



BUCKINGHAM TOWN COUNCIL

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

Wednesday, 12 December 2018

Councillor,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on Monday **17th December 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 26th November 2018 to be put before the Full Council meeting to be held on 28th January 2019.
Copy previously circulated
- 4. Buckingham Neighbourhood Plan/Vale of Aylesbury Plan**
To receive any update.
- 5. Action Reports**
To receive action reports as per the attached list. **Appendix A**
- 6. Planning Applications**
For Member's information the next scheduled Development Management Committee meetings are 10th & 31st January 2019, with SDMC meetings on 9th & 30th January 2019.

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.

To consider planning applications received from AVDC and other applications

1. 18/03777/ALB Old Brewery House, 4 Castle Street, MK18 1BS
Replace existing windows (beyond repair) with new double glazed windows
Wakeman
2. 18/04141/ALB The Barbers, 10 Market Square, MK18 1NJ
Reduction in height and repair of boundary wall to restore the structural integrity
Burgess
3. 18/004176/APP 2 Well Street, MK18 1EW
Construction of dormer on the rear pitched roof, replacement of existing single glazing panes with new "double/thin" glass units in the front, sash windows
Biggs

The following two applications may be considered together:

4. 18/04197/APP Proposed new level access into the branch comprising of new internal ramp, steps and associated works including the removal of the existing external entrance step, lowering of the internal floor and alterations to the existing external doors
5. 18/04198/ALB
Lloyds Banking Group

The following two applications may be considered together:

6. 18/04210/APP Bourton Mill and Leisure Club, Bourton Road, MK18 7DL
7. 18/04211/ALB Single storey extension to existing leisure centre
Sagoo
8. 18/04235/AAD Tesco Stores, London Road, MK18 1AB
Alternative signage suite to include digital signs; various site signage including 5 No freestanding signs, 2 No banner units, 23 No DoT signs, 1 No digital booth screen and 2 No Playland signs
McDonalds Restaurants Ltd.
9. 18/04368/APP 59 Westfields, MK18 1DZ
Single storey side extension
Williams

AMENDED PLANS

10. 18/01670/ADP Buckingham University, Tingewick Road
Approval of Reserved Matters pursuant to outline permission Phase I Reserved Matters application for Teaching Accommodation with associated car parking and landscaping.
University of Buckingham

Amendment: attenuation tank moved away from tree; this is the final unaddressed concern Members have raised with this application.

Not for consultation:

11. 18/04149/ATP 1 Manor Gardens, MK18 1RJ
T1 – Crown lift oak tree to allow more light in to the garden and balance canopy
Aston

12. 18/04230/ATP 10 West Street, MK18 1HL
 T1 - small leafed lime: Raise crown to approx. 5m, pruning
 branches touching garage
 Maxey

Note: AVDC approved this notification on 3rd December

13. 18/04233/ATP 35 Constance Street, MK18 7RH
 T1 – ash: crown raise by 4m to give clear way for footpath
 Hawes

14. To receive for information the results of the email poll caused by the AVDC officer's
 request that the Committee revise its OPPOSE & ATTEND responses to
 18/03475/APP Change of use of land from public highway to an outdoor
 seating area
 18/03476/AAD 1No illuminated fascia sign and 2No illuminated projecting
 signs
 Coffee #1 Ltd.

*All Members who responded were not in favour of any revision of the responses.
 The Case Officer has been informed.*

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 ⁿ .
18/03393/APP	10 Mare Leys	Two storey side extension	No objections
18/03438/AAD	3 Remus House	Replacement signage (for gym)	No objections
18/03451/APP	1 Naseby Court	Extensions, new garage roof	No objections
18/03465/APP	8 Busby Close	First floor side extension	No objections
18/04401/APP	67 Moorhen Way	2.3m fence, rear of property (retrosp)	No objections

Not Consulted on:

Approved

18/02213/ATC	11 Church Street	Yew; 2m crown reduction	<i>Reservations expressed</i>
18/04230/ATC	10 West Street	Small leafed Lime; crown raise to 5m	<i>Decided before meeting</i>

8. Development Management Committee

8.1 Strategic Development Management (14th December 2018) *No Buckingham applications*

8.2 Development Management (13th December 2018)

8.2.1 To receive a report from Cllr. Cole on 18/02744/APP 35 Woodlands Crescent

8.2.2 To receive a report from Cllr. Cole on 18/03088/APP land adj. 2 Bourtonville

9. Enforcement

To report any new breaches

10. Streetnaming

To receive and discuss the request for street name suggestions for the Hamilton Precision
 site. **Appendix B**

Should Members wish to continue the Clarence Park nomenclature as suggested, unused
 names from that list are: Aphowell; Atton (bellfounders and bailiffs (= pre-Charter Mayor))

Bellmetal; Bellmouth; Canon; Clapper (or Tongue); Cope; Core; Lip; Sanctus; Soundbow

11. s106 quarterly update

To receive the revised information from AVDC and BCC.

Appendix C

12. Correspondence

To receive a letter from AVDC on the issue of paper plans, and agree any response.

Appendix D

13. Written questions

13.1 Yellow notices: To receive the response to Cllr. Stuchbury's written question to the AVDC Cabinet Member

Appendix E

13.2 Non-determination: To receive the response to Cllr. Stuchbury's written question to the AVDC Cabinet Member

Appendix F

14. Matters to report

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

15. Chairman's items for information

16. Date of the next meeting: Monday 21st January 2019 at 7pm.

To Planning Committee:

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

ACTION LIST

Mins	Sent (Full Council) 1 by Parish Channel; (Planning) 12 by Parish Channel, 2 by Parish Support 2/1/1/1/18	Min.	News release	Date of appearance
Subject	Minute	Form	Response received	
Ford Meadow parking & lighting	432.2/17	Write to University Chase via Parish Liaison	<p>Parish Liaison 13/10/17:- I have caught up with the case officer and they have provided me with more information in regards to this application. They have some concerns with the points you have raised and is going to raise the issue with the University for clarity. The case officer has also made enforcement aware of the situation and will keep them updated on how things unfold. As soon as I have more information I will contact you directly.</p> <p>The university has opened additional car parking spaces at Ford Meadow, (60 spaces), which will help ease the demand on parking space around the campus. Access is via the Ucard, so only open to staff and students.</p> <p>27/10/17 Enforcement should report shortly</p> <p>Parish Liaison 4/4/18: I am pleased to tell you that I have some information regarding Ford Meadow! I know it's taken a very long time but it has finally got some traction.</p> <p>The query has moved onto planning enforcement to intervene and the reference number is 18/00116/CON3, Nazia Begum is the officer. This has happened today so there won't be much to say but I'll ensure that the officer passes on any relevant information to the TC.</p> <p>Officer on leave for two weeks, Parish Support will seek response on return</p>	
	524/18	Request for update 20/6/18 And 10/8/18 And 2/10/18 Details to Cllr. Stuchbury for action	<p>Response 5/12/18: Parish Support: I am able to provide an update for you today with regards to Ford Meadow car park. Having completed the site visit the next step the enforcement officer took was contacting the site owner and in this case it was the University. The officer has had discussions with the member of staff who is responsible for the site and has instructed a change of use application be submitted. Our officer is still working on this and I</p>	

					will provide further updates when possible.
Access to website	42/18				
Design Award	235.1/18			To do	
Community facilities policy	295/18			√	
	Public Session 8/10/18			√	See-Agenda 5-2
	465/18		Write to AVDC as minuted	√	16/11/18: I have forwarded your letters to AVDC Officers for consideration and inclusion in the planning process going forward; if there is technical reason why your requests cannot be accommodated, you will be contacted about that detail. Councillor Peter Strachan Cabinet Member for Planning and Enforcement
Streetnaming	470.1/18		Write to Cllr. Strachan as minuted	√	16/11/18: I have forwarded your letters to AVDC Officers for consideration and inclusion in the planning process going forward; if there is technical reason why your requests cannot be accommodated, you will be contacted about that detail. Councillor Peter Strachan Cabinet Member for Planning and Enforcement
BCC:					
Tingewick Road roundabout	357/18		Invite Steve Essam to meeting Prompt sent 17/10/18	√	SE unable to attend any dates before Christmas. C.Cllr Clare reported to Full Council 19/11/18
Other:					
West End Bowls Club	412.2/18		Invite representative to meeting Furnish Town Clerk with landowner details, rough ground Bourton Road	√	Arranged for 26 th November meeting
Station Road Car Park	522/18		Review May letter from C Stoker to clarify extent of offer	√	
	524/18				

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 Dates: 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. J Wilmot Planning Enforcement Consultant
	148/17	Prompt sent 14/9/17 Chase via Parish Liaison	√	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	√	Acknowledged
		Update requested	√	Acknowledged and given case number 18/00478/CON3
	8/10/18	Broken window, water leak and damaged front door reported	√	Response 5/12/18: I've now had the chance to have a look at the attached and to review progress to date. Apologies that those concerned feel that they haven't been kept in the loop. In short it has historically been very difficult to get any engagement with the building owner, who is very evasive. Certainly we had hoped that progress with this case would be made once the property was sold, but this has since stalled. Given the above - I have asked that we take a fresh look at this and an officer is going out to visit this week. We'll also check land registry to see if the building has changed hands in the meantime. I should add that any
	528/18	Details to Cllr. Stuchbury for action	√	

Subject	Minute	Form	Rating √ = done	Response received
Reasons for case closure	743.1	Cllr. Stuchbury to investigate further		building disrepair is not a planning enforcement issue, rather whether this is an at risk historic building. We'll make the necessary referrals if this is the case. I'll update you again once a case officer has visited. Peter Brown > Interim Group Manager - Regulatory Services Customer Fulfilment
16 Hilltop Avenue	743.2 850.2	Fence encroachment into AVDC land Investigate Bulletin report Prompt sent New bin shed added to open space land – reported 9/11/18	√ √ √ √	18/00027/CON3 Referred to AVDC Property & Estates for action Property & Estates have passed to Open Spaces 6/11/18: A letter has been drafted and will be sent out to the below address requesting that the land is returned to its previous condition: Christopher Ashton Parks Project Officer
Missing AVDC September update	469/18 5/12/18	Chase with DCllrs. Reminder sent	√	Cllr. Mills says September + October will be amalgamated into bumper issue, no publication date as yet
Dominos alley – rubbish etc	469.2/18	Report to Env. Health in addition to Enforcement	√	16/4/18: After investigation into the alleged breach at the address in mention it was found that no breach had occurred. Therefore I shall be closing down case 18/00528/CON3 with no further action. Myles Millward, Planning Enforcement Officer No response from Environmental Health yet, except that they will investigate.
'Unresolved' case load	528/18	Write to Cabinet Member as minuted		
New fence, Tingewick Road	528/18	Photo and report		

AYLESBURY VALE DISTRICT COUNCIL

Digital & Transformation

Please ask for: Mrs Teresa Bull
 Direct Line: 01296 585444
 Switchboard: 01296 585858
 Text Relay: prefix telephone number with 18001
 Email: streetnaming@aylesburyvaledc.gov.uk

Our Ref: 18/00181/NEWDEV
 Your Ref:

06 December 2018



Paul Hodson
 Clerk to Buckingham Town Council
 Via email only to planning@buckingham-tc.gov.uk

**Street Naming & Numbering
 Public Health Act 1925 Sections 17, 18 & 19**

Dear Paul

50 dwellings on the site of the former 10 Tingewick Road, Buckingham

I have received an application for the provision of postal addresses for the above mentioned site. This development will require two new street names and so I invite your Council's suggestions for suitable names. I enclose a plan which shows the area concerned. Please reply within one calendar month of receipt of this letter.

You may wish to suggestion Dunkley for one of the new streets. Dunkley being the name your Council suggested for the site on Western Avenue earlier this year. Or you may wish to make suggestions which continue the theme of the site to the west of this site.

I have sent a similar request to the developers and, to avoid conflict would your Council please liaise with them to find two mutually acceptable names. The developers contact details are listed on the bottom of this letter.

If you require any assistance, please do not hesitate to contact me.

Yours sincerely

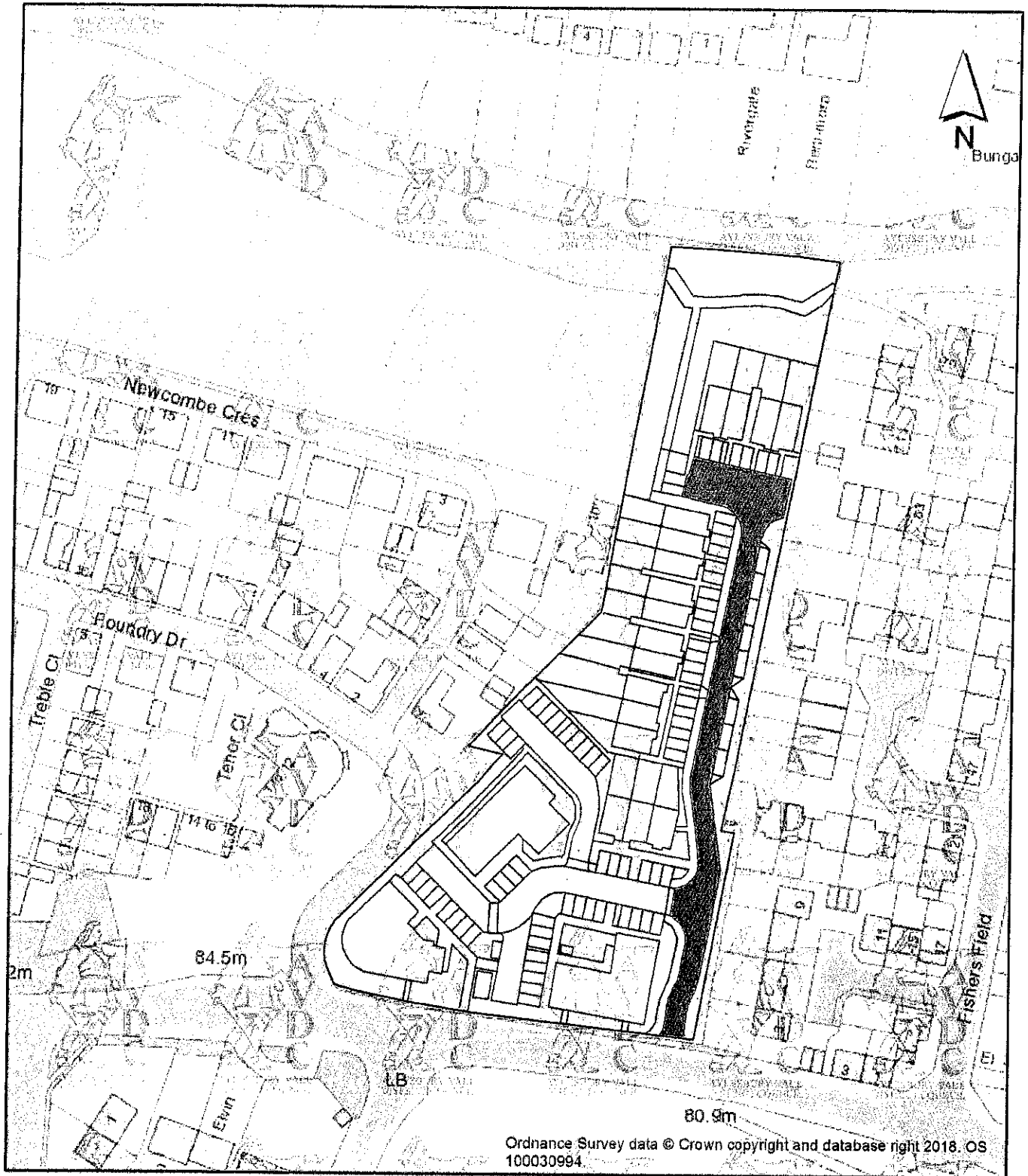
T Bull

Mrs Teresa Bull
 Street Naming & Numbering Officer

C.C. Cllr R Stuchbury, Cllr H Mordue

Developer

Taylor French Barns Ltd
 Brian Ball
 Shipton, Winslow, Buckingham, MK18 1EE
 Email: brian@taylorfrench.co.uk



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PROJECT : STREET NAMING & NUMBERING - POSTAL NUMBERS

Title : 50 dwellings at the site of the former 10 Tingewick Road, Buckingham



The Gateway Gatehouse Road
Aylesbury HP19 8FF

email: streetnaming@aylesburyvale.gov.uk

OS Ref : SP6933

18/00181/NEWDEV

Scale : 1:1,250

Date : 05/12/2018

Drawn by : TB

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Derived from the 1:2500 OS mastermap
NB Further details has been added to this Ordnance Survey Map from sources held by AVDC
No guarantee can be given as the the accuracy of the additional information

DRG NO : SN4706

s106 update

Development	Planning application	AVDC/BCC	Sum agreed	Amount spent	Amount committed	Amount remaining	Date payment due	Use by/lose by date	classification	For	Comment as of Sept 2018
CHANDOS ROAD	09/01205	AVDC	£29,975	28,219	1,756	£0		31/01/2024	SPORTS AND LEISURE CONTRIBUTION	£1750 committed to fit out new Scout HQ/Community Centre at Embleton Way	
TESCO	10/00360	BCC	£9,147	9,147	0	£0			POLICING CONTRIBUTION	Spent by TVP - laptops for Neighbourhood Team at Buckingham Police Station	
LACE HILL	09/01035	AVDC	£197,162	3,122	0	£194,040		01/10/2022	FLOOD ALLEVIATION	flood mitigation for properties at 'medium' risk of flooding	
		AVDC	£118,795	100,841	0	£17,954		06/02/2023	EXTRA CAR PARKING AT BUCK ATH	additional parking facilities at Buckingham Athletic FC	
		AVDC	£6,338	3,535	0	£2,803		n/a	CONSULTANCY FEES	to engage consultants for delivery/approval of sports pitches & community hall	
		AVDC	£210,997	0	0	£210,997		26/04/2021	POLICING CONTRIBUTION	to be spent by TVP, projects to be advised	
		AVDC	£100,315	0	0	£100,315		26/04/2026	SPORTS AND LEISURE CONTRIBUTION	not yet known	
		BCC	£50,000			£250,000				Footway/Cycleway contribution	Lace Hill (cycleway) – The scheme is proposed to be delivered in two phases. The preliminary design for phase 1 has been subject to a public consultation held from 13 December 2017 to 24 January 2018. Based on consultation response, BCC Cabinet Member for Transportation has approved delivery of Phase 1, via Badgers Way and Bourton Park
		BCC	£95,000			£380,000				Bus/Public Transport subsidy	Funding to be drawn down by BCC Passenger Transport team depending on service requirement
STATION ROAD/STATION TERRACE	14/02685	AVDC	£29,547	11701	0	£17,846		12/06/2025	SPORTS AND LEISURE CONTRIBUTION	balance not yet committed	
MARKET HILL	12/02104	AVDC	£138,863	0	0	£138,863		03/11/2025	SPORTS AND LEISURE CONTRIBUTION	not yet known	
		AVDC	£77,358	0	0	£77,358		03/11/2025	AFFORDABLE HOUSING CONTRIBUTION	Provision of Affordable Housing within Aylesbury Vale	
TINGEWICK ROAD	11/02116	AVDC	£345,344	0	0	£345,344		09/12/2026	SPORTS AND LEISURE CONTRIBUTION	not yet known	
POLICE STATION, MORETON RD	14/03316 &	AVDC	£29,975	0	0	£29,975		12/05/2027	SPORTS AND LEISURE CONTRIBUTION	Stratford Fields Play Area improvements	
MORETON ROAD (PHASE II)	13/01325	AVDC	£367,056	0	0	£367,056		n/a	SPORTS AND LEISURE CONTRIBUTION	not yet known	
		BCC	£166,207			£166,207				transport contribution	Moreton Road – Scheme included in 2018/19 programme for delivery. TFB to be commissioned to design and deliver footway improvements along Moreton Road, RTPI bus shelter opposite Balwen and at Market Hill and cycle parking facilities in town centre. Local BCC councillors consulted as part of scheme development.
LENBOROUGH ROAD	16/00145	AVDC	£4,812	0		£4,812		28/09/2027	SPORTS AND LEISURE CONTRIBUTION	equipped play facilities at Embleton Way Open Space	
MONIES TO BE PAID LATER IN DEVELOPMENT											
MONIES DUE IF/WHEN DEVELOPMENT COMES FORWARD											
NORTH OF A421 TINGEWICK RD	15/01218	AVDC	tbc						SPORTS AND LEISURE CONTRIBUTION	Verney Road Synthetic Pitch, Buckingham Tennis Club, University Playing Fields Pavilion and/or St Rumbolds Well	
LAND ADJ 73 MORETON ROAD	15/04106	AVDC	tbc						SPORTS AND LEISURE CONTRIBUTION	Overn Avenue Play Area	
LAND REAR GRAND JUNCTION PH	16/03302	AVDC	£34,650						SPORTS AND LEISURE CONTRIBUTION	Stratford Fields Play Area	
		AVDC	£13,000						FOOTPATH CONTRIBUTION	footpath/cycleway extending access to Riverside Walk along Great Ouse	
WEST END FARM, BRACKLEY ROAD	16/00847	AVDC	£160,600						SPORTS AND LEISURE CONTRIBUTION	mitigating impact of development	Appeal indicates monies to be used for improving access or street furniture, provision of pedestrian/cycling bridge and linking hard surfaced paths at Heartlands/Bourton Park and/or Landscape Masterplan for Castle House POS and car park
HAMILTON PRECISION, TINGEWICK RC	16/02641	AVDC	£135,590						SPORTS AND LEISURE CONTRIBUTION	Skate Park	
New information highlighted	AVDC										
	BCC										

AYLESBURY VALE DISTRICT COUNCIL

Planning

Please ask for: Jeff Membery
 Switchboard: 01296 585320
 Text Relay: prefix telephone number with 18001
 Email: devcon@aylesburyvaledc.gov.uk
 Our ref: PCPrinting



29th November 2018

Dear Parish and Town Councils

Printing of documents for major planning applications.

I am writing to seek your views on possible changes to the current arrangements for routine printing of documents for major planning applications.

Currently, where a major application is received all documents are routinely printed by AVDC and sent to parishes by post. A number of parishes have told us that often these paper copies often arrive after the parishes have already proactively reviewed the application documents and commented via consultee access.

The cost of officer time, printing and postage of the current arrangement is quite significant (around £30,000pa) and the process is not environmentally friendly. We have also received feedback that, even where some paper documents are needed, printing the entire set of documents is wasteful as not all are used by parishes when assessing the application.

It is therefore proposed that the routine printing of major application documents is stopped as of 14th January 2019. This would be replaced with a on-demand services, where parishes would be able to request specific documents they would like to receive a physical copy of for major applications. For simplicity and consistency this request would be included in the same online form parishes already use to contact the parish support officer.

This change was initially discussed at the Aylesbury Vale Association of Local Council (AVALC) meeting where there was no objection to the proposal. We are now looking to hear your views on the proposal before making a final decision. I would therefore be grateful if you would send your comments to ParishSupport@aylesburyvaledc.gov.uk it would be helpful if you were able to comment before the end of December.

Thank you for your consideration.

Yours Sincerely

Jeff Membery

Jeff Membery
 Assistant Director (Customer Fulfilment)
 Aylesbury Vale District Council
jmembery@aylesburyvaledc.gov.uk

MEMBER'S WRITTEN QUESTION



Name of Member submitting the question: Councillor Robin Stuchbury

Date received by Democratic Services: 12 October 2018

To the Cabinet Member for Planning and Enforcement: Councillor Strachan

Planning Yellow Notices

Written question

At the August meeting of Buckingham Town Council Members had 11 new applications on the agenda for consideration. Only one of these had a site notice posted at the date of the meeting, so the Committee could not take into consideration any neighbour comments that might have relevance to their eventual response on the other 10.

I sent an email to Mr. Membery, copied to yourself, asking whether this met the objectives of a LPA with respect to the democratic rights of the residents, and whether this was a problem particular to Buckingham, or had other parishes made a similar complaint. Mr. Membery's response included the following:

"As you may be aware, the public consultation period for planning applications starts when the yellow notices are placed on site. This normally occurs soon after the service has ensured that the application is valid and evaluated the full range of statutory consultees whose advice we will need to seek in determining the application.

Parish and town councils have asked us to ensure that they receive as early a notice of planning applications as possible and therefore we send details through to them straight away. This inevitably does mean that there is a period where parishes have received the details of the application before the yellow notices have been put up.

I am not aware of any other council raising this as an issue. My understanding is that other parish and town councils tend to hold their planning committee meetings for applications after the site notices have been put up; however the timing of town council meetings is a matter for each parish and town council to decide for themselves."

Receiving the advice of new applications as early as possible, as parishes get three weeks only to respond, is a fine thing; unfortunately this means that the local residents may not know about the application at all until two weeks after the Town Council's meeting. I do not see this gap as being 'inevitable' and it was not the case in the past, when the notice was concurrent with the start of the statutory time period and advice to the parish. For residents' information the Clerk posts a weekly list of applications available for comment, but not everyone affected will see this.

As to not calling the meeting until after the notice is posted, at what point is the parish supposed to draw the line? There are three applications from Buckingham's September 10th meeting still without a site notice on the website, and some notices have been posted after the Parish's response date. Complete details as at the 8th October (Buckingham Planning Committee's latest meeting) are attached, but can be summarised thus for its

last three meetings:

Date of meeting	20 th August 2018	10 th September 2018	8 th October 2018
Number of new applications	11	21	6
Site notices posted before meeting	1	6	4
Site notices posted after meeting but before response date	8	10	2
Site notices posted after response date	2	2	
No site notice at 8 th October 2018		3	
No response date given		1*	

* no site notice either

Response:

Robin,

Regarding your comments about Yellow Planning Notices in Buckingham that you raised. Thank you for bringing this matter to my attention. Subsequently, I have reminded officers that they should be even more vigilant, in ensuring that yellow planning notices are displayed in accordance with planning regulations and in a timely manner.

You had a number of other written questions about planning issues, which are currently being dealt with by officers and will be answered, in the usual manner, in due course.

Kind regards, Peter

Councillor Peter Strachan
Aylesbury Vale District Council

Signed: Councillor Peter Strachan

Date: 26 October 2018

Written questions:

- must be submitted to the Democratic Manager
- will be replied to within 10 working days
- will be published on the last Friday of each month

MEMBER'S WRITTEN QUESTION



Name of Member submitting the question: Councillor Robin Stuchbury

Date received by Democratic Services: 16 October 2018

To the Cabinet Member for Planning and Enforcement (Councillor Strachan) and the Cabinet Member for Finance and Resources (Councillor Mordue)

Non-Determination of Planning Applications

Written question

After attending both the Audit Committee and the Finance and Services Scrutiny Committee it became apparent my question wasn't to be answered because I was advised I was at the wrong committee to ask such a question in regards to non-determination of planning applications and their costs and whether the figures represented were correct or whether there was a cost implication to the council in not completing applications in time. I understand that the council budget a specific amount and is limited in what it is able to charge for major applications, so therefore I have no other option than to place a written question because of the limited response that will be given. A written question will make sure my question is placed in the public domain and any answer given will be public.

- A. For how many major applications validated in the past two years has there been a situation where the developer has sought to use a non-determination appeal as a route to gaining planning approval in the Vale?

In the last two year the Planning Inspectorate heard 9 appeals for non-determination in respect of major applications in the AVDC area. 7 of these appeals were dismissed and 2 allowed. So 2 developers used this a route to gain planning approval in the Vale.

- B. In regards to Major applications in Buckingham (North, South, and the part of Luffield Abbey Ward within the parish boundary), how many major applications were considered in the previous two years? And of these applications how many of them either went to appeal or were determined as part of a non-determination threat by the developer ?

In the last two years the Council has received 13 major planning applications in the Buckingham area . Of these 2 progressed to an appeal for non-determination (included in the figures above) of which 1 appeal was allowed and 1 dismissed. This is also one appeal for non-determination outstanding with the planning inspectorate in the Buckingham area

- C. Are there any applications in Buckingham which haven't been determined and are awaiting determination for planning consent which haven't been progressed? I'm aware of the Buckingham new cemetery application (15/01242/AOP) linked to the Tingewick road development (15/01218/AOP & 17/04668/ADP). I ask for both the number of applications which are undetermined within the statutory time limit, and those which have been extended.

There are no applications that have not been progressed. At any one time the Council has a caseload of something in the region of 1000-1300 applications awaiting decision including the three applications identified in your question.

- D. What is the maximum amount the District Council can charge for determining a large planning application?

Planning fees are set by Government, depend upon the size of the application and is based upon the square footage.

- E. How many large applications has the District Council processed in the past two years and how many of those applications were determined within the financial restraints?

The Council has received 184 major planning applications in the last two years time recording is not in place within the service so we are unable to calculate costs on an individual application basis.

- F. How many applications which have been processed attached to a non-determination claim had been determined within the financial restraints of the District Council?

Time recording is not in place within the service so we are unable to calculate costs on an individual application basis.

- G. How many applications which were determined by the District Council incurred additional costs for the council as they were unable to be determined within the limits of the finances allowed by government?

It is not possible to determine whether specific costs were incurred because of any particular circumstance. It is safe to say however that the longer the determination of an application takes, the greater the cost.

- H. What percentage of the Council's overspend in regard to the planning department has non-determination been a factor in the predicted overspend within the department?

None, as the number of non-determination appeals has not increased they will have had no impact of the overspend.

- I. Of the total predicted overspend within the figures presented at the Finance and Services Scrutiny Committee did AVDC's inability to recruit enough full time staff feature in applications being part of a claim for non-determination of an application?

All of the overspend has been caused by the time it has taken to recruit all the planners required as vacancies needed to be covered by agency staff. The number of non-determination appeals has not increased so this was not a factor in the overspend.

- J. What is the average amount the council receives for a major planning application from a developer? And out of the number of applications received in the past two years how many of those applications were processed within the limits of the fee the Council is able to collect from a developer?

As identified in D above this depends upon the size of the application and is based upon the square footage. As a Major application can be anything from 10 new dwellings to several thousand dwellings the amounts vary significantly.

Response:

The responses are provided in RED after each of the questions.

Signed: Councillor Peter Strachan

Date: 26/11/2018

Written questions:

- must be submitted to the Democratic Manager
- will be replied to within 10 working days
- will be published on the last Friday of each month