



# BUCKINGHAM TOWN COUNCIL

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Town Clerk: Mr. P. Hodson

Wednesday, 20 March 2019

Councillor,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on **Monday 25<sup>th</sup> March 2019 at 7pm** in the Council Chamber, Cornwalls Meadow, Buckingham.

Mr. 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 and agree the minutes of the Planning Committee Meeting held on Monday 25<sup>th</sup> February 2019 put before the Full Council meeting held on 18<sup>th</sup> March 2019.

**Copy previously circulated**

### 4. Buckingham Neighbourhood Plan/Vale of Aylesbury Plan

4.1 To receive an AVDC press release on reduction in housing numbers **Appendix A**

4.2 To receive a response from the North Bucks Parishes Planning Consortium on a Opinion Research Services' document. **Appendix B**

### 5. Action Reports

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

5.2 To note that 18/04112/APP (10 Hilltop Avenue, new fence (retrospective)) has been judged invalid and removed from the files

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. To note that three responses this year so far (personal one from Cllr Ralph, two from the Committee) have been labelled No objections on the AVDC website when the text clearly stated Oppose. Both have now been relabelled correctly.

5.4 To receive an update on the provision of paper plans.

#### **Appendix D**

Members are informed that the majority of the documents for the Osier Way application have been received; our response date was 20<sup>th</sup> February. According to the franking labels they were posted on the 20<sup>th</sup> February, and they were received in the office, encased in Royal Mail plastic bags, on 26<sup>th</sup> February. Both envelopes had broken open – one into two separate pieces, one along each long side. The documents were not bound, stapled or in rubber bands, so 677 single A4 sheets had to be sorted, collated and checked against the originals on the website before the missing items could be identified. All the drawings arrived safely. The missing part of the documents have been requested.

## **6. Planning Applications**

For Member's information the next scheduled Development Management Committee meetings are 4<sup>th</sup> & 25<sup>th</sup> April 2019, with SDMC meetings on 3<sup>rd</sup> & 26<sup>th</sup> April 2019.

To consider planning applications received from AVDC and other applications

1. 19/00513/AOP      Gawcott Hill Farm, Gawcott Road, MK18 1TL  
Outline Planning Application for a erection of dwelling with garage  
*Giblin*
2. 19/00703/ALB      19 Castle Street, MK18 1BP [*"Sweet Dreams"*]  
Widen the opening between two retail areas to create one open retail  
space  
*Cruse*

*Members are advised that the two applications to turn the upper floors into 5 studio flats and a 1-bed flat (17/04671/ALB and 18/00932/APP) remain undecided at the date of publication.*

3. 19/00735/APP      61 Moreton Road, MK18 1JZ  
Demolition of existing bungalow and erection of a 4-bed dwelling  
*Murdon*

*The following two applications may be considered together*

4. 19/00749/ALB      Stoneleigh House 17 Castle Street, MK18 1BP  
Advertisement signs and flagpole attached to front of building  
(retrospective)
5. 19/00834/AAD      Addition of 1.8m flagpole attached above first floor window situated  
above main entrance, Business plaque sign applied adjacent main  
entrance door on left hand side (facing). This sign measures  
44x40cm, Hanging sign (No 1) - Applied at first floor level, set  
centrally between the two windows and above the right hand edge of  
the undercroft. 80x80cm on 1m projecting bracket, Hanging sign (No  
2) - Applied at first floor level, set to the side of the window sill and  
above the left hand edge of the undercroft. 45x45cm on 75cm  
projecting bracket.  
*Parslow*
6. 19/00773/APP      57 Aris Way, MK18 1FW  
Loft conversion and altering of hipped end to a gable end.  
*Harris*
7. 19/00810/APP      34 Moorhen Way, MK18 1GN

Removal of rear bay window and erection of single storey dual pitched rear extension and associated works  
*Allen*

8. 19/00823/APP 63 Moreton Road, MK18 1JZ  
Erection of rear extension and demolition of scullery and garage  
*Rogers*
9. 19/00944/APP 31 Small Crescent, MK18 7DE  
Rear replacement conservatory  
*Ralph*
10. 19/01012/APP 7 Otters Brook, MK18 7EB  
Single storey front extension  
*Fowler*

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

11. 17/00746/APP Former Railway Station Site, Station Road  
Erection of a new student accommodation (C2) building including ground floor parking with associated landscaping and access  
*University of Buckingham*

*This has been relisted for consultation but there are no new documents at time of writing except a request for further information from the AVDC Ecologist.*

12. 18/02959/APP Tesco, London Road: McDonalds drive-thru restaurant  
To receive and discuss the applicant's response to Members' comments **Appendix E**

13. 18/04210/APP Bourton Mill Health And Leisure Club, Bourton Road, MK18 7DL  
Single storey extension to existing leisure centre  
*Sagoo*

*Amended plan of parking and associated technical note required by Highways. One parking space will be lost to the extension. This Committee had No Objections subject to the satisfaction of the HBO (17<sup>th</sup> January 2019)*

#### **Not for consultation**

14. 19/00589/PVN Tesco Stores Ltd, London Road MK18 1AB  
Installation of solar photovoltaic equipment at Buckingham Tesco Superstore. Generation capacity of system 150.00 kW. The solar panels shall be mounted on the existing flat roof using ValkPro+ solar mounting system. The roof area is surrounded by an existing parapet wall between the height of 0.45m and 1.9m above flat roof area. The highest point of proposed system will be 0.31m above flat roof area. The system will not be visible or over looked from neighbouring land. No solar equipment will be installed within 1m of the roof edge.  
*[presumably Tesco Stores Ltd]*
15. 19/00730/ATP The Manor, Avenue Road, MK18 1QA  
T1 Cedar – Remove four limbs; remove damaged branch; reduce large low lateral growth by 15% (2m); thin upper remaining canopy by 15%  
*Gateley*

*Tree is in Manor grounds at the rear of 1 Watchcroft Drive*

## 7. 7.1 Planning Decisions

Planning Decisions		BTC response	Officer recomm <sup>n</sup> .
<b>Approved</b>			
18/03101/APP Ring Road Garage	Ch/use and erection of bungalow	No objections	
18/03140/APP 2 Market Hill	Conv. part of basement to 1-bed flat	No objections	
1803476/AAD (NatWest)	Coffee #1 fascia & hanging signs	Oppose - Changed to	
	No Objections by email poll March 2019 following compliance with CA policy		
18/04440/APP 2 Kingfisher Road	2-st rear and 1 <sup>st</sup> floor side extn.	No objections	
18/04572/APP 120 Moreton Road	Rear extns & conv.garage→garden room	Oppose – Changed	
	to No Objections by email poll March 2019 – BCC objections withdrawn		
<b>Refused</b>			
18/04607/APP 6 Wharf View	Two storey front extension	No objections	

## 7.2 Planning Inspectorate

An appeal has been lodged against the refusal of 18/02828/APP (6 Wharf View, two storey front extension). If Members wish to add any comments to those already made, the closing date is 12<sup>th</sup> April.

Members' original response (20/8/18) was Oppose and Attend: *Members felt the on-site parking was awkward and inadequate for a 5 bedroom house which could well become a HIMO, and the extension was quite a dominant addition.* This was amended to No Objections (8/10/18) on receipt of amended plans.

A subsequent application (18/04607/APP) has also been Refused (see above); Members responded No Objections to this application on 21<sup>st</sup> January 2019.

## 8. Development Management Committee

8.1 Strategic Development Management (13<sup>th</sup> March 2019) *Meeting cancelled*

8.2 Development Management (14<sup>th</sup> March 2019);

18/03475/APP NatWest, 2 Market Hill; ch/use of public highway→accommodate tables and chairs; to receive a report from the Planning Clerk

**Appendix F**

## 9. Enforcement

9.1 To report any new breaches

## 10. To receive the statistical analysis of 2018 applications

**Appendix G**

## 11. 12.1 CCTV – Tesco bypass roundabout – Cllr. Stuchbury

To consider the continuing lack of CCTV installation on this roundabout

**12.2 HS2** – (Full Council Min. 817/18 refers) to discuss and agree the content of the letter delegated to Planning on 18/3/19.

## 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 15<sup>th</sup> April 2019 following the Interim Council meeting.

To Planning Committee:

Cllr. M. Cole (Chairman)  
Cllr. J. Harvey Town Mayor  
Cllr. P. Hiron (Vice  
Chairman)

Cllr. D. Isham  
Cllr. A. Mahi  
Cllr. Mrs. L. O'Donoghue  
Cllr. A. Ralph

Cllr. R. Stuchbury  
Cllr. M. Try  
Mrs. C. Cumming (co-opted  
member)

# News

*Making Aylesbury Vale the best possible place to live and work*



1 March 2019

FOR IMMEDIATE RELEASE

## **AVDC proposes reduction in housing numbers after Planning Inspector's feedback on VALP**

AVDC has proposed a reduction in the number of new homes to be built in Aylesbury Vale, in the latest step towards a final approved Vale of Aylesbury Local Plan – the blueprint that will shape development until 2033.

The council has responded to the VALP independent Planning Inspector's Interim Findings and his latest discussion document. In its response, AVDC sets out the way forward on matters where the Inspector asked for changes in order to approve the VALP. The key change being suggested by the council is that the housing requirement in the plan should be reduced by 1400 homes - from the Inspector's recommended 31,500 to 30,100 homes. This reflects the Inspector's finding that the Oxford to Cambridge Arc should not require extra housing in addition to those already proposed in the plan.

The council is also asking the Inspector for his view on how this change in numbers will affect the increased number of housing sites that he requested in close proximity to Milton Keynes , as well as asking him to clarify whether an early review of the VALP is necessary (usually local plans are reviewed every five years). In addition to these queries, the council is also suggesting that the Green Belt designation at Leighton Linlade should be confirmed.

The council now must wait for the Inspector to confirm whether the proposed new housing figure is acceptable. At the same time AVDC is working on further detailed modifications to VALP that the Inspector asked for in his latest document. This involves gathering a significant amount of new evidence and revising several policies.

Once these changes are agreed with the Inspector, there will be six weeks of public consultation on those modifications, which will probably take place in spring 2019.

AVDC hopes that the plan will then be adopted for use by mid 2019, although this depends on the Inspector's requirements.

Cllr Carole Paternoster, AVDC's Cabinet Member for Strategic Planning and Infrastructure, said: "The Vale of Aylesbury Local Plan is a major undertaking for all those involved. AVDC and the independent Planning Inspector are both working to secure the best possible plan for Aylesbury Vale. That will be a VALP which takes account of the predicted changes and challenges ahead and creates opportunities for the construction of the housing that will be needed, in locations where infrastructure can support communities whilst maintaining the character of the Vale."

The adoption of VALP will not be affected by the creation of the new unitary council.

**- Ends -**

**Notes to editor:**

Background details about the Vale of Aylesbury Local Plan can be found at [www.aylesburyvaledc.gov.uk/section/valp-examination](http://www.aylesburyvaledc.gov.uk/section/valp-examination)

More information about the Oxford to Cambridge Growth Arc can be found here: [www.nic.org.uk/our-work/growth-arc/](http://www.nic.org.uk/our-work/growth-arc/)

**Issued by:**

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Visit our website: [www.aylesburyvaledc.gov.uk/news](http://www.aylesburyvaledc.gov.uk/news)

## VALE OF AYLESBURY LOCAL PLAN EXAMINATION

### RESPONSE OF THE NORTH BUCKS PARISHES PLANNING CONSORTIUM TO OPINION RESEARCH SERVICES' DOCUMENT 30<sup>th</sup> OCT 2018 – ED 177

1. The North Bucks Parishes Planning Consortium (NBPPC), had previously been somewhat swayed by Opinion Research Services (ORS) apparently positive and authoritative dismissal of the various points raised in July 2018 by our organisation regarding the perceived failure of the proposed delivery of 25% affordable housing on qualifying sites in VALP to meet the true future needs for rented and shared ownership affordable homes within Aylesbury Vale. However, in light of the recently published proposed main modifications for the Wycombe District Local Plan (WDLP), our organisation has revisited this matter.

#### A) Affordable Housing Delivery

2. In the Proposed Main Modifications to the WDLP (February 2019) document, there is the following in relation to the delivery of affordable housing. The modifications are in bold.

#### **POLICY DM24 – AFFORDABLE HOUSING**

The Council will require all developments for **10 or more** dwellings or more than 1000 sqm of residential floorspace to provide on-site affordable housing of at least:

- a) **48% of the total number of units** on sites that are greenfield land or were last used for Class B business use or a similar sui generis employment-generating use, or;
- b) **35% of the total number of units** on all other sites.

3. These figures equate to a rate of affordable housing delivery to 2033 which is roughly 70% greater than that which is being proposed in Aylesbury Vale, where both districts are located within the same Housing Market Area. Wycombe District Council makes it clear that this level of affordable housing delivery *will also meet the housing mix detailed in Figure 123 of the Bucks HEDNA* and meet economic viability assessments.

4. In Paragraph 14 of the ORS response, it advises - *However, the Wycombe Local Plan proposes to meet all of the identified affordable housing need, which explains why Wycombe are seeking a significantly higher target than the 21.5% found in the HEDNA.* Later in the same section, in Paragraph 16 we find - *As a result of this strong commitment to meet affordable housing need locally, any affordable housing built as part of the unmet need commitment can be considered as extra affordable housing contribution in excess of the minimum enumerated in the HEDNA. NBPPC believes this is an erroneous statement.* In the WDLP support documents, the Topic Paper 2: Housing, Paragraph 5.14 states – *The Buckinghamshire wide Memorandum of Understanding (MOU) will also address some of the unmet need for affordable housing as this will allow an element to be provided in Aylesbury Vale District. This will contribute to meeting the need occurring in Wycombe as with the wider housing supply.* Also, in the last sentence of VALP 5.5: it is stated - *"Allowing for 25% affordable homes to be provided on the entire housing figure (i.e.*

*including the unmet need element referenced above) a total of 6,850 additional affordable homes must be provided in the district in the Plan period."*

5. What the evidence in Paragraphs 2 to 4 prove, together with the details of affordable housing delivery in nearby LPAs provided by Buckingham Town Council, all of which are significantly more than what is proposed in VALP, is that the proposed figure of delivering 25% of dwellings on qualifying sites, together with relets, to meet the future total affordable housing needs in VALP is insufficient, unsubstantiated and unsound.

**B) The Exclusion of Part Ownership Affordable Housing Need from Total AH Need**

6. In the Opinion Research Services ▪ Atkins | Buckinghamshire HEDNA Update 2016 – Addendum Report September 2017 document, under Affordable Home Ownership, in Paragraph 3.11 it is stated in bold that ***only households unable to afford market rent were assessed to need affordable housing***. In Paragraph 4 of the ORS response this point is reiterated as follows -

*It is clear that there would be the potential to provide affordable homeownership products in Buckinghamshire; however, this would be for households able to afford market rent and this need is therefore not counted within the identified need for affordable housing.*

7. In the Opinion Research Services ▪ Atkins | Buckinghamshire HEDNA Update 2016 – Addendum Report September 2017 document, Paragraph 3.15 states -  
*Figure 53 illustrates the breakdown of overall housing need and shows that the overall need for affordable housing (9,600 dwellings over the 20-year period 2013-33) is fundamentally based on those households unable to afford market rent and who therefore are likely to need a rented affordable product*. This further evidences NBPPC's contention that VALP, based as it is on these various Bucks HEDNA documents, in its assessment of the total affordable housing need to 2033 for Aylesbury Vale, **has excluded part ownership affordable homes from its calculations and admits to this being the case.**

8. In Paragraph 11 of the Opinion Research Services' response we are advised -  
*Figure 123 identifies that of the households unable to afford market housing to rent or to buy, 17% could afford intermediate affordable housing products with the remaining 83% unable to afford any more than affordable rent*. To suggest that 'households unable to afford market rent' could afford shared ownership (the usual form of intermediate affordable housing) does not appear rational and is not satisfactorily addressed with supporting evidence in any of the relevant VALP documents and runs counter to the other extracts referred to in Paragraphs 6 and 7. This issue is covered in more detail later in the Consortium's response.

9. Figure 123 of the Bucks HEDNA indicates a need in Aylesbury Vale for intermediate affordable housing from 2013 to 2033 of 700 dwellings, 17% of the total. However, there does not appear to be any substantive data to support how this figure was arrived at. Historical data would indicate that it is in fact a very significant underestimate, with well over 25% of all affordable homes delivered in the Vale over the past 10 years being shared



ownership properties. In the first 5 years of the Plan period – 2013 to 2018, 464 intermediate affordable homes were completed in the Vale, an average of 93 per annum, which represented 29.9% of all the completed affordable homes. In the period 2011 to 2018, 739 intermediate affordable homes were delivered (source - AVDC). The HEDNA/ORS/AVDC are therefore indicating that for the last 15 years of VALP, 236 intermediate affordable homes are required – ie an average delivery of only 16 new intermediate affordable homes per annum 2018 to 2033. Common sense tells us this is obviously not rational and very badly flawed indeed. The delivery of such homes in the Vale during the first 11 months of 2018/19 and those committed in approved planning applications with Section 106s will already far exceed the figure of 236. There can therefore be no doubt that the figure of 700 (17% of the total) intermediate affordable homes, as expressing the need over the 20 years of VALP requires a substantial uplift and that the proposed delivery figure of 25% for affordable housing on qualifying sites as meeting total affordable housing need is therefore simply wrong.

10. The stringent approach adopted by Opinion Research Services in determining affordable housing need based solely upon those ‘households unable to afford market rent,’ was challenged at the EiP as unsound by our organisation. In light of new information, it is incontrovertibly evident that such a basis for calculating affordable housing need cannot include provision for part ownership affordable housing because, if a household is unable to afford market rent, it most certainly will not be able to afford the monthly outgoings of mortgage and rental payments demanded by a shared ownership affordable housing tenure in the long term. Therefore, the figure of 25% affordable housing delivery on qualifying sites in VALP, as being able to meet Aylesbury Vale’s total affordable housing need to 2033, is again demonstrably unsound. Our detailed evidence for making this statement is as follows for affordable dwellings in the north of the district.

11. The table below details the various monthly outgoings for theoretical archetype 2 and 3 bed properties, dependent upon the tenure type (Source – Vale of Aylesbury Housing Trust). The various figures are current (March 2019) and the repayment mortgages are based on a 25 year term.

	<u>2 Bed House</u>	<u>3 Bed House</u>
Open Market Value	£270,000	£325,000
Mortgage pcm*	£1,135	£1,354
Market Rent pcm	£900	£1,050
Affordable Rent pcm	£678	£806
<u>Shared Ownership Purchase 40% Equity</u>		
Equity Rent (on 60%) pcm	£371	£447
Mortgage pcm*	£466	£556
Total Monthly Outgoings	<u>£837</u>	<u>£1,003</u>

\*Estimated Mortgages based on 10% deposit

The 40% equity share is the normal minimum that Housing Associations operating in Aylesbury Vale consider as practical.

12. Though the total monthly outgoings for shared ownership are currently marginally less than corresponding market rents, the perceived wisdom is that during the life of the Plan, the current record low mortgage interest rates will increase and that therefore households without an income which would be sufficient to afford a market rent, would not be advised to pursue the shared ownership affordable homes route. A doubling of the interest rate from 2% to 4% for the shared equity mortgage would result in increased repayments amounting to £559 for the 2 bed house, resulting in a total of £930 total monthly outgoings and for the 3 bed house the mortgage pcm would be £667 and a total monthly outgoings figure of £1,114. Of course, those households with a sufficient monthly income to afford shared ownership affordable housing in the long term would, in accordance with VALP, be excluded from being eligible for such homes!

13. The North Bucks Parishes Planning Consortium therefore considers the evidence it has presented in this submission substantively demonstrates that, because the shared ownership element of total affordable housing need for the Vale to 2033 has effectively been excluded from consideration in arriving at the 25% figure for delivery on qualifying sites in VALP and has in reality only considered households needing rented affordable accommodation, the figure needs to be substantially increased to deliver sufficient affordable homes to meet the true total need, including shared ownership homes, which are an integral part of affordable homes delivery.

14. If VALP specifies that 25% of affordable homes should be of intermediate tenure to meet need, then the delivery of affordable housing should be a minimum of 33.3%, if it were to be 20% then the minimum delivery would be 31.3%.

14. It should be recognised that, if VALP goes forward with only 25% total affordable housing delivery and, as seems almost certain, stipulates that a proportion of these homes are allocated for shared ownership, then obviously the need for rented affordable housing in Aylesbury Vale will be significantly underprovided for to 2033.

## ACTION LIST

Subject	Minute	Form	Rating √ = done	Response received	Date of appearance	
<b>Mins.</b> 749-750-751 & 760/18	Interim meeting 3 } 28/2/19 Planning meeting 6 }		<b>Min.</b>	News release none agreed		
<b>Subject</b> <b>AVDC</b>	<b>Minute</b>	<b>Form</b>	<b>Rating</b> √ = done	<b>Response received</b>		
Access to website	42/18	Cllr. O'Donoghue to supply details for report	To do			
2 Bourtonville	235.1/18	Contact BCC with concerns	√			
Streetnaming Hamilton Precision site	598.2.2	Send suggestions as minuted	√		Additional discussions are on-going with the Housing Association about naming each block of flats for one of the Dunkley brothers (as there are three of each). "Hamilton" & "Dunkley" agreed 22/2/19 and details circulated by email	
S106 quarterly update	600/18		√		Awaiting further additions to the 'wish list'; BMX track and skatepark upgrade already noted (latter's s106 money recently received)	
Paper plans	601/18	Request information on lines marked 'not yet known' (all AVDC monies)	√		See update agenda 5.4	
VALP	602/18	Send response Clerk to monitor			See information included in Appendix A	
18/02959/APP (McDonalds)	702/18	Request timescale			- but see agenda 6.12 (Appendix E)	
<b>BCC:</b>	701/18	Invite applicants to meeting	To do -			
<b>Other:</b>	703/18					
Station Road Car Park	524/18	Review May letter from C Stoker to clarify extent of offer				
	652.1	<b>Town Clerk</b> to meet with University and report back				
Lace Hill balancing lakes	654/18	Write to Chamonix as minuted	To do			

# ACTION LIST

Subject	Minute	Form	Rating √ = done	Response received
Lace Hill Medical Centre	654/18	Committee Clerk to add to Environment agenda		<b>Also: Planning Clerk has obtained list of approved drawings and can confirm that revisions reflect the later layout corrected to show plans which match elevations. The Renal Unit will be on the western side of the building</b>
Projection Equipment for Chamber	762/18	Town Clerk to order screens	√	
Flyposting and other signage	764/18	Greenspaces team to remove all unapproved signs	√	
<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.
	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 Willmot 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 Willmot
	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
	528/18	Details to Cllr. Stuchbury for action	√	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

# ACTION LIST

Subject	Minute	Form	Rating √ = done	Response received
				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 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 See agenda 6.2 21/1/19 Update reported to 25/2/19 meeting
Reasons for case closure	743.1	<b>Cllr. Stuchbury</b> to investigate further		
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. <del>Myles Millward, Planning Enforcement Officer</del> No response from Environmental Health yet, except that they will investigate.
'Unresolved' case load	528/18 759/18	Write to Cabinet Member as minuted Respond to Cabinet Member as minuted	√ <b>To do</b>	& added to list of concerns for 21/1/19 meeting Cabinet Member's response to 25/2/19
New fence, Tingewick Road	528/18	Photo and report	√	9/1/19 BCC have acknowledged report and (10/1/19) referred it to the EA to see if they have granted a permit. Application 19/00391/APP refers

**Update on the (non) provision of paper plans:**

**From:** Parish Support <[parishsupport@aylesburyvaledc.gov.uk](mailto:parishsupport@aylesburyvaledc.gov.uk)>

**Sent:** 27 February 2019 18:13

**Subject:** Planning printing

We are in a strong position to implement the changes on how Parish and Town Councils receive planning documents. As of 04/03/2019 copies will not be provided automatically to all. We will only accept requests for documents through the Parish & Councillor webpage on the AVDC website, I have attached a user guide on how to request the information.

If you have any questions on the new process or would like further information please email me.

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

**Sent:** 28 February 2019 09:58

**To:** Parish Support

**Cc:** Mark Cole

**Subject:** RE: Planning printing

In light of the recent delivery of the paperwork for 19/00148/AOP, which wasn't even posted until the response date, can I suggest that the Parish Clerk should be able to indicate when the documents need to be received by (ie sufficiently far in advance of the Parish's meeting date for the Clerk/Chairman to go through them to familiarise themselves with the proposal, and/or prepare a summary for circulation). If this is not possible, then the response date should be amended to three weeks from the posting date, and hope the Royal Mail delivers them promptly.

If the post room insist on using flimsy envelopes, can I suggest that a simple continuous (overlapping the ends) band of sellotape all round the envelope side to side and top to bottom will probably keep it intact enough for safe delivery, or (sigh!!!!) ask the Ward Councillor(s) if they will hand deliver it.

**From:** Parish Support <[parishsupport@aylesburyvaledc.gov.uk](mailto:parishsupport@aylesburyvaledc.gov.uk)>

**Sent:** 04 March 2019 14:56

As you are aware printing process has changed for planning applications as of today. Unfortunately we haven't got off to the best of starts as the webpage page on our website (AVDC) is causing some issues, the icon isn't appearing for 'Planning printing'. We have reported this error so it can be looked at as quickly as possible. In the meantime if you have any requests for new application documents you can use the form below and when possible I will provide a further update.

[https://eforms.aylesburyvaledc.gov.uk/ShowForm.asp?fm\\_fid=412](https://eforms.aylesburyvaledc.gov.uk/ShowForm.asp?fm_fid=412)

In answer to my email of 28<sup>th</sup> February:

**From:** Parish Support <[parishsupport@aylesburyvaledc.gov.uk](mailto:parishsupport@aylesburyvaledc.gov.uk)>

**Sent:** 05 March 2019 10:07

The new process of printing is exactly what you have stated <sup>above</sup> ~~below~~ in terms of requesting documents when needed and not simply printing the documents and sending them off. If the application falls just before/after a parish meeting the application can't be discussed then so normally the parish would request a further extension period for providing comments. With this in mind time needed to provide the requested documents in time of a meeting will not be affected. We both know that this may not be the case all of the time and there may be some overlapping period and that is why there is a safety bumper in place where an extension for providing comments is in place.

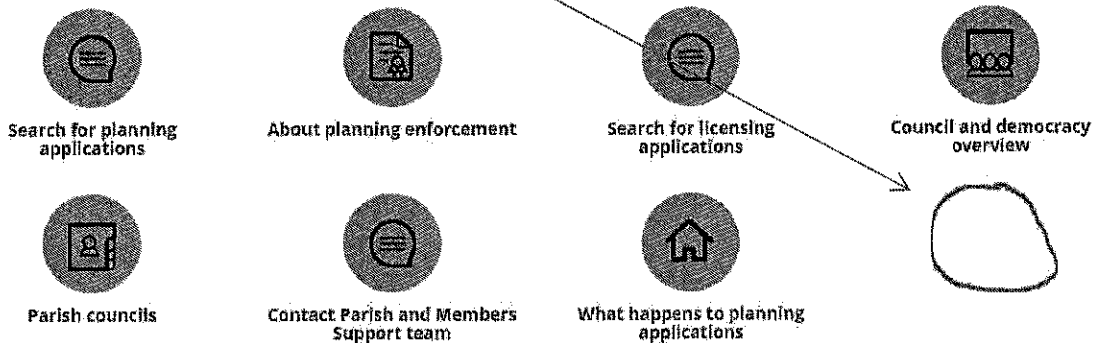
## Planning printing

Visit the Parish & Councillors page on the AVDC website,  
<https://www.aylesburyvaldc.gov.uk/section/support-parish-and-councillors>

Click on the label 'Planning Printing'. The Icon is currently not available to show as but it will be placed here.

## Support for Parish and Councillors

To download the slides from the Parish conference that was held at The Gateway please use the following link.



The form that we have created can be seen below, if you feel more information needs to be added please let me know.

Please refer to 'Documents needed' shown on the form below, if you need any documents/drawings ensure that you request the document/drawings as labelled on the list shown in consultee in-tray.

## Planning printing

### Details

Name	<input type="text"/>
Parish/Town Council	<input type="text"/>
Email address	<input type="text"/>
Application number	<input type="text"/>
Documents needed (Please provide a description for each of the documents that you require for the application)	<input type="text"/>
Address for documents to be delivered to	<input type="text"/>

To make it easier when requesting for multiple applications you can simply say 'multiple' in the application number box and then reference each document under the application as shown below. It is not necessary to request the paper printing size for the document.

## Planning printing

### Details

Name

Parish/Town Council

Email address

Application number

Documents needed (Please provide a description for each of the documents that you require for the application)

18/0000/APP

- Application form

- Drawing 1

- Drawing 2

19/00001/AOE

- Application form

- Drawing 1

- Drawing 2

Address for documents to be delivered to



**DPP Planning**  
 66 Porchester Road  
 London, W2 6ET  
 t +44 (0) 207 706 6290  
 info@dppukltd.com  
 www.dppukltd.com



Danika Hird  
 Aylesbury Vale District Council  
 The Gateway  
 Gatehouse Road  
 Aylesbury  
 Bucks  
 HP19 8FF

19<sup>th</sup> February 2019

Dear Danika,

**Development of a drive-thru restaurant (Class A3/A5) with associated car parking and landscaping works  
 Land adjacent to Tesco Stores Ltd, London Road, Buckingham, Buckinghamshire, MK18 1AB  
 Application Reference 18/02959/APP  
 Response to Buckingham Town Council**

Following conclusion of the consultation period on the above application, this letter seeks to respond to the objection made by Buckingham Town Council in respect of the above application. Comments raised related to drainage, attenuation and foul water disposal, the amount of parking in the Tesco car park, the re-siting of the Click & Collect booth, traffic impacts, parking for deliveries, footpaths and crossing points, modes of staff travel, and parking for staff.

### **Flooding & Drainage**

*"A revised response from the LLFA is awaited; local knowledge on the drainage and attenuation systems in this site shows a long history of problems within the pipework and attenuation tank and flooding in the London Road south of the Swan Pool. The additional attenuation tank space is welcomed but the outflow rates must be monitored to avoid flooding the ditch."*

It should be noted that Buckinghamshire County Council, as the Lead Local Flood Authority (LLFA), have now commented on the proposals, confirming that they have no objection to the proposals, subject to the implementation of a condition which requires the submission of a surface water drainage scheme to the Local Planning Authority prior to the commencement of works other than demolition.

*"Assurance was also sought on foul water disposal; customers will use the washing and toilet facilities, as will the kitchen putting further strain on the site's water supply and drainage".*

As set out in the submitted FRA and Drainage Strategy Report, foul water flows will be discharged into a private foul network. The foul water is proposed to run in a northerly direction in front of the proposed building and connect into the existing manhole within the site boundary. The pre-application inquiry submission to Anglian Water has confirmed that the proposed site foul water can be discharged into the public foul water sewer.

### **Impact of Residential Developments**

*"Members pointed out that there is already permission for nearly 400 new houses and that a new application for 420 was considered earlier in the evening. Even if the new Lidl takes some of the household shopping traffic, the car park at Tesco will need to be much bigger to cope."*

With regards to the number of parking spaces available in the Tesco car park following the development of the drive-thru, the submitted Technical Note by TPA has confirmed that a total of 339 spaces will be available to Tesco (comprising 327 in the main car park and 22 in the service yard). The car park accumulation analysis set out in the submitted Transport

Assessment indicated a maximum accumulation of 302 cars between 11.30am and 11.45am, and 300 cars between 11.45am and 12pm, with car park occupancy levels below 250 outside of this peak time. As such, a considerable amount of parking would be available throughout the majority of the busy day (Saturday). In addition, the AVDC parking standards would require a maximum number of 341.9 parking spaces for the Tesco superstore, close to the 339 which would be provided following the development of the drive-thru. Furthermore, the proposed provision at the Tesco store provides significantly more than that required by the Buckinghamshire standards, thus it is considered that the Tesco car park would be able to accommodate any additional parking associated with any forthcoming residential developments.

On this point, it should also be noted that the Click & Collect booth currently occupies 12 spaces, not 10, as previously stated. However, the standard layout for these facilities requires 10 spaces only, as will be the case with the re-sited facility. This will, therefore, have no impact on the number of spaces available within the Tesco car park as previous calculations have taken into consideration the 10 spaces to be occupied by the Click & Collect facility.

Finally, Tesco are fully aware of the committed and proposed housing schemes in the area and the housing projections for Buckingham. They are comfortable that the performance of the Buckingham store will not be restricted in terms of parking availability as a result of the proposed development.

### **Click & Collect**

*"The Click & Collect booth required 12 parking bays when its application (13/01760/APP) was submitted, not the 10 quoted; Members await a drawing showing where it will be re-sited, together with the other concessions already occupying parking spaces."*

Tesco's Click & Collect facilities typically occupy 10 spaces only. As shown on the submitted Site Layout Plan As Existing (6988-SA-8381-AL03 C), the Click & Collect facility occupies 10 spaces itself, though the additional 2 spaces on the western-most end have white line markings to prevent parking adjacent to the loading bay, thus in this case, the facility does in fact occupy 12 spaces. With regards to the re-siting of this facility, this is to be the subject of a separate application.

### **Traffic & Deliveries**

*"Councillors would also like to know what the applicants consider 'peak hours' for the phased deliveries as peak traffic times cover school traffic, local working times and out-commuting vehicles (which extend the peak at each end of the day). Traffic volumes along that stretch of the London Road will increase as the Lidl is to be followed by a Beefeater, Premier Inn and drive-through Costa, plus a care home and medical centre intended to serve the whole town all off the same junction – plus an estimated 50% of the residential traffic of the housing estate. The roundabout at the Tesco entrance suffers from inadequate width for northbound traffic to separate Tesco traffic from straight-ahead and the pedestrian controlled crossing a short distance after it can cause backing up with the existing numbers of vehicles. Members advocated the installation of a road counter for several weeks to provide actual figures for traffic flow and queue lengths."*

Deliveries are avoided during McDonald's peak trading hours, which are lunchtimes between 12pm and 2pm. In any case, a single additional HGV would make no material difference to the operation of London Road, even at peak times.

The Lidl, Beefeater, Premier Inn, Costa, care home and medical centre developments have been included in the submitted Transport Assessment, in addition to the outline development proposals for 400 new homes on Tingewick Road (application ref. 15/01218/AOP). Taking these developments into account, the highway impact analysis has demonstrated that the development would not lead to a severe impact upon the operation of the London Road / A421 roundabout junction and the London Road / New Road (under construction) / Tesco roundabout junction during the Friday PM and Saturday peak periods respectively.

*"How is sufficient parking space for the delivery vehicle(s) expected to be reserved – how many customer bays will be coned off, and for how long? Will a delayed delivery be retimed, or allowed to deliver on arrival, however much this encroaches on 'peak hours'? What if the driver is required to take a statutory break on arrival and occupies the space for longer than planned?"*

McDonald's deliveries are planned and scheduled for the same time periods every week. As stated in the Transport Assessment, servicing at the restaurant will be undertaken by the dedicated supplier, Martin Brower, who use a computerised planning tool (Paragon) which will automatically email the restaurant 30 minutes prior to the arrival of the

delivery vehicle, allowing sufficient time for a member of staff to cone off the 12 bays directly to the west of the building to reserve this area for the delivery vehicle. Deliveries are typically completed between 15 and 60 minutes, depending on the quantum of goods to be delivered.

In the unlikely event that there is an issue with the McDonald's car park, the restaurant would contact Martin Brower who would direct the driver to a safe place to wait until they are notified that the site is clear and then conduct the delivery slightly later.

In respect of delayed deliveries, the site would be serviced from the Martin Brower Hemel Hempstead depot. The paragon delivery software allows for potential traffic delays when programming the deliveries, so they are rarely late. In 2017, the Hemel Hempstead depot undertook 93,054 deliveries and only 1% of these were delayed. Although deliveries only take a maximum of 1 hour, sites are allocated a 2-hour delivery slot to give the drivers some flexibility in arrival. In the unlikely event that a delivery is delayed then the driver will ring Martin Brower head office to be advised. Depending on how delayed the delivery is they will either reschedule the delivery for another day or proceed with the delivery if the delay is only slight and there is no planning restriction on the timing.

As noted above, deliveries are planned and scheduled in advance using a sophisticated computer programme which plans in the driver's route, timings and break requirements. Drivers would never be planned a route which required them to take a break whilst at the restaurant. It would not be in McDonald's commercial interests to have the delivery vehicle blocking customer car parking spaces for any longer than absolutely necessary.

*"Members reiterated their request that the desire line from the bypass crossing (clearly shown on the Landscape Master Plan) be formalised into a paved footpath, with associated pedestrian crossing points within the site both to the proposed McDonalds and towards the Tesco store. The applicants may think that schoolchildren will not form much of a clientele, but they do walk up to Tesco to buy lunch items and after-school snacks (hence the desire line) so they may also visit a McDonalds if available. Furthermore all the new development plans make much of a switch to walking and cycling for their eventual residents which makes the site even more accessible timewise."*

With regards to this desire line, it should be noted that this is located outside of the red line boundary on highways land and is therefore not under Tesco's control. As such, the requested footpath cannot be accommodated under the development proposals. In any case, the Transport Assessment states that *"the design and form of the existing pedestrian footpath is considered suitable enough to accommodate for any additional pedestrian traffic that may be attracted to the site with the proposed development in place"* and as such, there is no need for an additional footpath to be provided. Furthermore, no such request has been made by Buckinghamshire County Council as the County Highway Authority.

*"This is a rural area with a poor bus service; young people learn to drive as soon as they can. Villages are often far- and the roads not ideal – for staff to cycle or walk from. McDonalds may hope to recruit their entire staff from the town, but this is hard on the residents of surrounding villages who will have no allocated parking on the McDonalds site, and no chance to park in the (time-limited) Tesco car park. Nor have McDonalds apparently considered secure undercover cycle parking for those members of staff who can cycle to work."*

With regards to public transport, as stated in the submitted Transport Assessment, it is considered a reasonable assumption that members of staff will arrive to the site by bus, given the frequency of such services, particularly the 60/x60 and X5 services which run every 30 minutes during the week. Furthermore, as noted above by the Town Council, new residential developments have been designed to encourage sustainable travel, including walking and cycling, and the site should therefore be accessible to future members of staff residing in these developments. This is further confirmed in the response from Buckinghamshire County Council as the County Highway Authority which states that *"the site benefits from good pedestrian and public transport links, therefore would be considered sustainable from a transport perspective"*.

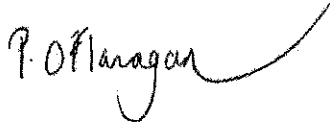
In respect of cycle parking, a total of 8 cycle parking spaces are proposed adjacent to the store. As noted in our previous response, the restaurant has been designed to allow for natural security and surveillance, with extensive glazing providing views out of the building and as such, it is considered that the cycle parking is sited in a secure location.

## **Conclusion**

I trust that the responses above assist in addressing the concerns that have been raised and that the application can now proceed with a favourable recommendation.

No evidence of adverse material impacts arising from the proposed development has been provided which would indicate that the application should be refused. Accordingly, as set out above and in the documents submitted with the planning application, it is submitted that there are no grounds to refuse planning permission.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'P. O'Flanagan', with a long, sweeping horizontal stroke extending to the right.

**Poppy O'Flanagan**

Assistant Planner

**DPP**

**D: 0207 706 6294**

**E: [poppy.oflanagan@dppukltd.com](mailto:poppy.oflanagan@dppukltd.com)**

Planning 25<sup>th</sup> March 2019

Agenda 8.2

Development Control Meeting 14<sup>th</sup> March 2019

6<sup>th</sup> March 2019

On receiving the notification that this application was on the agenda, I went straight to the officer's report, resulting in this enquiry:

*Haz - The officer's report is not on the document list yet (I accessed it via the agenda for Thursday's DMC meeting), and neither is the drawing 047 PD01 Rev D referenced in para. 2.2 condition 2. What is this drawing? It was apparently received with 1158-18 P3C<sup>1</sup>, the other one listed, on 4th February which was added to the document list on 25th February. The problem with this is that the two drawings named would be in the conditions of the planning permission if granted, and without knowing what the odd one was (or even if it was related to this application, see footnote) anything could be being conditioned without our knowledge.*

I then compiled a sheet of photos (attached for your information) and sent it over to AVDC on Friday 8<sup>th</sup> March for circulation to the Committee as additional information.

Haz replied, late afternoon Wednesday 13<sup>th</sup> March:

*This query has been an interesting one to look into! The document that that you couldn't find wasn't a document at all after one of our account managers spoke with the agent, with this in mind the application has been pulled from tomorrow's committee but you will be contacted by Alice Fisher who will provide further information to you.*

Alice rang later, and said it would probably come back to the next meeting, but she had already circulated the photo sheet I had sent over. I have also attached what I would have said, and will wait and see how much editing is going to be needed when the new officer's report (or supplementary report) is available. At the very least the reference to the rear courtyard will have to be removed as the basement flat application has been approved.

On Thursday 14<sup>th</sup> March, Cllr. Mills sent this just after the meeting had started, so presumably as soon as the Chairman had announced the agenda amendment:

*I'm not sure if you know the reason for the withdrawal.*

*It's not entirely clear from the plans if there's enough space to meet the minimum distance needed by Highways. The case officer is therefore visiting the site with a Highways officer when the applicant will set up the furniture and they can take an actual measurement of the distance available for pedestrians.*

*There will probably be a replacement app made if the space meets highways requirements.*

Katharine McElligott

Planning Clerk

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<sup>1</sup> All the drawing numbers for this and 18/03474 (change of use) and 18/03746 (signage) were prefaced by the job code A-G 1158-18, so the other number was an obvious anomaly

DMC 14 March 2019

18/03475/APP 2 Market Hill Buckingham

Change of use of land from public highway to an outdoor seating area



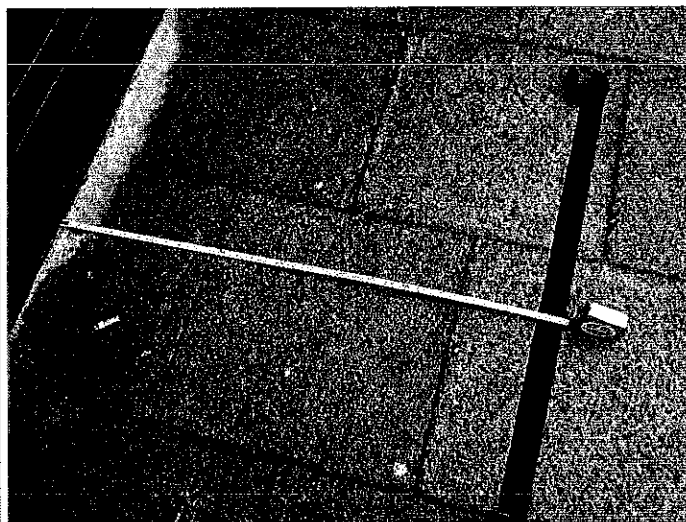
Taken 6/12/18 during building works



General view showing crossing and protruding steps



3/3/19 red tape marks 2m from kerb edge



Red ribbon to shopfront is 84cm (33")

DMC 14 March 2019

18/03475/APP 2 Market Hill Buckingham

Change of use of land from public highway to an outdoor seating area



26/2/19 (Tuesday – market day). Tables/chairs/windbreak put out before approval. It can be seen that there are  $3\frac{1}{2}$  paving slabs left available to passers-by between the barrier feet and the kerb – 1.5m including kerbstone.



The barrier feet are approx. 35cm diameter

The paving stones are 40cm square

**18/03475/APP 2 Market Hill, change of use of highway to accommodate tables and chairs.**

**DMC, 13 March 2109**

Buckingham Town Councillors have no objection to adding another coffee shop to the 29 outlets already in the town centre, and the converted frontage is attractive. We also agree that traffic volumes will not be overmuch affected by the cafe use, as most customers will have come into town for another reason.

However, it is not possible to make a pavement wider by just altering a number on a drawing. There is not 2m of unobstructed space between the windbreak and the kerb, especially as the feet of the windbreak are over a foot across and are a trip hazard for those with vision or mobility impairment, pushing a pram or hauling a shopping trolley. The officer has noted in her last paragraph that Buckingham has a 'bustling town centre'; it bustles with people especially on market days when surrounding villages have a bus service, and people need space to move around in.

The shop manager put out the tables and chairs on the day the cafe opened, which enabled me to take photos of the actual space they occupied. However the tables and chairs have not been put out since due, probably, to the number of complaints.

You will see from the photographs that

1. The tables and chairs take up more space than shown in the drawing - only 1.5m usable width;
2. The tables are square, not round (as per the original drawing submitted, which gives the tabletop dimension as 69cm square);
3. There is permitted short-term parking at the end of the crossing zigzags, frequently used by customers of the drycleaners next door to the cafe, or the cashpoint opposite, which would make difficulties if two people wanted to pass. Even if there is no vehicle, so that one person could temporarily use the roadway, the kerb is 4 – 5" high which is too high for a mobility scooter or pram to get down, for however short a distance. Safety on the highway applies to pedestrians as well.
4. It is a shame the bank arcade no longer exists; it could have accommodated the tables for cafe customers who wished to smoke, even in the rain.

We were asked in December via Parish Support if we would withdraw our opposition in light of BCC revoking theirs (though they think the total pavement width is 3.4m, half a metre more than it is). Members' answers were unanimous; our response would stand. Some wondered whether either officer had actually visited the site. I relayed their response to Parish Support, adding photographs and measurements for the officer's information. It would appear that the information has been ignored.

Two District Councillors who live in the town have also objected to the proposal.

Turning to the officer's report, I would like further information as follows:



(2.2.2) The second drawing listed is not on the website, either under this application or the two related numbers, and the drawing number is not the same format as the others. What is this drawing, and is it actually for this application?

(3) Clearing up time; Saturday hours have been omitted altogether, and while one hour past closing time is allowed Monday-Friday, only half an hour is allowed on Sundays. There is no reason why it should take twice as long to move the same furniture on some days and not others.

Our experience with Costa over the last year shows that space within the windbreak has to be allowed for prams and shopping trolleys, and the barrier is often moved so that groups of more than two can sit together. Costa has 4m of pavement to play with so they can do this, except on market days when they may not put the tables outside at all. There isn't the space here to accommodate such usage.

Apart from the tight space (if the 2m pavement width is to be provided, there will be no room to pass between the windbreak and the tables to get to a seat), there are the fumes from vehicles waiting for the lights to change, and the tables will not be in sunlight until after 2.30pm, 3.30pm in summertime, so it is not a particularly pleasant area to sit. The cafe has access to the rear of the building (its office, staffroom and store are in the basement) where there is a large yard sheltered on three sides and in sunshine all morning. This is currently designated as a courtyard amenity space for the proposed basement flat (18/03140) which has not yet been approved. It would be a pleasanter and healthier place to sit. If the Committee is minded to approve the flat with its amenity area in due course, then we have outdoor seating at four businesses in the immediate area, and another four in the pedestrian precinct by Waitrose that smokers can use.

If the Committee is nevertheless minded to approve this application, we would ask that the same restrictions be specified as for Costa (17/00620), ie that the tables and chairs be not permitted outside on Tuesdays and Saturdays (market days) when the town is particularly busy.

I also note that the address on the website has been changed from 2 Market Hill to Bank House; this is not acceptable, as there is already a Bank House at 2 Bridge Street, also with flats on the 1<sup>st</sup> and 2<sup>nd</sup> floors. This is therefore confusing.

## Buckingham Planning Application statistics 2018

Figures correct to 15/3/19; 2017 figures in { }

## Note

1. That the 2018 total is skewed by double applications

These were

Adjusted application following refusal or withdrawal

	APP/APP	7 {0}	HPDE/APP	1 {0} (HPDE not applicable)
And	ALB/APP	10 {4}	APP/AAD	1 {1}
	APP/ACL	1 {0}	ATC/ATP	1 {0} (same site)

2. There were no out-of-parish applications in 2018

Figures below are based on the total number of 2018 Buckingham applications whether or not duplicated or approved, including two not validated until February 2019. AVDC's total for the year (including late validations) was 4642, so Buckingham applications form 3.5% (2017 - 2.8%, 2016 - 3.4%).

There were 164 {134} 2018 applications received as follows:

AAD (signage)	10	{ 6}
ACD (demolition)	1	{ 0}
ACL (Certificate of Lawfulness)	4	{ 6}
ADJ (Adjoining Authority)	2	{ 0}
ADP (Approval/details foll.Outline Permission)	1	{ 2}
ALB (listed buildings)	20	{16}
AOP (Outline Permission)	2	{ 3}
APP (general)	96	{76}
ATC (works to trees in Conservation Area)	9	{ 6}
ATP (works to TPO trees)	12	{11}
COUM (change of use shop → residential)	0	{ 1}
COUOR (change of use office → residential)	2	{ 0}
HPDE (Householder Permitted Development-Extension)	1	{ 4}
INTN (telecomms, equipment cabinets, etc)	2	{ 3}
LDO (Local Development Order)	2	{ 0}

**Applications by type:**

Alterations/renovations	11	{10}
Amendment to existing permission	0	{ 3}
Balcony	1	{ 0}
Bridlepath	0	{ 1}
Car Parking <i>domestic</i>	1	{ 1}
Care Home	0	{ 1}
Change of use	15	{12}

*Office → residential 7; B4 industrial → workshop 1; A5 takeaway → A3 cafe 1; Car showroom → gym 1; Shop → beer shop/bar 1; Garage → residential 1; A1 bank → A1/A3 coffee shop 1; public highway → outdoor seating area 1; football club → car park 1.*

Conservatory	0	{ 3}
Conversions (garage to residential use)	1	{ 2}
(3 houses → 6 flats)	1	{ 0}
(loft conversion)	3	{ 4}
Continued use ACL	1	{ 1}
Cycleway	2	{ 0}
Demolition	2	{ 0}
Drainage basin	0	{ 1}

Fence/Wall	6	{ 5}
Fire escape	2	{ 0}
Garden Building/shed	5	{ 5}
House extension (including HPDE)	51	{26}
Housing (new)	10	{12}

*approved: 1 house Bourtonville;;*

*refused: 20 flats Station House; 1 house Lenborough Road;*

*withdrawn: 1 house Stratford Road; 4 houses Wharf Yard; 2 flats Deerfield Close*

*no decision yet: 1 basement flat NatWest; 18 flats Station House; 4 new houses Overn Crescent; 6 new flats Castle Street*

*[& listed as change of use above: 1 bungalow Ring Road Garage (approved) 8 flats at NatWest (approved), 1 flat over 24 Market Hill (3 applications, approved); 7 flats over Clays (approved); garage to bungalow (refused)]*

Industrial/Employment	1	{ 5}
Major mixed development (Silverstone)	0	{ 1}
Medical Centre	1	{ 0}
New access	1	{ 0}
Noticeboard	1	{ 0}
Pavement tables	1	{ 1}
Porch/ Canopy	0	{ 1}
Portakabin	2	{ 0}
Removal of condition/variation of condition	0/2	{0/2}
Renewal of permission	1	{ 0}
Restaurant	1	{ 0}
Security (1 x bollards, 1 x shutters, new barrier)	0	{ 2}
Shopfront	2	{ 1}
Signage	12	{ 8}
Sport (1 x sports hall; 1 x cricket nets)	0	{ 2}
Telecomms	2	{ 3}
University building	1	{ 1}
Windows	3	{ 2}
Works to trees (Inc. 1 duplicate ATP - should have been ATC)	21	{17}

Members/officers have attended **DMC/SDMC** meetings at Aylesbury on 11 out of 11 possible occasions. These were for

Meeting date		application	site	Officer recomm.	BTC	decision	attendee
10/05/18	DMC	17/04202/APP	15 Bernardines Way	approve	Oppose & attend	approve	MC
31/05/18	DMC	17/03386/APP	Land behind Wharf Cottages	approve	oppose & attend	approve	MC
31/05/18	DMC	17/02939/APP	Royal Latin School	approve	* no objections	approve	KM
20/06/18	SDMC	16/03302/APP	Grand Junction Care Home	approve	oppose & attend	approve	MC
21/06/18	DMC	17/04776/APP	Willowby	approve	oppose & attend	approve	KM
21/06/18	DMC	18/00638/APP	Roseway	approve	oppose & attend	approve	KM
23/08/18	DMC	18/01842/APP	21 Woodlands Cres.	approve	oppose & attend	approve	KM
23/08/18	DMC	18/02126/APP	Verney Park	approve	no objections	approve	KM & RS (as Ward Cl
26/10/18	SDMC	16/03022/APP	Grand Junction Care Home	approve s106 as satisfactor	Oppose & attend	satisfactory s106	RS (DCllrs only)
13/12/18	DMC	18/02744/APP	35 Woodlands Crescent	approve	oppose & attend	approve	MC

13/12/18	DMC	18/03088/APP	land adj. 2 Bourtonville	approve	Oppose & attend	approve	MC
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\* changed from Conditional Support 30/4/18

Per Min. 1036/09 the **planning consultations** during 2018 were:

January BCC Cycleway extension

March (FC) BCC Minerals & Waste Strategy

March (FC) BCC Freight Strategy

*September: East-West Expressway was left to individual Members as advised too late for meeting agreement*

**Appeals** were lodged/decided as follows during 2018:

application	site	against	decision	date
16/00847/APP	West End Farm Care Home	Refusal	Allowed	5/4/18
16/02320/AOP	Land East of Buckingham	Non-determination	Dismissed and planning permission refused	19/2/18
16/03784/APP	The Villas	Refusal	Allowed	2/1/18
17/01694/APP	2 Butterfly Close	condition 2 of approval	Allowed and condition reworded	1/3/18
17/02112/AOP	Land at Lace Hill (medical centre)	Non-determination	Allowed	24/12/18
17/02448/APP	16 Meadow Gardens	Refusal	allowed	20/6/18
18/00928/APP	Land. Adj Little Oaks Brackley Road	Refusal	dismissed	11/1/19
18/00938/AOP	11 Lenborough Close	Refusal		
18/02726/APP	17 Gifford Place	Non-determination		

**Applications as yet undecided**

**a) validated in 2015**

	Address	nature	validated	BTC response
15/01242/AOP	Land South Of The A421 Tingewick Rd	Allotments & cemetery	17 April	Conditional support

**b) validated in 2016 (decision deferred & delegated with a view to approval at SDMC 20/2/19)**

16/00151/AOP	Land off Walnut Drive, Maids Moreton	Up to 170 houses	20 January	Oppose & attend
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**c) validated 2017**

17/00746/APP	Former Railway Station site	Student accommodation	7 <sup>th</sup> March	Oppose & attend
17/04668/ADP	Tingewick Triangle site	Housing estate	27 <sup>th</sup> December	Oppose & attend
17/04671/APP	19 Castle Street	5 flats above shop	1 <sup>st</sup> February 2018	No obj. subj. HBO

**d) validated 2018 [31<sup>st</sup> December 2018 + 8 weeks = 25<sup>th</sup> February 2019 so all minor applications should have been decided by last meeting]**

18/00932/APP	19 Castle Street	Conv. upper part to 6 flats	27 <sup>th</sup> April	Oppose & attend
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18/01098/APP	23,23A,23B Moreton Road	Divide 3 houses into 6 flats	13 <sup>th</sup> April	Oppose
18/01298/ATC	35 High Street	Works to trees	13 <sup>th</sup> April	No objections, but TPO for T1
18/01358/AOP	Lace Hill Medical Centre (#2)	Resubmission due to appeal (see above)	23 <sup>rd</sup> August	Oppose & attend
18/01670/ADP	Innov8 site, Tingewick Road	Teaching accomm.	22 <sup>nd</sup> May	No objections
18/02722/APP	Land rear of 10 Market Square	Variation of permission 17/04725/APP	15 <sup>th</sup> August	No objections
18/02726/APP	17 Gifford Place	2-st front extension, rear extn, garage conv.	1 <sup>st</sup> August	Oppose & attend
18/02959/APP 18/02970/AAD 18/02972/AAD 18/02976/AAD	McDonalds, Tesco, London Road	Drive-thru restaurant Fascia signs Directional signs Other signage	22 <sup>nd</sup> August 23 <sup>rd</sup> August 23 <sup>rd</sup> August 23 <sup>rd</sup> August	Deferred for further information
18/03047/APP	4 Chandos Close	s/st side/rear extension	3 <sup>rd</sup> September	No objections
18/03475/APP	NatWest, 2 Market Hill	Ch/use highway for outdoor seating	11 <sup>th</sup> October	Oppose & Attend
18/03593/APP	Bromley, Stratford Road	Alterations & extension	16 <sup>th</sup> October	Oppose & attend
18/03597/APP	9 Portfield Way	Front side & rear extensions	15 <sup>th</sup> October	Oppose & attend
18/03773/APP 18/03774/ALB	46 Summerhouse Hill	Reconstruction of historic wall	19 <sup>th</sup> October	No objections
18/03954/APP	Summerhouse Hill	Insertion of gated access to rear of Old Latin House	6 <sup>th</sup> November	No objections
18/04176/APP	2 Well Street	Rear dormer	22 <sup>nd</sup> November	No objections
18/04210/APP 18/04211/ALB	Bourton Mill Health & Leisure Club	s/st extension	23 <sup>rd</sup> November	No objections
18/04235//AAD	McDonalds, Tesco	Alternative signage	27 <sup>th</sup> November	Oppose & attend
18/04290/APP	West End Farm Care Home	Variation of permission 16/00847/APP	30 <sup>th</sup> November	Oppose & attend
18/04485/AAD	PureGym, Osier Way	Signage (on Aldi)	18 <sup>th</sup> December	Partial Support
18/04566/APP	Ford Meadow	Ch/use Car parking	20 <sup>th</sup> December	Oppose
18/04641/APP 18/04642/ALB	** Scissors Barbers, Bull Ring	Signage & barber pole	5 <sup>th</sup> February 2019	Partial Oppose
18/04626/APP	Overn Crescent garages	4 new houses	27 <sup>th</sup> December	Oppose & attend

\*\*These 2 applications were received by AVDC on 20<sup>th</sup> December and given 2018 numbers, but were not validated until 5<sup>th</sup> February 2019

## Responses/decisions:

BTC response 2018		AVDC decision					
	Total 164	approved	refused	Split	With- drawn	Permission not required	No decision yet
<b>Partial Support</b>	1						1
<b>No objections</b>	97	71	7	1	2	2	14
(of which subj HBO/CAO)	18	13	1		1		3
(of which '& attend')	2	1	1				
<b>Oppose (inc 2 partial &amp; 1 conditional))</b>	41	12	6	1	6		16
(of which Oppose & Attend)	28	7	4		6		11
<b>No comment / Noted*</b>	1	1					
<b>Deferred</b>	8	4	2				2
<b>Tree works (ATP) 4 oppose; 7 no obj.</b>	11	9		2			
<b>Tree works (ATC) 1 oppose; 5 no obj.</b>	10	8			1		1
3 no comment/1 withdrawn							
<b>Other not consulted on/ decided before meeting</b>	16	3	1		1	4	7

Previous year's for comparison

BTC response 2017		AVDC decision					
	Total 134	approved	refused	Split	With- drawn	Permission not required	No decision at date of meeting
<b>Support</b>	12	9					3
(inc. Conditional support, & subj HBO)	(6)	(3)					(3)
<b>No objections</b>	75	61(81.3%)	7(9.3%)		3		4
<b>Oppose</b>	14	9 (64.3%)	4 (28.5%)				1
<b>Oppose &amp; attend</b>	12	4 (33.3%)	5 (41.6%)				3
<b>No comment / Noted*</b>	1	1					
<b>Deferred</b>	1						1
<b>Tree works (ATP)</b>	11	9			1		1 (Waglands Garden)
<b>Tree works (ATC)</b>	6	6					
<b>Other not consulted on/ Not in this parish/</b>	1/1				1		1 (Silverstone)

Last 10 years comparison (discrepant totals are due to noted/withdrawn/not consulted on/no decision yet etc)

Year	Total response to	% AVDC total	Decision	%approved	% refused
2009	118	4.7%	Support 89	91%	3%
			Oppose 23	87%	13%
2010	113	4.3%	Support 83	92%	5%
			Oppose 23	56%	18%
2011	137	4.8%	Support 93	93%	1%
			Oppose 32	78%	6%
2012	133	4.6%	Support 81	87%	1%
			Oppose 37	60%	11%
2013	158	4.4%	Support 27	81%	4%
			No Objections 78	96%	1%
			Oppose 42	60%	12%
2014	147	3.9%	Support 8	75%	25%
			No Objections 83	94%	2%
			Oppose 33	42%	6%
2015	110 of 147	3.3%	Support 4	75%	0%
			No Objections 71	89%	7%
			Oppose 34	62%	6%
2016	138 of 156	3.4%	Support 3	67%	0%
			No Objections 79	90%	1%
			Oppose 34	44%	12%
2017	134	2.8%	Support 12	75%	0%
			No Objections 75	81%	9%
			Oppose /Oppose & attend 26	50%	35%
2018	164	3.5%	Support 1	no.decision yet	
			No Objections 97	73%	7%
			Oppose/Oppose & attend 41	29%	15%