some historical significance for the town (albeit different to the Town Council's preference), and is a sensible suggestion, we were minded to approve the developer's suggestion. We are conscious however that the Town Council's suggestion is also sensible and with historical significance, so we have suggested that the Dunkley option is kept for the next street in Buckingham that requires naming. We are completely in agreement that the Dunkley name should be recognised in Buckingham, it's just unfortunate that we had two suggestions that are acceptable for the same street in this instance.

Please note that the Town Council are currently providing street name suggestions for a site located off the Tingewick Road and they are currently planning to use Saxon names which has a connection to the site, however they could also use surnames from the war memorial for this site.

AVDC 07/08/2018

One new street name is required for a development of 4 dwellings on a site accessed off Western Avenue, Buckingham. The street is marked on the plan SN4630.

The Developer, Paul Staden in his application which we received on 30 April 2018 suggested TEMPLEMAN COURT as the street name. This is in memory of Mr Keith Templeman, formerly the landlord of The Mitre in Buckingham from 2007 to his death in 2016.

Buckingham Town Council (BTC) and the elected members were invited to comment on this proposed street name. For clarity the subsequent discussion between AVDC and BTC is summaries below.

Cllr Tim Mills in his email of the 18 May 2018 confirmed his agreement saying it was a fitting tribute. In their email of the 13 June 2018 BTC confirmed that they wished to name the street DUNKLEY ROW / TERRACE in memory of the three soldiers with that surname whose names appear on the town war memorial. The three brothers lived in the town. Adjacent to the building site the property is called Verdun and BTC believe that the name is associated with a WW1 battle. Also taking into account the centenary of WW1. They believe that Templeman should be used to name a street near to Mitre Street in Buckingham.

Mr Staden responded in an email of the 14 June to confirm his objection to using Dunkley as a street name. In his next email after returning from holiday he stated that the property name of Verdun was not named after the battle but was instead an amalgamation of two names not related to the battle so the war connection to the site was not correct. He provided further information about Mr Templeman regarding his support of others personally and financially. Mr Templaman also used his musical training to support the formation of the Buckingham Chamber Orchestra. Mr Staden wishes to continue to suggest Templeman to record the valuable social contribution he made. Mr Staden's comments were forwarded onto BTC for review and they responded the same day to say that the development was not a Court but a row. They would also discuss the matter at their next committee meeting on the 2 July.

Cllr Tim Mills responded on the 21 June to confirm that he thought both names were worthy.

BTC responded in an email on the 26 June to confirm that they prefer personal street names to have some relevance to the area. Town Council Members wished to stick to Dunkley Row or Terrace.

Mr Staden's response dated 29 June restated that the name of Verdun was not in connection with the battle of Verdun and he could not agree that a mistaken conclusion was the right basis for naming a street. The Dunkley surname is recorded on the war memorial which is a fitting tribute to ensure they are not forgotten. BTC acknowledges Mr Templeman's qualities and service to the town and its residents so he doesn't understand why BTC want to limit the use of his surname to only a stones throw away from The Mitre PH. He goes on to say that he agrees with the BTC's view that the word Court is not suitable for this development and instead proposes Place.

On the 12 July an email was sent to BTC providing them with Mr Staden's comments made on the 29 June. On the 13 July BTC responded to say that they had had 3 responses from members so far and the comments were Templeman is a "johnny-come-lately" name in the town whereas Dunkley is an old established name. Another comment is that Place is not suitable and it should be row or terrace which was supported by a third person. On the 26 July, I chased BTC for any further comments and BTC confirmed that no further comments were made but they summarised that the members did not think it was relevant if Verdun wasn't named after the battle at Verdun, they just do not think Templeman is suitable because he had no connection to this area of the town. They also commented that as he had not passed away very long ago it was a bit soon for commemoration. Their final comment was that this was the only street naming opportunity that they had during 2018 and so the coincidence of the centenary of 1918 and the name of Verdun was serendipitous.

AVDC responded to BTC's email of the 26 July with the following points.

- "Although your Council have not had many recent opportunities (during 2018) to contribute on the naming of a street in your area your Council could of used surnames from the war memorial at any time in the past. You will be aware that you are currently suggesting street names for a large development at Tingewick Road where you are proposing to use Saxon names. You could of used surnames from the war memorial for this site in the same way you are suggesting Dunkley for the land adjacent to Verdun. Your Council have also agreed to Sturgess Gardens (albeit in November 2017 but we knew the application would not come in until 2018, the centenary of WW1)."
- "We are more than satisfied to name the street Templeman Place. Place is a suitable suffix when compared to streets in Buckingham which already use this suffix, e.g. Wheeler Place, Wharfside Place, Bartlett Place, Gifford Place."

Henry Allmand also responded with the following conclusion. "At this stage my position is that, as a small developer, this gentleman may never have the opportunity to name a street in Buckingham again, and as his suggestion has some historical significance for the town (albeit different to the TC's preference), and is a sensible suggestion generally, I would be minded to approve the developer's suggestion at this time."

"I am conscious however that the TC's suggestion is also sensible and with historical significance, so I would suggest that the Dunkley option is kept for the next street in Buckingham that requires naming and AVDC 'pre-agrees' this name as acceptable. I am completely in agreement that the Dunkley name should be recognised in Buckingham, it's just unfortunate that we have two suggestions that are acceptable for the same street in this instance."

BTC responded in an email on the 6 August to confirm that they did not agree with our statements and they wish to stick to their original choice. However they did also state that if they were stuck with Templeman then it should be a "Terrace".

AVDC's position however is Templeman Terrace does not "roll off the tongue", and the suffix of Place is suitable for this development.

Royal Mail in their email of the 24 May 2018 did not object to Templeman and in their email of the 15 June 2018 they did not object to Dunkley (Court, Row or Terrace).

Having reviewed the GeoPlace website where I can search for any property or street in the Country I can confirm that there are no matching street names in the County of Buckinghamshire.

The District Council therefore approves the street name of **TEMPLEMAN PLACE**.

Naming streets process

We allocate new street names to a site when there is no chance the properties can be addressed in an existing street.

Use the developers plans and investigate what new street names are required by assessing existing addresses (UPRNs), Royal Mail records etc.

Once you have determined that a new street(s) is/are required mark the new streets on a copy of the developers site layout with each street highlighted in different colours to assist the developer in understanding your conclusions. Ask the developer to review and agree and to then pay.

Once payment is received, register the application on Uniform using NEWDEV as the application type. Complete the details and payment screens. Complete the checklist and update the income spreadsheet – both tabs – allocate the next SN reference on the spreadsheet and add the number to the checklist.

Create the SN plan in ArcMap 10. Try to use the scale of 1:1250 where ever possible, use the A3 template if the A4 template does not cover the whole site. Update the income spreadsheet with the finish date – update the checklist too.

Use Adobe Photoshop to add details to the SN plan – i.e. existing street names, postal numbers, identifying features to help identify where the site is located. Mark each street with a coloured line in the middle of the street running from the start of the street to the end. This is so everyone viewing the plan can see where the extent of each street is located.

****** If you have received any street name suggestions at this point (not always the case though) ensure you check their suitability by comparing to Uniform and the Geoplace website address search. If you have any names which are not clearly a yes or no answer then check with Royal Mail by sending them an email asking for their comments on the street names in the postcode sector where the site is located. Street names should be unique in similar sectors so MK18 is compared to just MK18, the same for LU7, LU6, NN13, HP23 and the OX postcodes. Whilst anything ranging between HP16 through to HP22 needs to be unique for all of these postcode sectors.

Once this process has been undertaken, go to the consultation screen in uniform and from the options menu click on Initiate consultation – this will add the parish/town clerks contact details and also the Councillors for the Ward.

Write to the developer using template 005 to invite their street name suggestions – give them 1 calendar month to respond
Write to the parish/town council (PC/TC) using template 007 to invite their street name suggestions – give them 1 calendar month to respond. Copy in the Councillors that cover the ward as listed on Uniform.

If you have received any street name suggestions already make sure to include the unique suggestions with their reasons in the letter.

Place a label on the plastic cover for the application and complete the first field – street name required by: with the 1 month date. Place the file in pending whilst you await the responses.

When you receive street name suggestions make sure there is a reason for each suggestion – remember that a street cant be named after someone who is still alive. Ensure the suggestions are unique as per the section on previous page marked with ******

Liaise with both parties to reach an agreement on the required name(s).

Liaise with Royal Mail to seek their agreement on the required name(s).

Once agreement is found add the street names to the SN plan using Adobe photoshop. Write the report for Henry Allmand or Ken Dawkins to sign – Henry should be the only one to deal with sites where there is no agreement, the report should include the SN plan marked with the streets and all the paperwork on this case.

Once the report is signed create the Section 18 notice and copy onto the water proof paper. Erect the notice and SN plan on site or ask a colleague to assist. Take a photo of the notice as evidence of its placement. The sign must be dated for the date it is erected on site. Send a PDF version (combined with the SN plan) to the PC/TC and the developer so that they have a copy.

Add the details of the expiry date (1 calendar month from date of placement on site) to your outlook calendar and update the label on the plastic cover with the expiry date so that you can monitor and keep on top of the situation.

Whilst waiting for the notice to expire do the following:

Request USRNs from nsg@buckscc.gov.uk – send them an email with the SN plan attached. Quote the street name, the locality and the start and end co-ordinates for the street. To get the co-ordinates go into the BLP map screen and retrieve the UPRN for the application – activate the SN&N layers so that your site appears on the map. Note the start and end of each street using the cursor to locate the co-ordinates.

Organise the postal addresses and if there are a few addresses required (or more than 1 street) create an excel spreadsheet for the application in the following location: 001 development plot to postal addresses. Complete the postal address summary and the plot to postal details. Create a SN plan for any flat layouts. Once finished send these documents to the Developer for agreement. Once they agree send them to Royal Mail so that they can reserve the addresses.

Once the Section 18 notice has expired you should do the following:

Update SN&N module – add the UPRNs to the excel spreadsheet

Finalise the UPRNs in the gazetteer module

Confirm the addresses to the developer, copying in the PC/TC – also provide developer with details of the nameplates required.

Send the address details to the distribution list – include the SN plan(s) and the excel spreadsheet (saved as a PDF)

Save the notification attachments and letter sent to the developer into IDOX

Sealing the street name(s) – take a copy of the report, the section 18 notice and the SN plan and place in the folder in the tray with other street names waiting to be sealed by council. Open the Index of street names in BOX (can be found in T Bull's area of BOX) – add the details of each street name at the bottom of the spreadsheet – includes the street name, locality, SN reference, SN&N application ref and BC application ref plus the reason for naming the street. Sort the data by A-Z based on the street name. Save and close.

Scan the rest of the application into IDOX

Destroy the original documents